



Raymond Planning Board
Raymond Broadcast Studio
423 Webbs Mills Road
Minutes
Wednesday, October 13, 2021
7:00PM

Present: Greg Foster, Chair Robert O'Neill, Vice-Chair Edward Kranich, Kevin Woodbrey (via Zoom), Mike D'Arcangelo and Mark Childs

Absent: Kyle Bancroft

Staff: CEO Alex Sirois, Contract Town Planner James Seymour of Sebago Technics, Fire Inspector Wayne Jones, Recording Secretary/Administrative Assistant Sandy Fredricks

Others: Chris Byers and Dale Knapp

Call to order: Chair Robert O'Neill called the meeting to order at 7:00pm; Quorum was declared

Approval of Minutes: July 31, 2021; August 8, 2021 & September 8, 2021

Mike states on Page 4, it says "after discussion determined the lot sizes were permitted in the Village Residential Zone". Should be "after discussion it was left that those lots are in fact needing to be one half-acre (1/2). All the lots need to be at least a half-acre".

Ed questioned Page 4, second paragraph from bottom "Jim confirmed stating electric running from Webbs Mills Road to the utility easement; three phase underground would be very intensive". He believed it should be "expensive".

Ed moved to approve all Minutes with the changes discussed.

Greg seconded.

All in favor? 5 yes/0 no/1 abstain (Mark)

Old Business

| | |
|-------------|---|
| Applicant | BWC Lake Floria, LLC |
| Location | Map: 10 Lots: 87A & 88; Map 9, Lot 4 Zone RR |
| Description | Raymond Solar Project Site Plan Application Distributed Generation Solar Facility |

Bob stated that the Board doesn't accept anything that comes in later than week before Meeting and certainly not the day before or day of the meeting. He continued if they Bob continued if are going to reference anything requiring action, we won't do it.

Chris Byers of BRI stated the initial packet was in time; what was submitted yesterday had some of the items Jim wanted; provided change to turn Wayne wanted and added 30 s.f. of impervious surface.

Discussions continued between Chris and Bob. Chris opted to proceed.

Ed moved to remove from the table.

Greg seconded.

All in favor? 6 yes/0 no/0 abstain

Jim stated the packet submitted weeks ago was in response to questions. DEP Stormwater which the Board defers to DEP and will defer other issues of fire Suppression and access to Wayne.

Chris stated they have extended the right-of-way to the farthest section of the Hammerhead. Bob asks Wayne if he is happy with these changes. Wayne confirms he is. The Fire Department will do annual testing; if there are issues, applicant will be notified and responsible for repairs.

Jim stated the Waiver need to be voted on. Once the waiver is granted, it will be noted on the Plan.

Chris stated a Note will be added to the plan stating no further residences to be built without coming back to the Planning Board. For E-911 purposes the project will be addressed as 37 Den's Drive. Chris further stated that Wayne will give the final blessings on the cistern design prior to getting the permits.

Jim states there is the issue of noise from the trackers. Chris explains the transformers are 63 dB at 10 meters and trackers are 63 dB at 1 meter. They usually run a few seconds every 15 minutes. They work together and run for about 15 minutes.

There will be an agricultural style fence, minimum of 7' probably 8'. The fencing has wooden posts with galvanized mesh.

Jim asked how often the property is inspected. Chris stated they inspect minimally; there are monitoring systems in place with routine maintenance probably 4 times per year.

Mark asked who is responsible for maintaining the road for the Fire Department in Winter. Chris stated the project is responsible; they will have to have a Road Maintenance Agreement. The Board informs that the Town requires proof of the Road Maintenance Agreement prior to issuance of any permits.

Bob stated that the Board hasn't given approval without DEP approval. His concern is it is different that the Board has done in the past.

Chris stated that the Planning Board approval is contingent upon SLOTA approval. Jim stated he is comfortable with the Stormwater as submitted. Chris stated they haven't filed with DEP yet.

The Board and applicant move on to discuss PUC process being changed. The Board discussed holding off signing Plans until DEP approval is received. Due to the changing of approval process by PUC the Town will grant Condition of Approval of SLOTA approval.

John Rand stated he has worked with the applicant regarding agreement on adequate buffer with his property and is satisfied with the outcome.

Greg moved to grant the Waiver for above-ground electric.

Ed seconded.

All in favor? 6 yes/0 no/0 abstain

Bob moved the Board finds the project in compliance with Article 10 A-K except for pending DEP approval. The Conditions of Approval are: (1) Comply with Wayne's Memo; (2) DEP approval condition is granted due to PUC; (3) Maintenance Agreement for the Private Road and (4) Note on Plan that no further residential development will take place without coming back to the Board.

Greg seconded.

All in favor? 6 yes/0 no/0 abstain

Applicant will add a signature block, conditions on the Site Plan and Road Agreement.

The Board discussed order of November Agenda. We have workshop with attorney, Port Harbor remand, Raymond Hills and R.N. Willey. The Board will not take any new business after 9:30. Advise Dustin that Raymond Hills and/or Willey may be delayed.

Bob suggested we ask Mary Costigan if we can do workshop from 6:15 – 7:00.

Planner Communications

Raymond Hills has to come back as a Sketch Plan since they want to expand. They can't just change it and continue forward.

Bob moved to rescind Preliminary Approval on Raymond Hills as the submittal received constitutes a major revision which will require both Sketch Plan Review and Public Hearing.

Ed seconded.

All in favor? 6 yes/0 no/0 abstain

Mike stated we should advise we are still at .47 on two lots not .50

Jim stated we need to start Ordinance Workshops to discuss Visual Impact Definition, accessory apartments, marijuana, solar and boat storage.

Adjournment

Greg moved to adjourn

Ed seconded

All in favor? 6 yes/0 no/0 abstain

Adjournment 9:15 p.m.