



**Raymond Zoning Board of Appeals**  
423 Webbs Mills Road  
Raymond Broadcast Studio  
**MINUTES**  
**Monday, July 29, 2019**  
**7:00 pm**

Chair Joanne Stinson called meeting to order at 07:00pm. Quorum was declared.

**Present:** Louise Lester, Leonard Cirelli, Chair Joanne Stinson, Patricia Beaton

**Absent:** Eric Welch

**New Business**

**Public Hearing of Appeal:**

**APPLICANT:** Todd Roma and Jessica Dobson  
**LOCATION:** Map: 013; Lot: 029/000 Zone RR  
141 Raymond Hill RD  
**REASON:** Conditional Use

**Vote to allow LL to participate (3/0/1)**

**Chair – review of site walk**

**APPLICANT PRESENTATION:** Todd Roma – renovations, hosted many family functions over years. Approached to use for weddings, etc. Collected signatures of neighbors in support. Have had nothing on books since first approach town about licensing. Have met with Wayne Jones – preparing floor plans  
Jessica Dobson – need revenue for renovation of other house. Wedding planner and event host in other locations. Host a few a year.

Len:

- What is a few a year: maybe 4, bridal showers; not large weddings every week end;
- Alcohol: yes. If not family – catered w/liquor license; Family – BYOB (town approval for caterer liquor service)
- Parking: fields can hold about 100 cars; would have no more than 140 people
- Porta Potty: 140 guests – 3
- Potable water supply: spigots on outside of house within 10 feet of staging

It is the sole right and discretion for the Appeals Board to take agenda items out of order.

Joanne

- Square footage of parking: 100x132; 130x250
- Conditional uses: 3/G – quasi-public/public recreation
- Access to parking: Heath easement
- 9x18 space per vehicle – appears to have the necessary square footage (LL mentioned aisles)
- How many expect to be large: 2 – 3
- Workers: Dobson/Roma + 1 family member
- Events contained within the barn – porta potty: depends upon size and duration
- Music: Usually self provided; DJ's volume to be limited; discourage bands; wedding 4-10:30 with music limited time.

Louise:

- Signs: only day of to direct parking
- Would water source need to be tested and properly delivered: caterers tend to bring everything they need
- Planning board: site plan as commercial

CEO:

- Potable water could be addressed after approval.
- CEO/Planner determined that volume warranted conditional use rather than planning board

Patricia:

- How regulated: Saucier/CEO – can attach conditions

Public Questions of Applicants:

Nate Dixon 266 Webbs Mills RD: noise; easement to parking – whose responsibility to maintain easement – JD: doesn't believe noise will be a problem on Webbs Mills; easement is theirs to maintain; might put in speed bumps – “since it is their land, they have the right”

Brenda - difference between what they are paid for and what they do for family; do paid/non-paid both fall under conditions

## **PUBLIC COMMENT:**

No for

Joanne – read in signed statement from abutters in support

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Katherine Plummer: Read letter into record.

Joanne-location of her property; experience with weddings; events contained within barn: noise from weddings, people turning around in her driveway, u-turns in middle of road, cannot recall any event contained entirely within barn.

Joanne – article 4/d rural district – may cover what they are doing.

Patricia – websites exist?: no - acted based on discussion with CEO to get the word out to book for future. Does have FB page.

Joanne – Read other letters

- Louise – Tyson Butts 260 Webbs Mills RD: Read letter into record
- Leonard – Eric Heath 139 Raymond Hill RD: Read letter into record

Dobson/Roma: brought up lawsuit

Joanne: lawsuit irrelevant.

Wayne Jones: submitted letter outlining concerns. (Code needs copy)

Closed at 08:26pm

## **BOARD DISCUSSION:**

CEO: Subsurface & fire/rescue issues

Joanne: Minimum standards for conditional use - Article 4D

Louise – neighborhood concerns; lack infrastructure, etc., can do as they don't as long as they don't charge money; appreciate that came before the board to do correctly.

Len comprehensive plan – law: Saucier – not law but groundwork for ordinances. One of standards – does not depart from the intent of comprehensive & ordinance. Determine if allowed conditional use, then determine if it fits standards. Courts – in harmony with other types of uses

4D – Review permitted and conditional

Definition of quasi-public recreational venue:

Louise – contained within barn; does not like tents for noise and light

Len – summer camps in dining halls and tents – has never heard noise, etc.

Joanne – neighbors bought with belief of rural atmosphere

Saucier – amusement – doesn't really apply

CEO – if only family and not payment, no restrictions.

Dobson/Roma - would be very limiting if restricted to barn

Joanne – could be limited to a one-year trial?

Louise – Planning Board – how would they view it? There is nothing in the

authority of the Planning Board or staff review  
Patricia – it is commercial and picking through to determine

What does quasi-public mean? Not really public – by invitation only.  
Saucier – no definition of recreation  
Public definition – publicly owned or open to public use  
Quasi-Public –

## **DECISION MOTION:**

Joanne-Motion:

Denied as a conditional use due to inability to find  
Louise seconded  
Vote: 3/1/0

## **Signing of Findings of Fact**

<b>APPLICANT:</b>	Robert and Gail Volpi
<b>LOCATION:</b>	Map: 068; Lot: 008/000 Zone LRR2 51 Quarry Cove RD
<b>REASON:</b>	Side Setback Reduction
<b>APPLICANT:</b>	David Gerrish/The Brake Exhaust Center
<b>LOCATION:</b>	Map: 055; Lot: 061/000 Zone C 1219 Roosevelt TRL
<b>REASON:</b>	Conditional Use: Sell used cars

## **Code Enforcement Officer Communications**

**Adjournment**  
**09:20pm**