



SELECT BOARD Minutes

November 7, 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, Denis Morse, Derek Ray

Select Board members absent: none

Town Staff in attendance:

Joe Crocker (Parks & Recreation Director); Melanie Fernald (Town Clerk); Brenda Fox-Howard (Finance Director); Cathy Gosselin (HR Officer), Chris Hanson (Code Enforcement Officer); Wayne Jones (Fire Inspector); Sue Look (Town Manager), Nathan White (Public Works Director); Jason Williamson (Assistant Code Enforcement Officer)

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

2) ***Executive Session**

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

Motion to enter Executive Session at 6:08pm as noted above by Ms. Sadak.

Seconded by Mr. Gifford.

Unanimously approved.

Motion to leave Executive Session at 6:23pm by Ms. Sadak. Seconded by Mr. Gifford.

Unanimously approved.

3) **New Business**

a) *Consideration of Sheri Gagnon Courts Update – Joseph Crocker, Parks & Recreation Director

Chair Olsen announced he would abstain from the discussion and voting on this item.

Vice Chair Sadak clarified for the record that Chair Olsen was recusing himself from the discussion and vote on this item, but due to the topic, she had asked that he remain in the room. Ms. Sadak gave the floor to Joe Crocker to read a statement.

Joe Crocker read a letter into the record, sharing some background of the request from the pickleball community to name the tennis and pickleball courts within the

Sheri Gagnon Memorial Park. Brenda Olsen had proposed that the pickleball group be incorporated under the Recreation Department and laid out a clear and structured plan to lay the foundation for the program to succeed. Under Brenda's coordination, the program grew from 68 to 156 active participants with over 400 total members. The feedback from those who worked with Brenda has been overwhelmingly positive, and the pickleball community is asking to honor Brenda Olsen by dedicating the new courts as the Brenda Olsen Tennis and Pickleball Facility.

Roger Bennett spoke to the sense of community formed around the Pickleball activity here in Raymond. Pickleball was an activity that got him out of the house and more active again. He believes Brenda deserves the recognition for building that community.

Mr. Morse noted his agreement with the request to name the Pickleball and tennis court facility after Brenda Olsen, but suggested that "memorial" be added to the name.

Motion to name the pickleball & tennis courts the Brenda Olsen Memorial Tennis & Pickleball Facility by Mr. Morse. Seconded by Mr. Ray.

Motion carries (vote: 4-0-0-1, Chair Olsen recused)

- b) Consideration of Sebago Lake Rotary Club's Ice Fishing Derby February 15-16, 2025 – Ingo Hartig, Rotary Past President

Sebago Lake Rotary Club is requesting another Fishing Derby on February 15th and 16th, 2025.

Motion to approve Sebago Lake Rotary Club's Ice Fishing Derby by Ms. Sadak. Seconded by Mr. Morse

Unanimously approved

- c) Consideration of Issuing a New Business License – Elegant Spa (updated application changes name to Raymond Green Spa), 1259 Roosevelt Trail – Li Ping Peng and Qui Zhen Liu, owners

Ms. Sadak noted a lot of things will need to be fixed prior to opening, according to Wayne Jones' report.

Fire Inspector Wayne Jones noted that there is an upstairs door that opens to the outside, with no landing or stairs – a deadbolt and a barricade is suggested. Inspector does not have a timeline for when they'll complete the items that need attention; has been in touch with the property owners.

Motion to approve the business license for Elegant Spa/Raymond Green Spa contingent upon fixing items noted in the inspection report and a successful reinspection by Ms. Sadak. Seconded by Mr. Morse

Unanimously approved

- d) Consideration of Change to East Shore Tavern's Liquor License – Kyle Bancroft, owner

Kyle Bancroft noted that their current classification of liquor license at the state level is Class A Restaurant/Lounge and has requested of the State Liquor Division to

operate under a Class A Lounge designation. Essentially the difference is full meal service vs. pub style food service. His issue has been staffing the kitchen at the level necessary to provide full restaurant meal service. East Shore Tavern will still remain licensed with Department of Health and Human Services as an Eating Place (restaurant). The requested change in the level of liquor license will allow more flexibility to weather these tough times within the food service industry; can keep less stock on hand; currently they can only serve food until 9pm, the change will allow food service the full time they're open.

In the State of Maine, you can run a restaurant without a liquor license, but if you have a liquor license without maintaining a State restaurant license.

Ms. Sadak asked what the difference would be if they change to a lounge. Instead of steak there would be more like hot dogs, chicken wings, lighter/quicker menu options. The difference is mostly from the State's angle: lower food stocked on hand per seat and food sales requirements are a little less. From the customer's perspective, they'll notice very little changes.

Chris Hanson noted that there is not a specific definition of restaurant and lounge in our ordinance, so it's difficult to say that this isn't an allowed use. He feels that Bancroft's food service plans will not make such a major change that will give us reason to deny this request from a code/zoning standpoint.

Mr. Ray asked what food is served there now. Burgers, hot dogs, chicken tenders, fried foods. They're hoping to ease up on the staffing needed for the kitchen, and make it easier for one person to run the kitchen at the bar. That would allow for lower overhead costs through this slower time in the industry. They are currently meeting the State's requirement of food to liquor ratios, but the requested change will allow more wiggle room in those ratios.

Mr. Morse is hesitant to do anything that might hold back a business from success. If this change helps keep this business afloat longer, it is worth trying.

Fire Inspector Wayne Jones noted that the items on the original inspection report have been corrected.

Motion to approve the request to change the liquor license classification to a Class A Lounge by Mr. Morse. Seconded by Ms. Sadak.

Unanimously approved

e) Update of Marijuana Grow Complaint on Tenny Hill – Sue Look, Town Manager

At the last meeting, a resident brought the concern of their neighbor's grow operation. Town Manager Look has spoken with Office of Cannabis Policy

There is a lot of confidentiality around "caregivers" and their data, customers and number of plants allowed. This makes it so we all need to be very careful about what is said and how it is looked into.

Some towns have ordinances around prohibiting open grows, which would limit grows to be within buildings with air filtration system. Town Manager Look is still gathering information on the possibilities we are allowed to do.

Ms. Sadak asked if the Town were to enact new ordinances, would those already operating be grandfathered, and therefore not required to make any proposed changes to their operations to meet a new ordinance.

Chair Olsen noted that there are still several questions we would need to get clarification on from the State Office of Cannabis Policy and from our Legal.

Mr. Morse said he'd be interested in an opportunity to ask questions of the state department.

Code Enforcement Officer Chris Hanson noted that Retail Sales is a use that the town has to opt in to allow, we have not done so. However, there are two Retail Medical marijuana stores that were grandfathered in; we have no Adult Use/Recreational Sales stores.

Retail adult use would require us to have an ordinance in place that addresses setbacks, odor control, etc. Enforcement would be an issue. Could enact an ordinance that would address odors.

This is a very involved topic to learn much more about, prior to making any decisions.

4) Public Comment

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

Peter Leavitt, Leavitt Road – Comprehensive Plan Committee, one of top four concerns of the community is traffic control/calming. Noted the accident that killed two Raymond residents on Egypt Road. Asks that we look into signs, the cost of contract Deputies, increased police presence. 40 accidents on Egypt road since 2022, as recorded by the Cumberland County Sheriff. Maine DOT identifies a road as “high risk” when there are eight accidents or more within a 3-year period.

Grace Leavitt, Leavitt Road – within 5 days, she was passed twice. She feels that speeding is excessive. Calls for some action, speed radar signs, no passing zone signs. Noted that the lines were re-painted today on Webbs Mills Road and Egypt Road.

5) Selectman Comment

Chair Olsen opened the floor for Selectman Comment, the following people spoke:

Mr. Gifford noted he was passed twice recently in the school zones.

Ms. Sadak noted a car passed the stopped school bus at her daycare. The bus driver noted to call the schools at 892-1809 to help report the school bus passings. Ms. Sadak congratulated Rolf Colsen on his win, noted that Craig Messenger also deserves credit for a good campaign.

Mr. Morse noted his experience with speeders and being passed.

Chair Olsen noted how well the election went, great turn-out.

6) Town Manager's Report and Communications

Town Manager Look complimented the Fire & Rescue department on their handling of the accident on Egypt Road last week.

Town Clerk Mel Fernald thanked everyone involved in the Election on Monday and

Tuesday.

a) Confirm Dates for Upcoming Regular Meetings

- December 10, 2024
- January 14, 2025

b) Upcoming Holiday Closings

- Thursday and Friday, November 28-29, 2024 – Thanksgiving

7) **Adjournment**

Motion to adjourn at 7:31pm by Mr. Sadak. Seconded by Mr. Morse.

Unanimously approved