



## SELECT BOARD Agenda

October 15, 2024

6:00pm – 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:** Rolf Olsen (Chair), Teresa Sadak (Vice Chair), Samuel Gifford (arrived at 6:07pm), Denis Morse, Derek Ray

**Select Board members absent:** none

**Town Staff in attendance:**

Melanie Fernald (Town Clerk); Wayne Jones (Fire inspector); Sue Look (Town Manager)

1) **Called regular meeting to order** at 6:00pm by Chair Olsen with a quorum present.

2) **Minutes of previous meetings**

a) September 10, 2024

**Motion** to approve as presented by Ms. Sadak. Seconded by Mr. Ray.  
Mr. Morse noted several details he asked be added into the minutes. Chair Olsen clarified that the official documentation of the meeting is the video recording, the minutes are only a brief synopsis to capture motions and votes.

**Unanimously approved**

3) **New Business**

a) Consideration of Renewal of the Liquor License for The Beacon – Robert & Pam Wing, owners

Fire Inspector Wayne Jones noted a few minor corrections to be made

**Motion** to approve the renewal of the Liquor License for The Beacon, conditioned on the correction of items noted in the Fire Inspection report by Ms. Sadak. Seconded by Mr. Gifford

**Unanimously approved.**

b) Consideration of Issuing a Business License to Monroe & Conley Financial Group – Kevin Monroe & Zachary Conley, owners

Co-owner Zach Conley gave a quick overview of their plans for their financial planning business. They hope to open as soon as all approvals are in place.

Fire Inspector Wayne Jones noted that he's been in contact with the property owner,

and an inspection is scheduled for tomorrow.

**Motion** to approve the Business License for Monroe & Conley Financial Group, conditioned upon fire inspectors report by Ms. Sadak. Seconded by Mr. Gifford.

**Unanimously approved.**

- c) Consideration of Issuing a Business License to PR Craft Provisions – Peter Robbins, owner

Owner Peter Robbins noted that his intentions for the business is a bake shop, including handcrafted chocolates. He hopes to expand in the summer months to include takeout food/carryout only.

**Motion** to approve the Business License for PR Craft Provisions conditioned upon fire inspector's items noted in the report by Ms. Sadak. Seconded by Mr. Morse.

**Unanimously approved.**

- d) Consideration of Signing the Comprehensive Plan Submittal Form – Sue Look, Town Manager

This is a form, required by the State of Maine, to send in the Comprehensive Plan for their review.

Chair Olsen asked why they're being asked to sign off on a draft document to be reviewed by the State.

Peter Leavitt, Co-Chair of Comprehensive Plan Committee, shared his understanding of the document, and the process/timeline. Believes the certification the form is a statement that the State-required elements have been met by the Comprehensive Plan.

Mr. Morse asked Mr. Leavitt about North Star Planning's role.

**Motion** to approve the Selectboard Chair to sign the Comprehensive Plan submittal form by Ms. Sadak. Seconded by Mr. Morse

**Unanimously approved.**

- e) Consideration General Assistance Ordinance State Mandated Updates – Sue Look, Town Manager

Town Manager Look noted that the state has made some changes to the General Assistance Ordinance – there is a 100+ page document in the packet. There is a brief 2-page overview included to summarize the changes, created by Jennie Silverblade, the Town's GA Administrator.

**Motion** to approve the State-mandated General Assistance Ordinance Updates by Ms. Sadak. Seconded by Mr. Morse

**Unanimously approved.**

#### 4) Public Comment

Chair Olsen opened the floor for Public Comment, the following individuals spoke:

Ray Richardson - Tenny Hill Road, shared concerns about neighbor who has a marijuana grow operation in his garage, which has expanded to outside. The smell is bothersome, can't open windows, there's a place for it, but doesn't feel that is the place. Vehicles coming and going, the chemicals sprayed on the plants. He has medical issues due to his military service, very sensitive to smells and chemicals.

Several Select Board members and residents asked questions about this concern and how, if at all, it could be addressed. Some questions and discussion centered around whether this is a Planning Board issue, whether this was a Home Occupation or if it crosses over to a Commercial business, that Medical Marijuana growth is ruled by the State which limits what a Town can do to intervene, the suggestion that we learn more about the State's regulations and guidelines around Medical Growth, what is allowed in Residential vs. Commercial zoned properties, does the land being part of a subdivision make any difference in the allowable uses, and whether there is a Protective Covenant that restricts what can be done on that property. Further discussion around local ordinances and different types of marijuana businesses

Town Manager Look asked Chair Olsen if he would like this added to an upcoming agenda for further discussion.

Jennifer Danzig, Pulpit Rock Road, noted that the Planning Board is already working to publish their outline for which meeting they'll concentrate on which proposed ordinance change. Expressed concern about the Planning Board amending the solar ordinance that was just amended via Citizen's Petition and Special Town Meeting. Stated that the Planning Board said they'll review the solar farm ordinance based on the comp plan from 2004, not the new one.

Laurie Wallace, Pulpit Rock Road – on the Town's website, she read there was a moratorium on marijuana businesses in 2021. She read the document from the website. Chair Olsen clarified that referred to recreational sales of marijuana, which the town has not opted in. That moratorium further clarified that the Town was not allowing recreational sales, after a potential business owner requested an exception.

Grace Leavitt, Leavitt Road – Windham has established a committee to determine the future use of their middle school. Hopes that Raymond will do the same, to help steer any future use of the Jordan Small school, so the costs are kept down and to get the best use of the full building.

Traffic issues, accidents, asked for increased speed enforcement, asked that we please take action now, before another big accident. Can we encourage more enforcement from the Sheriff's office?

Mr. Morse noted that Public Safety building staff has welcomed the Sheriff and State Police in to wash their vehicles here. That helps encourage them to be in Raymond. Noted that statistics show that the number of crashes is down, even though speeding is up.

Linda Pankewicz, Pulpit Rock Road – has experienced tailgating and passing on Main Street.

Shawn McKillop, Main Street – collect data from a borrowed sign, bring forward the idea of spending more money in the next budget on increased enforcement from the Sheriff's Office. It will cost money, but thinks it would be worth it. Budget-Finance Committee and Comprehensive Plan Committees are working towards ways to help with traffic/speeding.

Peter Leavitt, Leavitt Road – Comprehensive Plan is online in draft form, it's ready for public comment. There will be a Public Hearing on December 4<sup>th</sup> on the final draft of the plan.

Nationally the number of traffic accidents have decreased, but over the past 5 years accidents involving pedestrians have gone up significantly, due to the speed and size of the vehicle. This is a life safety issue.

(documents handed out are attached to these minutes) The first chapter required by the State in the Comprehensive Plan is to write about our historical background and to make a commitment to conserve our historical sites.

All the Town's committees and boards have to be on the same page moving forward; Town cannot make ordinances that conflict with the Comprehensive Plan.

Ms. Sadak asked when we will be voting on the new Comprehensive Plan.

Spoke to the timeline: currently in the public comment period, Public Hearing on the draft will be December 4<sup>th</sup>, the State will simultaneously review the Comprehensive Plan which can take up to 90-days, once the State approves the Select Board will put it on the warrant to be voted on in June.

Olsen said that ordinances need to be reviewed and amended, Planning Board needs to keep moving forward - Compared to the current CP – which is the 2004 plan until the new (2024-2025) plan is adopted. The Planning Board cannot assume the new Comprehensive Plan will pass, the 2004 version is in force until the new plan is adopted.

Jennifer Danzig, Pulpit Roack Road – timing of Planning Board's deadlines to get proposed ordinance changes onto the warrant was too early to accommodate the timing of their solar ordinance concerns, which is why their group moved forward with a citizens petition to address the concern.

## **5) Selectman Comment**

Chair Olsen opened the floor for Selectman Comment; the following Select Board Members spoke:

Ms. Sadak expressed regret that the workshop with Budget-Finance was cancelled. Feels it is a good idea and would like to see the two groups get together to be able to air out things and will help to talk through some things.

Chair Olsen clarified that the workshop will be rescheduled once a better date is found to accommodate the two groups.

## **6) Town Manager's Report and Communications**

The family of Basil Chigas noted that in lieu of flowers for his funeral, they encouraged donations to the Raymond Village Library. The library has already received a gift of \$550 from his friends and family.

a) Confirm Dates for Upcoming Regular Meetings

- November 7, 2024 – NOTE this is a Thursday, change due to videographer's schedule
- December 10, 2024

7) **Adjournment**

**Motion** to adjourn at 7:34pm by Ms. Sadak. Seconded by Mr. Morse.

**Unanimously approved**

*Respectfully submitted,*

*Melanie Fernald, Town Clerk*





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### Eagle - Sections

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If you've been a resident of Raymond for any period, you have probably heard of the work of historian Ernest Knight.

The Old Cooper Mill on Dingley Brook is located on Raymond Cape in Raymond and is one of the most historic sites in the town. PHOTO BY KENDRA RAYMOND

Several archaeological sites were also notated in the book. These include the first dam, Frye's Leap, The Images, Hawthorne's cave, Hawthorne's rock, Swan's Island, Old gold mine.

In 1770, Captain Nathaniel Jordan and Captain Joseph Dingley recorded lots in the new town. In June, Captain Jordan chose lot 3 range 2 embracing the outlet of Panther Pond, and in September, Captain Dingley signed up for lot 9, range 2, including the outlet of Thomas Pond.

According to tradition, both men started together on foot from Massachusetts in friendly contest for the coveted extra lot of land. Arriving together at the old Indian "carrying place" at Standish Neck, they camped the night. Early in the morning, Captain Dingley, awakening first, procured a boat and paddled across the lake. He came ashore at the mouth of Dingley Brook, which still bears his name and was the first to secure his location. Captain Jordan, finding his companion gone, cut a path along the lake shore and arrived at his location late in the afternoon. There he settled on the land recently belonging to the Crockett house. Jordan Bay and Jordan River (the local name for Panther Run) bear his name today. The first settler on Raymond Cape was Mr. Daniel Mason, who came by boat from Standish and built his house on the north shore near the Images in 1818. Later in that year, he was joined by his brother-in-law, Samuel Tarbox, who, with his wife, froze to death in a severe blizzard in 1819. The story of the tragic death of Mr. Tarbox, who had gone to the mill for provisions and of his wife who went to meet him, is still told in the community. For many years a severe blizzard, accompanied by extreme cold, was called locally a "Tarboxer".

In folk lore, perhaps, rather than in history, belong the tales of the Indian gatherings on the end of the Cape and at the Pulpit Rock. The Images are there, though, for all to see, and Frye's Leap and Frye's Island are material testimony of Mr. Frye's escape from Indian pursuit. It is said that, driven to the end of the cape by a band of wild Indians, Mr. Frye leaped into the water and swam to the island. The Indians were so astounded by this performance that they gave up the chase. It is interesting to recall in this connection that in the days when the Songo River Excursions used to pass by the Images, a man would appear atop the cliffs over the Images (the Images though located on private property may be seen from the lake) dressed in Indian costume. How many boys earned their way through college "playing Indian" for the amused if not bemused tourists, has not been established.

The economic history of the town follows the pattern of most all small New England rural communities. To supply the immediate needs of the early settlers, both Mr. Jordan and Mr. Dingley set up saw mills at the mouth of their respective rivers. Mr. Jordan's mill eventually burned, but it is interest-



diesel engine, electricity, jet propulsion and nuclear energy. But there was a time not so long ago when the only source of power was the wind (developed only in windmills and on water craft equipped with sails), animals (horses, mules, oxen and dogs), man power (now more commonly called "person power" as women and children generated their share) and water power. The latter was more adaptable to community uses beyond the abilities or the needs of the individual and home, and is the subject of this newsletter.

For the earliest settlers, on their arrival, there was plenty of wood to burn for heat and for shaping into lumber with hand axe and adz. Real progress was possible only after water power was harnessed from the ponds and streams with which our towns of Casco and Raymond were blessed. So important was it to the proprietors of the new township that they offered special inducements in the form of land and tools to whoever would become mill operator at the best mill site, as decreed by the proprietors in 1771, -

"Whereas the Proprietors of Raymondtown are in great want of having a Saw Mill and a Corn Mill being Built in Raymond on the Lot No 4 in the third range (which included the outlet of Panther Pond), - Therefore Voted that if any Person or Persons will build a Saw Mill and a Corn Mill on Said Lot that the said Proprietors will be at the Charge of finding the Mill Stones for Said Corn Mill and Deliver them at Falmouth, or Cape Elizabeth, and also make a grant of Said Lot to such Person or persons that shall (establish?) a Saw Mill & a Corn Mill of sd Lot as aforesaid."

This did not provide a mill at that time on Lot 4 in the third range but Joseph Dingley did, in 1771, overrun that site in his race with Dominicus Jordan to be the first claimant of land and settled on Lot 9 in the second range (which included the outlet of Thomas Pond) and offered to build a mill there. And so Raymondtown had a mill "fitt for sawing boards" by June 1772 and "fitt to grind corn" by that fall, and the new town was ready to grow.

And Raymond did grow rapidly, up to its greatest population in the census of 1860, before dropping as rapidly to a dismal low in 1930. In a book of the Hydrographic Survey of Maine in 1869 all of the used and unused water powers of the state were listed with the comments, facts and nature of the uses. The following is a briefed list from that book of what our towns could boast:

**RAYMOND 6 Powers**

- |        |   |
|--------|---|
| First  | Plummer's Mill on Panther river; numerous saws, a planer, grist and plaster mill. |
| Second | Fulton's Mill on Radoux river.  |