

Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071
207-655-4742

**BOARD OF SELECTMEN
MINUTES**

Tuesday, October 17, 2006

Attendance: Mark Gendron, Chairman; Dana Desjardins; Mike Reynolds, Joe Bruno, and Lonnie Taylor.

Selectmen absent: None

Staff attendance: Don Willard, Town Manager; Chris McClellan, Chairman CPIC; and Mike O'Donnell, Assessor.

Others: Heidi McVane, Lake Region Suburban News; Peter Busque, Busque Construction; and Charles Brown, Sebago Technics

1)Call to order. Mark Gendron called the meeting to order at 7:05 pm.

2)- Minutes of previous meeting dated September 19, 2006.

MOTION: Joseph Bruno motioned to approve the minutes as written. Seconded by Mike Reynolds.

VOTE: Unanimous 5-0

- Minutes of previous meeting date October 3, 2006.

MOTION: Joseph Bruno motioned to approve the minutes with the following corrections. Seconded by Mike Reynolds

CORRECTIONS: Mr. Bruno noted on page 2 that the county sheriff had friction with the county manager rather than the county police chief and on page 4 about seven lines down the word should be planned and not planed.

VOTE: Unanimous 5-0

3)New business.

a)Conditional Rezoning discussion regarding proposed Raymond House

Condominium project located off Route 85 - Peter Busque, Owner/Developer

DISCUSSION: Mr. Gendron invited Mr. Busque to come before them to discuss his idea. Mr. Busque explained that he had purchased the land in 2004 which was zoned Village Residential. He put the waterline in on Rt. 85 from 302 to his subdivision entrance. He noted that Bob Faunce, the previous Raymond town planner, thought he could do this project with a condo format. The new planner, Hugh Coxe, says that the town must pass rezoning in order to allow him to have the house-a-miniums. He would like to move along with this project but didn't want to wait for a May town meeting vote. Mr. Gendron didn't want him to think that they were unwilling to work with him. Mr. Busque said his problem was time, and he wouldn't know whether the town would pass a new ordinance. Mr. Willard didn't want him to believe that they were unwilling to discuss the new concept. Mrs. McClellan said that the current ordinance wouldn't allow

him to put in as many units as he would like. Mr. Brown said the plan was for 127 units in total. Mr. Busque added that with the new plan the number would be cut about in half but would be a better product. Mr. Bruno wanted to know if he could also do the houses if he went ahead with his first plan. Mr. Desjardins asked if he would still make enough money with the house condo plan. Mr. Bruno asked when he wanted to begin. Mr. Busque replied next spring to start and completion within two years. Mr. Gendron didn't think that having a special town meeting would give much time advantage. He liked the house-a-minium model better than the multi-unit buildings. Mr. Reynolds said that the CPIC (Comprehensive Plan Implementation Committee) of which he's a member wants to make ordinance changes which will benefit Raymond. He felt that CPIC was in favor of the house plan and CPIC would work with Mr. Busque to promote the new ordinance because it is complementary to what they want to work on. CPIC would like more interconnection of roads so that there is another way to Rt. 302 for road access. He felt that this plan, being in the Growth District, was in a location which is advantageous. He said there would be a connection to Patricia Avenue, Route 85, and possibly behind the shopping center. This would allow the people at Jordan Bay Place to access the shopping center without going onto Rt. 302. He added that several landowners would have to agree. Mr. Reynolds said that this would allow a town road for public use. Mr. Busque indicated that his decision would be finance driven. Mrs. McClellan said that the building moratorium voted at town meeting last spring would not have affected his project because he is in the Growth District and that was for the Rural Zone. Mr. Gendron would like to have a good product in that development. He asked Mr. Busque to talk with Hugh Coxe to see how early an ordinance could be prepared for a special town meeting. Timing was discussed putting the special town meeting in late winter. Mr. Busque said that he then would have to go to the Department of Environmental Protection. Mrs. McClellan said that CPIC was interested in putting this ordinance change forward. She reviewed what Mr. Coxe had submitted to them in a memo concerning this and read the description of what had to happen and for what purpose. Mr. Busque asked if he would have to give up any open space. Mr. Reynolds said that was unknown at this time, but all CPIC wanted to do is benefit Raymond. Mr. Busque said he would reply in two days. Mr. Bruno wanted to be clear that Raymond would not extort anything from him in order to get his compliance and that we will be working with him for a better development. Mr. Reynolds reiterated that all CPIC wants is connectivity of roads, and the ability for someone to hookup to the public water from his development. There was discussion about how Mr. Busque can get credit for anyone who hooked up to his section of the waterline because this investment would make his or her land more valuable. Mr. Gendron said that the public road would not go through his development but skirt it.

b)Set 2006/2007 fiscal year municipal property tax mil rate – Contract Assessor Michael O'Donnell, O'Donnell & Associates

DISCUSSION: Mr. O'Donnell noted that he had prepared the commitment papers but if the Selectmen don't agree with his figures, he could revise them for their signature tonight. The overlay is the only number which they can change from his projections. He suggested an overlay of \$267,253 which is about 40% of what was used last year. He suggested that the next budget would have a "normal" overlay because all the abatements should have been reviewed. There was discussion about last year's mil rate and the fact that it was set lower than it should have been. It was noted that exemptions were not involved in the computation, and that Mr. O'Donnell said that there was some valuation taxed which was incorrect and had to be abated. Mr. Willard noted the LD1 override by

the town and school budgets which were passed at town meeting caused an increase. Mr. O'Donnell said Raymond now has a stable value. He felt this amount was needed because we have already spent over \$100,000 of that funding for abatements. He said that a normal overlay is \$30-\$50,000 for a town of this size. Mr. O'Donnell discussed the undesignated fund balance and suggested that in his opinion Raymond should increase their total undesignated fund balance. Mr. Reynolds said that their plan was to taper down using surplus for tax relief. Mr. Willard reviewed how the town would run without a surplus but instead use borrowed money to get through times when the town is waiting for taxes to be paid. Mr. Gendron noted that with the added help of Mr. O'Donnell we are looking at a normal year next year. Mr. Bruno felt that with this increase the people would not understand why they are getting a sizeable increase. Mr. O'Donnell explained that the two extra warrant articles above the LD1 line should have indicated to people that their taxes would increase. Mr. Bruno felt that people would be upset about this increase because they didn't see it coming. Mr. Gendron felt that they would understand with an explanation of what happened. He felt that the only way to keep the numbers down is to hold the line on spending; however, he didn't feel that they had any way of controlling the school's budget except to make their recommendation on it for the warrant. Mr. Bruno felt we should be viewing the fact that our low mil rate doesn't mean that we have low taxes. Mr. O'Donnell felt that most people had their taxes reduced last year and didn't understand the facts of the setting of the mil rate therefore they didn't mind spending above the LD1 amount. Mr. Desjardins said he agreed with Mr. Bruno that this increase might push the residents to vote for TABOR at the General Election in November.

MOTION: Joseph Bruno motioned to approve Mike O'Donnell's recommended mil rate of 10.20. Seconded by Dana Desjardins.

VOTE: Unanimous.

NOTE: The Board of Selectmen signed the commitment papers.

c) Consideration of abatements – Contract Assessor Michael O'Donnell, O'Donnell & Associates

Map 1, Lot 16A	\$1,191.33
Map 1, Lot 16B	\$1,191.33
Map 16, Lot 13	\$ 761.67
Map 16, Lot 31	\$ 641.70
Map 40, Lot 23	\$ 647.28
Map 55, Lot 16	\$ 626.82
Map 70, Lot 16	denied
Acct #P0012P	\$ 5.02

MOTION: Dana Desjardins motioned to approve the recommended abatements.

Seconded by Mike Reynolds.

VOTE: Unanimous 5-0

d) One Raymond Committee Update – Mark Gendron & Dana Desjardins, Co-Chairs

DISCUSSION: Mr. Gendron reported on the committee site walk that the land behind the public works garage is in very good condition. The attendees also looked at the 83-

acre Egypt Road property at the old landfill location. Mr. Willard said that we would need some engineering help to prepare for the Maine National Guard if work is to be done. He has been told that they might be ready to rebuild the road into the location possibly using 25 acres for a recreation area. He said they would meet at 11:00 am on Thursday, October 19th, with the architect to look at what the original building committee had studied. Mr. Desjardins asked about the Public Safety Building for use as a town office. Mr. Gendron said that the deed is specific that the use of the building is for fire/public safety only but nothing would be counted out at this point. Mr. Willard felt they could keep the ballfield in mind but would like to look at the 7-acre Webbs Mills Road lot first because there seems to be enough space for the buildings on the uphill end, which is dry.

4) Old (unfinished) business.

a) Recycling

Mrs. Lester was asked to update the Selectmen on the recycling bin purchase. She said that there were three other towns, which are looking to purchase: Madison, Hallowell and Gray. She said that Madison was going to order very soon and needed a commitment. Gray had a vendor in Canada they were dealing with. She said that she would talk further with these towns to try to get the best deal including delivery.

b) TV Broadcasting

Mr. Taylor reported that a discussion with Kevin Woodbrey indicated that he is still putting together the wiring and asking for volunteers to help with the installation and also train on the system. He noted that the School Board could be videoed as well. He was looking at a three to four week time period for completion. Mr. Gendron added that the people who train to run the system would get paid to video meetings.

c) Meeting room chairs

Mr. Willard said that the chairs in the town office meeting room will move to the modular and temporarily the antique wooden chairs will be brought into the town office until new chairs are purchased.

Mr. Reynolds indicated that the School Board should decide the utilization of the access channel for the school. Mr. Willard said that Superintendent Caldwell said it is included on their next meeting's agenda. Mr. Gendron said that he encourages the School Board to take advantage of this service.

d) Code Enforcement Office

Mr. Desjardins asked how the applications were coming in. Mr. Willard replied they had 7 applications. Interviews would begin on Friday, October 20th.

e) Sex Offender Ordinance

Mr. Gendron would like the issue of the sex offender ordinance on the next agenda. Mr. Willard said it would appear on the agenda for the second meeting in November because the first meeting is Election night. Mr. Desjardins asked that protection of our public parks, beaches etc. be included. Mr. Gendron asked that the ordinance be updated and sent it to the County Sheriff's office.

f) Meeting with Cumberland County Commissioners
Mr. Gendron asked if Mr. Willard had heard anything about a tri town meeting with the county commissioners. Mr. Willard replied that he had a call from the county manager who said he would explore it and would like subject suggestions from the Selectmen. Mr. Bruno received a call from the county manager about the election process but hasn't heard anything further. Mr. Willard said that last week he had requested the minutes relative to their meetings over the dispatch service, but he hasn't received them yet. He said that Raymond still hasn't received information relative to calls in September around the time of the lightning storm. Mr. Gendron asked Mr. Willard to get the two pages of concerns to the press. Mr. Desjardins noted that Gray is voting tonight as to whether they go with County Dispatch. Mr. Willard recommended if Gray goes with county, Raymond should continue to dispatch for them on this side of Little Sebago Lake but talk about remuneration. Mr. Bruno wanted to talk about that first. Mr. Willard said this has been discussed for six years at least and not a new idea. Mr. Gendron said that we are billing Casco for services now, and this is the same scenario. Mr. Willard said that times are changing and this is a way to cover our costs. Mr. Bruno wanted to have it an agenda item so that all involved parties could be here for the discussion.

5)Town Manager Report and Communications. None

6)Fiscal Warrants – Payroll and Appropriation Warrants – October 17, 2006.

MOTION: Lonnie Taylor motioned to approve the payroll warrant in the amount of \$42,471.14. Seconded by Mike Reynolds.

VOTE: Unanimous 5-0

MOTION: Lonnie Taylor motioned to approve the treasurer's warrant in the amount of \$752,470.94. Seconded by Mike Reynolds.

VOTE: Unanimous 5-0

MOTION: Lonnie Taylor motioned to approve the payment of the Cumberland County Tax in the amount of \$481,299.00. Seconded by Joseph Bruno.

DISCUSSION: Mr. Gendron noted that Raymond is obligated to pay this amount on time or pay interest. He added that Cumberland County has the ability to put liens on all properties in Raymond until paid.

VOTE: 3 in favor (Bruno, Gendron, Desjardins) 2 opposed (Reynolds, Taylor)

7)Adjournment.

MOTION: Dana Desjardins motioned to adjourn. Seconded by Joseph Bruno.

VOTE: Unanimous 5-0

ADJOURNMENT: Mark Gendron adjourned the meeting at 8:50 pm.

Louise H. Lester
Town Clerk