



**SELECT BOARD
Minutes**

January 9, 2024

5:30pm – Regular Meeting

At Broadcast Studio &
Via Zoom & on YouTube

Resolution: We, the Raymond Select Board, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

Select Board members in attendance: Joe Bruno – Chair, Rolf Olsen – Vice Chair, Teresa Sadak, Samuel Gifford, Derek Ray

Town Staff in attendance:

Nathan White – Public Works Director
Bruce Tupper – Fire Chief
Wayne Jones – Fire Inspector
John Facella – Fire Inspector
Sue Look – Interim Town Manager & Town Clerk

1) **Called regular meeting to order** at 5:30pm by Chair Bruno with a quorum present

2) **Minutes of previous meetings**

a) December 12, 2023

Motion to approve as presented by Select Sadak. Seconded by Select Olsen.

Unanimously approved

3) **Old Business**

a) Discussion of Sprinkler Ordinance Changes – Bruce Tupper, Fire Chief and Wayne Jones, Fire Inspector

The following is an excerpt of the Windham Fire Prevention and Life Safety Ordinance:

GROSS FLOOR AREA

The sum of the horizontal areas of all enclosed areas of a building, including cellars, basements, mezzanines, penthouses, corridors and lobbies, measured from the exterior face of the exterior walls or from the center line of a common wall separating two buildings, but excluding any spaced with a floor-to-ceiling height of less than six feet six inches.

§ 70-4 Sprinkler systems.

This section shall govern the installation and maintenance of sprinkler systems in buildings and

structures subject to this section.

A. Building requirements; exemptions.

- (1) All new buildings, structures, or dwellings containing at least 7,500 square feet of gross floor area served by public water or within 1,000 linear feet of a hydrant serviced by the Portland Water District, or 4,000 square feet of gross floor area not served by public water or greater than 1,000 linear feet from a hydrant serviced by the Portland Water District, shall be required to have an approved automatic fire sprinkler system in all areas of the building that must comply with this section.
- (2) Single- and two-family dwellings are exempted from the requirements of Subsection [A\(1\)](#) unless the Planning Board establishes a requirement for a sprinkler system through a site plan or subdivision approval process. Sprinkler systems for mixed-use buildings are required by § [120-525](#) of Chapter [120](#), Land Use, even if such buildings include a single- or two-family dwelling.
- (3) Buildings and structures less than 12,000 square feet in gross floor area that are included in the exemptions established by the current adopted edition of the Maine Uniform Building and Energy Code, as defined in 10 M.R.S.A. § 9721, are exempt from this requirement.

I misspoke when I said that Windham referred to "Living Area". It is "Gross Floor Area" which includes all of what I would call living area - where a person could live inside the home.

Select Board Sprinkler Discussion A Fire Service summary: SCIENCE, SERVICE, SAFETY

SCIENCE:

Fire protection is based on physics (thermodynamics) and chemistry. That science has been developed for over 100 years, through UL and NIST research, refinements via NFPA committees issuing standards every 3-5 years, and the experience of 29,452 FDs and over 1 M firefighters.

SERVICE:

- As an arm of the local government, FDs must respond to emergency calls, to protect both life and property (of both the owners and neighbors). The size and composition of each town is different, and the FD must provide service despite impediments in staffing, equipment, stations.

SAFETY:

- FDs protect CIVILIANS from death or injury. Fires today burn hotter/faster than ever, and flashover can occur in 2-3 minutes. Most FDs cannot arrive and setup in time to save trapped occupants. In 2021 3,800 civilians died in fires, an increase of 8.6% over 2020. Sprinklers can reduce civilian fire injury costs by 53%, by providing escape time.
- Protect the ENVIRONMENT. Fire sprinklers will reduce chemical/greenhouse gas emissions by 98%, reduce water usage 50-91%, and reduce water runoff pollutants
- Protect FIREFIGHTERS from death or injury. Cancer caused 66% of the career firefighter line-of-duty deaths from 2002 to 2019. A 10 year analysis showed sprinklered homes had a 65% decrease in FF injuries.
- An implied liability exists to the town and FD if national standards are not adhered to (multiple recent lawsuits)

FIRE LOAD

- The amount of combustibles present in a home, which when burning give off heat (BTUs). The

more the fire load, the more water will be needed to stop the fire

. • Fire load has NOTHING to do with livable floor area, or what is heated or not. For example, unheated basements or storage areas may add greatly to the fire load, as will garages which store unknown substances such as gasoline, solvents, propane tanks, etc.

• As a result, the Fire Code NFPA 1 has NO definitions for livable or occupiable floor area

FIRE CODE

Maine has adopted NFPA 1, the Fire Code, 2018 edition, and NFPA 101 the Life Safety Code, also 2018. (there have been 2 updates since then-Maine has not adopted those changes).

The Fire Code creates FIRE FLOW requirements for FDs to ensure they can SAFELY SERVICE their citizens and the structures in the town/city. These fire flows are based on extensive testing and experience on various fire 2 loads of different sizes of structures. The universal measuring stick for the fire load of a structure is GROSS SQUARE FOOTAGE.

Windham does not require sprinklers in 1 & 2 family residences per their fire ordinance, but their chief has said that if a home is over 1000 ft. from one of their many hydrants, they request sprinklers be installed.

Yarmouth, Gorham (all new), Saco, all have sprinkler ordinances. Casco is considering it.

The Select Board would like to see the proposed changes to the sprinkler ordinance at next month's meeting.

4) New Business

a) Consideration of Appointing a Harbor Master – Sue Look, Interim Town Manager

- I would like to nominate Nathan White as our Harbor Master

Motion to appoint Nathan White as the Harbor Master for a term ending June 30, 2024, by Select Sadak. Seconded by Select Olsen.

Unanimously approved

b) Consideration of New Road Name – Bruce Tupper, Fire Chief/E911 Addressing Officer

- Mila's Woods – shared driveway off Roosevelt Trl

Motion to approve Mila's Woods as a road name by Select Olsen. Seconded by Select Sadak.

Unanimously approved

c) Consideration of Voting 2024 Annual Town Meeting Warrant via Open Town Meeting or Secret Ballots – Sue Look, Interim Town Manager

Motion to vote the 2024 Annual Town Meeting Warrant via secret ballot by Select Olsen. Seconded by Select Ray.

Denis Morse spoke pertaining to voting via open town meeting.

Unanimously approved

5) **Public Comment** – none

6) **Selectman Comment** – Thanks to Public Works and Public Safety for all their work during and after the last storm.

7) **Town Manager's Report and Communications**

a) Confirm Dates for Upcoming Regular Meetings

- February 13, 2024
- March 12, 2024

8) **Executive Session(s)**

a) Discussion of Personnel Matters – pursuant to MRSA 1 §405 (6) (A)

Motion to enter executive session at 5:59pm as noted above by Select Sadak. Seconded by Select Olsen.

Unanimously approved

Motion to leave executive session at 6:24pm by Select Olsen. Seconded by Select Sadak.

Unanimously approved

Motion to offer the Town Manager position to Susan L Look by Select Sadak. Seconded by Select Olsen.

Unanimously approved

9) **Adjournment**

Motion to adjourn at 6:26pm by Select Olsen. Seconded by Select Sadak.

Unanimously approved

Respectfully submitted,

Melissa McConkey, TM Admin.