

## 12. GOALS, POLICIES STRATEGIES

Key: **MAJOR HEADINGS: CAPITAL LETTERS, BOLD AND UNDERLINED**

GOALS: CAPITAL LETTERS

Policies: Underlined Text

Strategies: Plain Type

*Comments by Comprehensive Plan Committee: Italics*

**Additions to the 1991 Plan: Bold Face Type**

### **HISTORIC AND ARCHAEOLOGICAL RESOURCES**

GOAL: ENHANCE RAYMOND'S HISTORIC AND ARCHAEOLOGICAL RESOURCES, AND ENHANCE TRADITIONAL ARCHITECTURE AND VILLAGE CHARACTER.

1. Encourage the preservation of historic properties by their owners.
  - a. Encourage owners of historic properties, including the Town, to participate in the Greater Portland Landmark's "historic marker" program, **or encourage the development of a local marker program**, in order to increase public knowledge of Raymond's historic resources and encourage the preservation of these resources.
  - b. **Provide Town funds to the Raymond/Casco Historical Society for the purpose of supporting historical inventory, research and educational efforts benefiting Raymond.**
  - c. Educate residents about the Town's historic landmarks through the Town newsletter **and web site.**

*This has been partially implemented.*

2. Identify and preserve the Town's significant archaeological sites.
  - a. Revise the zoning ordinance and subdivision regulations to require developers to notify the State Archaeologist about the location of proposed developments to determine the impact of the development on identified archaeological sites.
  - b. **Encourage local preservation groups to educate residents about the value of identified archaeological sites through the Town newsletter.**

## NATURAL RESOURCES

### GOAL: PROTECT THE QUALITY OF SIGNIFICANT NATURAL RESOURCES

1. Maintain or improve the quality of surface water and protect it from point source and non-point source pollution.

- a. **Maintain provisions** in the subdivision regulations and zoning ordinance to restrict development or alteration in a buffer strip around the edges of lakes, ponds and streams.

*The greatest initial step towards surface water protection came in 1994 when Raymond adopted a Shoreland Zoning Ordinance that is more stringent than the State's regulations. Raymond's ordinance prohibits disturbance within 100 feet of lakes, ponds and streams.*

- b. Require that all septic systems over 10 years old which are within 500 feet of any lake, pond or stream be checked regularly and be pumped out **at least every five years**, with provisions for enforcement by the Code Enforcement Officer.

- c. **Maintain erosion and phosphorus standards**, which limit non-point source pollution, in accordance with materials **provided** by the Maine Department of Environmental Protection, the Portland Water District, **and other agencies and organizations**.

*The Town's Land Use Ordinance also requires that many "best management practices" directed toward limiting erosion and pollution be followed on land in this zone. This ordinance has been most effective when applied to new development and has provided consistency and support to the CEO and Appeals Board in administering permits and variances. However, based on recent surveys of the Raymond Pond and Crescent Lake watersheds, pre-existing development in the Shoreland Zone, especially gravel roads and driveways, continues to be a significant source of pollution to these waterbodies.*

*Education and publicity of water quality issues and stewardship practices is needed, as is greater code enforcement activity. Also, to address the impact that erosion and poor land use practices in upland watershed areas is having on our waterbodies, recent Ordinance Committee work has focused on bringing some of the Shoreland Zone requirements for stormwater and erosion management to all of Raymond's Land Use Zones.*

*In May, 2002, the Town adopted phosphorus control and erosion standards for all lots within 600 feet of a great pond or perennial stream. Erosion and sedimentation control standards are now included in the Town's Land Use, Shoreland Zoning and Site Plan Review ordinances.*

- d. **Develop standards for erosion and phosphorus for all lots in Town and create adequate buffer strips for shoreland development.**

- e. **Inform all property owners of the importance of protecting water quality. Focus on practical steps the property owner can take such as limiting or avoiding lawn fertilizers, maintaining septic systems, correcting erosion, and leaving as much of the shorefront as possible in its natural condition. Use the Local print media and Town web site, as well as other means, to reach people.**

- f. **Encourage continuation of the citizen-based water quality monitoring efforts and watershed improvement efforts on all lakes and ponds in Raymond.**
  - g. **Consider establishing wastewater disposal services for boat owners.**
  - h. **Revise the Town’s Shoreland Zoning Ordinance in accordance with the latest DEP rules.**
  - i. **Continue to use summer rangers to inspect motorboats for variable milfoil (as well as other invasive plants), to educate the public on water quality protection, and to undertake aquatic plant surveys.**
  - j. **Continue to support efforts to control/eliminate invasive aquatic plants in all Raymond lakes, streams and tributaries.**
2. Provide stronger protection for mapped aquifers.
- a. Revise the zoning ordinance to provide **aquifer protection standards** to limit the types of development permitted over known **sand and gravel** aquifers.
- On several occasions the town’s citizens have discussed the establishment of an aquifer protection district along Route 302. However, the installation of a Portland Water District water line along the Commercial Zone of Route 302 has demoted this item on the town’s priority list. Despite the existence of the water line, it still makes sense to protect sand and gravel aquifers from incompatible uses. Many people will still be drawing their drinking water from these aquifers. It may be easier to implement a standard rather than a district. The resulting protection can be the same.*
3. Ensure that the quality and quantity of individual drinking water supplies are not adversely affected by new development.
- a. **For subdivisions over four lots in size, maintain the requirement for a hydrogeologic assessment that models and predicts nitrate-nitrogen concentrations to help the Planning Board determine whether federal standards for nitrate-nitrogen will be met. Extend the requirement to projects requiring site plan review and approval.**
4. Work with neighboring towns and regional and state agencies to protect and manage the quality of the water in shared water bodies and their watersheds.
- a. **Encourage the Conservation Commission to continue to work with the Maine DEP, the Portland Water District and the Cumberland County Soil and Water Conservation District on watershed protection projects.**

*A watershed district does not exist, but the Conservation Commission has built strong relationships with and has been working very successfully with MDEP, Portland Water District (PWD), and the Cumberland County Soil and Water Conservation District (CCSWCD) over the last four years on multiple watershed protection projects.*

- b. Communicate and work with surrounding communities on techniques for protecting the water quality of shared water bodies and watersheds.

*In the regional watershed picture, Raymond has built strong relationships and worked successfully with several neighboring towns and watershed protection groups to enhance the stewardship of shared waterbodies. The Conservation Commission continues to work with the Department of Environmental Protection (DEP), the Cumberland County Soil and Water Conservation District (CCSWCS), Portland Water District, Sabbathday Lake Association, and the Town of Casco on multiple watershed protection projects. As these projects progress they will foster direct communication and cooperation on waterbody protection.*

5. Preserve wetlands in their natural state.

- a. **Maintain** all wetlands of **two** acres or more within a “Resource Protection” district. **Establish a buffer of 100 feet around moderate to high value wetlands.**

*While the 1991 Plan suggested protecting wetlands of five acres or more, the Town opted to include any wetland comprising two or more acres within Resource Protection District. (Competition from more pressing projects precluded the identification of wetlands of greater than ½ acre).*

6. Conserve prime forest land, especially the larger tracts, and encourage forest landowners to use sound forest management practices.

*The objective of conserving forest lands was partially supported by the adoption of timber harvesting regulations in the Shoreland Zone and Land Use Ordinances. These requirements address issues related to clear-cutting, soil erosion, slash piles and harvest volumes. However, as is the case in most Southern Maine towns, preservation of large forested tracts in the face of rampant development pressure is proving to be most challenging. Hopefully, recent efforts of the Conservation Commission, Loon Echo Land Trust and several private land owners will generate a viable land conservation program for Raymond.*

- a. Identify large, contiguous tracts of forest land and develop mechanisms, such as cluster development standards, for preserving them without economic loss to the landowner. **Encourage landowners of large tracts to participate in the Tree Growth Tax Law or land conservation programs, if they haven’t already done so, particularly in the Morgan Meadow area of Town.** Provide information to landowners that will encourage the investigation of various means of land conservation while providing a reasonable return when they are considering sale for development. Include information on the Tree Growth Tax Law, Farm and Open Space Law, Small Woodlot Owners of Maine, Maine Forestry Service, Loon Echo Inland Trust, and the tax advantages of land gifts to the Town or to a land trust.

*The Conservation Commission is participating with the Loon Echo Trust, a regional organization to obtain conservation easements and land donations. Sprawl and open space preservation remains a concern. Morgan Meadows and Tassel Top park are examples of successful acquisitions utilizing donations and state funds. A fund has been established under the Conservation Commission, but more funding is needed. Preserving open space without economic loss to the landowner is the biggest challenge facing land conservation groups in the Northeast.*

- b. **Maintain** timber harvesting standards for clear-cutting and professional monitoring of major timber harvesting activities.

*Timber harvesting is regulated in the Shoreland Zoning Ordinance and in the Land Use Ordinance.*

7. Preserve wildlife habitat areas.

*The subdivision and zoning ordinances were revised to include all identified fish and waterfowl habitats and deer wintering areas in Resource Protection Districts.*

- a. Revise the zoning and subdivision regulations to include performance standards that ensure development will **minimize** adverse impacts on **State-designated** significant wildlife habitat areas **or known areas of State-designated rare or endangered plants as shown on the “Beginning with Habitat” maps.**
- b. **Continue to include** identified fish and waterfowl habitats and deer wintering areas **in the Resource Protection District.**

8. Preserve the Town’s scenic areas.

*The Town made little progress with regard to identifying and preserving Raymond’s scenic areas. The several areas identified in the 1991 plan, which reflect the results of the Community Survey, are referenced for protection in the Land Use Ordinances. However, these areas have not been significantly challenged by development. Designing and applying scenic view criteria has been discussed, most directly during the development of the Communication Tower Ordinance. Planning Board and Committee members were daunted by the qualitative nature of this task and felt that comprehensive identification of scenic views or viewsheds could not be accomplished without specific guidelines and professional assistance. Recent ordinance committee work is focused on requiring more buffering of new developments and house lots, but reference to specific “views” or “viewsheds” will not be included.*

- a. Develop criteria for identifying the significant views in Raymond.

*The task of designing and applying scenic view criteria has been discussed several times, especially during the development of the Communication Tower Ordinance. Other towns have adopted such criteria, with various degrees of success. Certainly, the Town would need some skilled (attorney or planner) assistance with this task.*

- b. Undertake a comprehensive **inventory** of Raymond’s scenic views.
- c. **Preserve scenic views (from roads and other public places) identified in the inventory.**

9. Continue to identify and preserve previously unidentified significant natural resources.

- a. Establish a process for continually identifying land with significant natural resources.

*Such a process might work best if a particular department, board or committee were put in charge as the repository of such information.*

10. **Increase the amount of permanent open space area so as to protect important natural resources.**
  - a. **Create an open space plan for the prioritization of public open space purchases.**
  - b. **Continue to provide money for the open space fund.**
  - c. **Target land purchases according to the contribution to protect rural areas and large tracts of connected open space, such as the Morgan Meadow area.**
11. **Maintain prime agricultural land in an undeveloped state to the maximum extent possible.**
  - a. **During the development review process, encourage the use of cluster housing and other open space preservation techniques to minimize the consumption of prime agricultural land as identified by soil types.**
12. **Ensure that natural resources information is fully integrated into the development review process.**
  - a. **Integrate the Town's digitized maps into the development review process as a tool for reviewing future development, but not as a substitute for on-site data submission requirements.**

## **HOUSING**

GOAL: ENCOURAGE AND PROMOTE AFFORDABLE, DECENT HOUSING OPPORTUNITIES FOR ALL CITIZENS OF RAYMOND.

1. **Seek to achieve 20% affordable housing units in new developments.**
  - a. **Accessory apartments. Amend the "In-law Apartment" provision contained in Article XII (Definitions) of the Town's Land Use Ordinance to permit accessory apartments, subject to the same dimensional limitations as in-law apartments.**
  - b. **Housing rehabilitation. Research the applicability of housing rehabilitation grants and apply for them as appropriate.**
  - c. **Revise the subdivision regulations and zoning ordinance to require that all new housing developments with more than ten lots or housing units make at least 10% of their lots or units available at a cost affordable for low or moderate income households. These affordable lots or units may be located either on the development site or in another location in the Town.**
  - d. **Affordability information. Make available at the Town Office such written information as is generally available regarding affordable housing and which will assist homebuyers.**

- e. **Establish a committee to evaluate the effectiveness of affordable housing strategies, explore options for establishing affordable housing, and make recommendations to the Town.**
- f. **Allow mobile home parks in that portion of the newly created VRI district that is currently zoned VRII (see future land use map).**

## **ECONOMY**

### **GOAL: ALLOW FOR A LIMITED AMOUNT OF NEW COMMERCIAL AND INDUSTRIAL GROWTH**

1. **Expand the commercial tax base.**
  - a. **Encourage appropriate **low impact** commercial development **and enhancement of existing businesses** within the existing commercial zoning district.**  
  
*Neither the “Economy” nor the “Municipal Finances” inventory reports support the need for a new commercial district. Additional studies do not appear to be warranted at this time.*
  - b. **Investigate creating a new overlay zone **or performance standards** that would permit residential uses with accompanying “larger scale” home occupations.**
  - c. **Use proceeds from the tax increment financing district to facilitate economic and community development within the Town’s Commercial and Industrial districts.**
  - d. **Support the efforts of the Lake Region Development Council to expand the commercial tax base within the Commercial and Industrial Districts.**
  - e. **Develop additional standards for commercial development along Route 302. Such performance standards should be based on a comprehensive “vision” of the entire corridor and should consider the protection of the transportation corridor, safety, aesthetics, and protection of the environment.**

*The Land Use Ordinance is weak in ensuring that commercial development or redevelopment is a visual asset to the community and that adjacent residential property values are protected.*

2. **Expand the industrial tax base.**
  - a. **Repeal the industrial floating zone.**  
  
*The industrial floating zone is too open-ended. It could allow industrial development to be located anywhere in the community. The future Land Use Map identifies specific locations for industrial development.*
  - b. **Continue to allow appropriate clean/light industrial development in the existing industrial zoning district.**

*The provisions of the Industrial District contain fairly strict criteria for the type of new industry that could be located in Raymond.*

- c. Revise the zoning ordinance to provide for additional performance standards for new industrial and manufacturing establishments that include but are not limited to buffering.

*This is needed. The Land Use Ordinance contains very little in the way of standards that would protect existing residential areas.*

- d. **Support the efforts of the Lake Region Development Council to locate clean industry in the Lake Region. Consider opportunities for regional industrial parks outside of Raymond.**

3. Encourage existing agricultural activities.

- a. Provide interested **landowners** with information on easements, land trusts and other arrangements that could make farming more economically feasible.

*There are very few farms left in Raymond. There may be opportunities for non-farm landowners to establish farming in Raymond at some future time.*

4. Investigate options for **reducing the burden** on the tax base.

- a. Investigate successful programs in similar communities to **reduce the burden** on their tax bases, and initiate such programs in Raymond where practical.
- b. Work at the regional and state levels to reduce the property tax burden on individual land owners.
- c. **Undertake a revaluation to ensure that all property owners pay their fair share of taxes.**

## TRANSPORTATION

GOAL: STRIVE FOR A SAFE TRANSPORTATION SYSTEM THAT MEETS THE NEEDS OF BOTH RESIDENTS AND NONRESIDENTS

1. Ensure that roads are adequately maintained on a year-round basis

- a. **Maintain sufficient town staff to maintain town roads.**

*Raymond's goal to ensure adequately maintained roads was partially addressed by hiring a full time Road Commissioner. He now has a crew of two. He hires extra help when necessary. The Town contracts road and other road work. Route 302 is an arterial highway; routes 85 and 121 are minor collectors. Raymond has fallen behind in the maintenance of its roads.*

- b. Maintain the current capital improvement plan for the purchase of necessary capital facilities and equipment.**

*We have established a reserve fund for purchase and maintenance of road maintenance equipment. It is our Capital Plan.*

- c. Maintain road standards for use by Town road maintenance crews and contractors.**

- d. Prepare a 10-year road improvement program as part of the capital improvement plan, with the goal of improving all town roads over a 10-year period, and paving all roads according to a schedule that maintains the road surface in good condition. Give priority to through roads. Update at least every five years.**

*Town roads have not been maintained in good condition. Because of insufficient funds, road surfaces in general have deteriorated and needed improvements, such as ditching, have not been undertaken.*

- e. Establish a Town policy of accepting private roads in designated growth areas only when such private roads are constructed according to Town standards.**

- f. Establish a Town policy of not accepting private roads in designated rural areas of the community.**

*Raymond seems to a large number of roads, many of which are not very long. Accepting new roads in rural subdivisions merely encourages sprawl and contributes to the Town's long term maintenance responsibilities. A town policy of not accepting any new roads in rural areas may be one of the more effective tools for slowing sprawl.*

2. Provide safe traffic conditions by working at the local, regional and State levels.

- a. Utilize accident records maintained by the Maine Department of Transportation in evaluating critical locations for road improvements.**

*Our goal of improving traffic safety includes the need to improve intersections at Route 121 and Route 302, Route 121 and Plains Road, and North Raymond Road and Ledge Hill Road. There are other serious areas. The need to enforce speed limits is paramount.*

*With the cooperation of the Fire Chief and Fire Department, Town officials are working to ensure that homes built on steep hills have water reserves in case of fire. The Town also informs builders that unaccepted roads and insufficient driveways may not be serviced by emergency vehicles especially in bad weather. By safeguarding Town vehicles and alerting fringe builders, the Town can avoid dangerous situations.*

- b. Work with the Portland Area Comprehensive Transportation Study (PACTS), the Regional Transportation Advisory Committee, the Maine Department of Transportation, and neighboring communities, on long-term solutions to the region's traffic problems, including those identified in MDOT's Route 302 study.**

- c. Maintain road signs and fire lane signs for all roads.**

- d. **Work with other Lake Region communities for creative solutions, such as alternative transportation, to improve traffic problems** on the major road systems in Raymond and the region.

*The impact of tourism on the major roads in Raymond is year-round. The seasonal homes that doubled Raymond's population in the summer are now used weekends all year. Pass-through population impacts the town and its roads constantly.*

3. Limit and reduce curb cuts and driveway openings along all major roads.

- a. **Maintain** local standards that control the location and number of curb cuts and driveways that can be created along Route 302 and other major roads.

*The goal of denying feeder roads off larger roads where the pitch is greater than 12% and driveways denied onto roads with over 12% pitch unless sight distance in both directions is 1,000 feet is expected to help keep our roads safe and sprawl controlled. Driveways on slopes greater than 12% must be able to serve at least two lots to be permitted.*

- b. **Amend the Site Plan Review and Subdivision Ordinances to include access management standards for Routes 302, 85 and 121 that are at least as strict as and consistent with the State's access management standards. Apply some of these standards (e.g., sight distance, grade) to other town roads.**

*MDOT has adopted comprehensive access management standards for State roads and state aid roadways. A lack of enforcement will render these standards ineffective unless they are also included in local ordinances. These standards will help preserve the traffic carrying capacity of Raymond's state highways. Some of these standards are also needed to ensure the safety of driveways and entrances on other town roads.*

- c. **Amend the Site Plan Review Ordinance to require shared driveways and interconnected parking lots when properties along numbered state highways are developed or redeveloped for multiple commercial use.**

*Over time, these standards will reduce conflict points, thus preserving traffic carrying capacity.*

4. Encourage additional public transportation options for residents.

- a. **Encourage** additional public transit opportunities **within the Lake Region and to and from regional employment and service centers. Encourage cooperation with neighboring communities.**

*Regional Transportation serves Raymond and the surrounding area. Trips go weekly to the Mall, and biweekly to the Windham area for shopping. The Metro bus system in Portland has considered the prospect of extending bus service from Prides Corner to North Windham.*

- b. **Work with the Maine Department of Transportation to encourage the establishment of park and ride lots along Route 302.**

*Car-pooling is one of many approaches that will be needed to help reduce traffic volumes along Route 302.*

## **PUBLIC FACILITIES AND SERVICES**

GOAL: PROVIDE FOR AN ADEQUATE LEVEL OF COMMUNITY SERVICES AND FACILITIES THAT WILL MEET THE NEEDS OF RESIDENTS

1. Maintain an adequate level of police protection and public safety services
  - a. **Continue to work with the County Sheriff Department and other communities on the establishment of a coordinated dispatch facility.**

*This may result in coordinated dispatch facilities which would be fiscally and physically helpful to Raymond.*
  - b. **Continue to evaluate public safety needs on a periodic basis and recommend cost-effective courses of action, where appropriate.**
  - c. **Increase police coverage, either through a contract with the Cumberland County Sheriffs Department for greater coverage, or through a shared service with a neighboring community.**
  - d. **Pursue cooperation between the Town, local waterway associations, neighboring communities, and the Department of Inland Fisheries and Wildlife, for enforcement of watercraft speed, safety and noise regulations.**
  - e. **Continue to encourage volunteers to contribute to fire, police and emergency services.**
  - f. **Periodically evaluate the competitiveness of salaries and benefits. Establish and maintain competitive compensation for paid fire, police and emergency personnel.**
2. Upgrade Town facilities, where and when necessary, to meet the needs of Raymond's population.
  - a. **Identify land areas suitable for the expansion of municipal services and facilities.**
  - b. **Establish and maintain** a local land acquisition fund for municipal facilities expansion.
  - c. **Continue to evaluate options for replacing or renovating the Town Hall and public works/transportation facility and further to make recommendations for appropriate courses of action.**
3. Work with local and regional community organizations to continue to provide quality community services to the Town.
  - a. **Work with the Library Club to continue to provide quality library services to the Town.**

- b. **Work with the recreation organizations to continue providing quality services to the town.**

4. **Continue and improve the municipal recycling and hazardous waste disposal programs.**

*Raymond's municipal recycling and hazardous waste disposal programs are successful. The Town continues to pick up curbside recyclables.*

- a. Continue curbside pick-up of recyclable materials.
- b. **Continue to** publicize the importance of recycling and availability of various recycling options using all local media sources.

*The Town expends much public effort to increase recycling with Town news notices, stickers, etc.*

- c. **Continue to** provide for collection and safe disposal of household hazardous wastes within the town or in conjunction with neighboring MMWAC towns.

*The Town works with other towns for collection of hazardous waste. Town officials expect to continue in this direction.*

- d. **Continue to utilize the services of the Lake Region Bulky Waste facility in Casco, as long as it continues to be economically feasible.**
- e. **Work with neighboring communities to establish a regional hazardous waste collection site as may be required by law.**

5. **Continue innovative approaches, including working with the schools and the private sector, for meeting the recreation needs of Town residents.**

- a. **Continue to work with** summer camps **to allow** for public recreational use of summer camps when **these camps are** not in use for camp purposes.
- b. **Continue to work towards full community use of school recreation facilities, especially during the summer months, to support recreational partnerships between the schools and private interests, and to support private groups such as the Raymond Recreation Association that provide recreational opportunities to Raymond citizens.**

6. **Provide additional public access to lakes and ponds**

- a. **Continue to improve** access points to Sebago, Crescent Lakes, and Panther, Raymond, Thomas and Notched Ponds; and investigate the feasibility and cost of **obtaining additional** Town public access to one or more of these water bodies through purchase, easement or other mechanism. These access points would be for swimming, boat launching, and/or passive recreation purposes.

7. **Work with the State and neighboring communities to enforce responsible powerboat use.**

- a. **Work to establish a regional organization to address adequate enforcement of local waterway use, including decibel levels. Consider training volunteers to work with the Warden Service to enhance enforcement.**

8. **Continue to encourage private efforts aimed at establishing a “greenbelt” system of trails for hiking, walking, skiing, bicycling, and snowmobiling and horseback riding that interconnects with similar trails of adjacent communities and at the same time serves to protect major forest lands and open space.**

*The goal of a greenbelt system for hiking, walking, skiing, cycling, snowmobiling and horseback riding that interconnects with the adjacent towns and still protects forest and open space is a work in progress.*

*Some of the greenbelt initiative is through the Greater Portland Council of Governments and Portland Trails. The schools and recreation groups plus Boy Scouts and others have all contributed to significant increases in trails and coordination and connection of them. There is much work to be done before neighboring trails and Raymond’s mesh but the will is there.*

*Morgan Meadow, a land acquisition by the Land for Maine’s Future Board, has new trails and there is opportunity with the gas and oil lines crossing the Town.*

- a. Encourage **private interests in** neighboring communities **to establish** trails that connect with Raymond’s trails.
- b. Revise the zoning ordinance and subdivision regulations to **encourage** the preservation of existing trails or the creation of replacement trails within proposed developments.
- c. Publicize the liability exemption for properties that allow public use of trails on their land.
- d. Encourage the responsible use of motorized recreational vehicles.

9. **Develop a park or parks for community activities.**

*Our goal of developing a park or two for community activities and playground has been met to date by the Sheri Gagnon Park which has a ball field and community area for general use and a playground area. Our new school and renovation of the Jordan-Small School include new and renovated fields for sports.*

- a. **Maintain the local land acquisition fund for open space.**
- b. **Continue to evaluate public recreational needs on a periodic basis.**
- c. **Provide incentives, where appropriate, for landowners to set aside land for public recreation.**

10. Expand the Town's recreational programs.
- a. **Continue to support the efforts of the Raymond Recreation Association to provide recreation opportunities.**
  - b. **Explore options for increasing Town support for the volunteer recreation programs.**
11. Encourage bikeways for non-motorized use.
- a. **Encourage the State to provide road shoulders on routes 85 and 121, where feasible, that are wide enough for bicycle travel. Continue to explore opportunities for establishing, with federal, state or private financial support, off-road bikeways and/or pedestrian ways that will support bicycle travel.**  
  
*The Town has continually applied for State assistance for bike ways and will continue to do so, as they are desired and a healthy and energy efficient means of travel and enjoyment for all ages. So far we have been denied any State funds*
  - b. **Continue to support the use of existing pedestrian and snowmobile trails for bicycling.**  
  
*The snowmobile club accepts members for biking and walking.*
  - c. **Encourage bicycle paths and/or sidewalks in new subdivisions with paved roads.**
12. Investigate alternative uses of Town-owned land
- a. Develop options and an action plan for the future use of the municipal dump.  
  
*The closed municipal dump remains an asset to the Town but the right plan for its use has not been recognized. A possible goal for 2010.*
13. Continue to encourage the avenues of communications among the Town's boards and committees and its residents.
- The avenues of communications between Town boards, committees, and residents has become a reality with a town and school monthly newsletter, two new dedicated TV channels for Town and school use. The Town Manager is launching a new program "One Raymond" designed to foster more communication among the school, Town Office and its committees. Another goal met.*
- a. **Continue to hold periodic workshops with chairmen of Town boards and committees to review current activities and future plans.**
  - b. **Continue to publish a periodic town activities newsletter distributed to all residents and property owners, initially in conjunction with the school newsletter.**
  - c. **Continue to work towards live broadcasts of town board and committee meetings.**

14. Maintain the Town Meeting form of government.

*Local citizens are satisfied with our Town Meeting form of government and plan no changes in it.*

- a. Do not actively pursue any change to the existing governmental structure that would supplant the Town Meeting form.
- b. Develop a document that clearly defines the roles of the municipal officers, employees, boards, commissions, committees, contractors and all other elements of Town management and operation. This document should include an ethics statement.

15. Improve services to meet the needs of Raymond's elderly and handicapped residents.

*Effort has been made to improve services for Raymond's elderly. An assisted living facility is under construction near Route 302 and Route 85. Meals on wheels are an option here. There are Wednesday Senior lunches at Raymond Elementary School with speakers or activities. Regional Transportation Program provides for shopping and doctor appointment trips. The Town's buildings are handicapped accessible.*

- a. **Continue to support agencies and programs that serve elderly residents.**

## MUNICIPAL FINANCES

GOAL: PROVIDE FOR A RESPONSIBLE **SYSTEM** OF MUNICIPAL REVENUE COLLECTION AND EXPENDITURES **THAT PROVIDES AN APPROPRIATE LEVEL OF TOWN SERVICES**

1. Continue to plan for the Town's long-range financial needs.

- a. **Continue to use the Budget/Finance Committee to advise the Town on the long-range financial needs of the Town and new possible revenue sources.**

2. Encourage cooperation and coordination of services within the community and with other communities.

- a. **Charge the Budget/Finances Committee with the responsibility of evaluating the sharing of resources between departments and between the Town and the school.**
- b. **Take advantage of federal and state financial incentives for regional cooperation and coordination in the delivery of municipal services.**

3. Continue a formal capital planning process for major municipal expenditures.

- a. **Continue to prepare and update an on-going 5-year capital improvements program and budget, which annually identifies and priorities the Town's major capital needs, including those of the School Department.**

*The Town now uses a capital improvement program which is prepared by the Town Manager and Finance Director and is reviewed by the Budget/Finance Committee.*

4. **Evaluate the use of specific reserve funds which would be added to annually to meet future needs.**
  - a. Establish reserve funds **where appropriate** for **capital** equipment, and purchase of land for **natural resources protection and** expansion of Town facilities.
  - b. **Create and continue mechanisms for the Town** to receive charitable contributions for general or specific use by the Town.
5. **Investigate the applicability and feasibility of charging impact fees.**
  - a. Investigate the experience of other communities in the use of impact fees and determine the applicability to Raymond.
  - b. Develop and adopt an impact fee program, if an ordinance requiring impact fees appears feasible in Raymond.

*Impact fees were evaluated in the mid-1990s but never implemented. It's probably a good idea to explore the issue again.*

## **LAND USE**

GOAL: MAINTAIN THE RURAL CHARACTER OF RAYMOND

1. **Take steps to slow Raymond's rate of growth and ensure that the majority of growth over the next 10 years occurs in Raymond's growth Districts (the Commercial, Industrial and Village I Districts)**
  - a. **Implement a growth cap in the town's rural areas.**
  - b. **Reduce the lot size requirement in the Village I District from 60,000 square feet to 1 acre, and reduce the frontage requirement on town roads from 225 feet to 100 feet.**
  - c. **Maintain the existing boundaries of the Commercial District.**
  - d. **Change the Village Residential II District to mostly Rural Residential and change the remainder of the Village II District to Village Residential I, as shown on the Future Land Use Map.**
  - e. **Change the lot size requirement in the LRRI District from 2 acres to 3 acres, but maintain an overall density requirement of 2 acres/dwelling for open space subdivisions.**

- f. **Change the lot size requirement in the Rural Residential (RR) District from 2 acres to 3 acres, but maintain an overall density requirement of 2 acres/dwelling for open space subdivisions.**
- g. **Change the lot size requirement in the Rural (R) district from 3 acres to 5 acres, but maintain an overall density requirement of 3 acres/dwelling for open space subdivisions.**
- h. **Allow landowners to sell one lot at the zoning requirement as of 2003 in any district one time.**
- i. **Utilize methods of taxation of land, to the extent possible by law, that encourages the long term preservation of open space, and in so doing pursue all avenues for the community, region and state, to tax land in a manner to encourage such long term preservation of open space.**
- j. **Monitor new residential development in the growth and rural areas of town. Raymond's goal is to have 70% of new residential construction in town to occur in the designated growth areas. If the percentage of growth in the growth areas goes beyond this goal, appoint a committee to review the comprehensive plan for zoning ordinance, subdivision ordinance and other strategies to address the 70% goal, and recommend changes to the town.**

2. Preserve and protect important open space.

*(See Natural Resources Goals, Policies, Strategies)*

3. Ensure that development is compatible with the land and natural resources.

- a. **Continue** to strongly encourage **open space cluster subdivisions**, with a large amount of set-aside open space, for development that is proposed to occur within large, contiguous forest land parcels and active farmland. Ensure that the residual open space is maintained as **open space**.

*The Town has just adopted an open space subdivision amendment to the Land Use Ordinance.*

4. Permit new commercial growth.

- a. Concentrate new commercial development within the existing boundaries of the commercial zoning district.

*Commercial development has been concentrated within the existing commercial zoning district.*

- b. Revise the zoning ordinance for the commercial district to allow a denser, more village-like atmosphere and encourage more efficient use of the land. Review, and revise where appropriate, the list of uses in the Commercial District in order to ensure that any new land uses will not pollute the underlying aquifer. Adoption of strong performance standards will also be required to protect this aquifer.

*Expansion (of) permitted use had been proposed and rejected at Town Meeting. This issue should be revisited along with commercial zone boundaries, conditional uses, and, stronger performance standards.*

- c. Exclude future commercial development along the non-commercially zoned sections of the Route 302 corridor.

5. Provide for the strict enforcement of the land use requirements of all Town ordinances.

- a. Evaluate the need for additional code enforcement assistance in the future.

*The town hired a part time person to assist the Code Enforcement Officer, Assessors, Planning Board and Appeals Board. This position may require expansion to handle an increased work load.*

- b. Ensure that the Town has sufficient staff to enforce all local ordinances.**
- c. **Continue to** increase citizen awareness of local land matters through articles in the **printed media and on the Town's web site.**

## POLICIES/STRATEGIES ACTION MATRIX

The following is a summary of policies and strategies contained in this plan with a notation, for each strategy, of the party responsible for implementation, the priority, and the time frame for implementation. The full text for each policy and strategy begins on page 12-1.

**Key: PB = Planning Board; CC = Conservation Commission; Town = Town Meeting**

Policy	Strategy	Responsibility/Priority	Year
<b>Historic and Archaeological Resources</b>			
1. Encourage historic preservation	a. Encourage participation in historic marker program	Historic Society/Low	Ongoing
	b. Provide Town funds to Raymond/Casco Historical Society	Town/High	Ongoing
	c. Educate residents about Town's historic landmarks	Historic Society/Med.	Ongoing
2. Identify, preserve archaeological sites.	a. Require developers to notify State about development's location	Town/low	2006
	b. Encourage private groups to educate residents	Historic Society/Med.	Ongoing
<b>Natural Resources</b>			
1. Maintain or improve the quality of surface water	a. Maintain buffer strip requirements around water bodies	Town/High	Ongoing
	b. Require that septic systems be checked and pumped every 5 years	PB/Town/Low	2006
	c. Maintain erosion and phosphorus standards around water bodies	Town/High	Ongoing
	d. Develop erosion and phosphorus standards for all lots	PB/Town/Medium	2008
	e. Inform property owners of importance of protecting water quality	CC/High	Ongoing
	f. Encourage citizen based water quality monitoring efforts	Selectmen/High	Ongoing
	g. Consider waste disposal services for boat owners	Selectmen /Low	2007
	h. Update the Shoreland Zoning Ordinance using State guidelines	PB/Town/Medium	2006
	i. Continue to inspect motorboats for invasive aquatic plants	Selectmen/Town/High	Ongoing
	j. Continue efforts to control/eliminate aquatic plants in all Town lakes	Selectmen/CC/High	Ongoing
2. Protect mapped aquifers	a. Adopt aquifer protection standards for sand and gravel aquifers	PB/Town/Medium	2008
3. Protect drinking water	a. Maintain requirement for hydrogeologic assessment	Town/High	Ongoing

<b>Policy</b>	<b>Strategy</b>	<b>Responsibility/Priority</b>	<b>Year</b>
4. Protect shared resources	a. Encourage CC to continue work on regional watershed projects	Selectmen/High	Ongoing
	b. Work with surrounding towns on water quality protection	CC/High	Ongoing
5. Preserve wetlands	a. Maintain Resource Protection District around 2-acre wetlands	Town/High	Ongoing
6. Conserve prime forest land	a. Provide information to landowners on preservation techniques	CC/Medium	Ongoing
	b. Maintain timber harvesting standards in Town ordinances	Town/High	Ongoing
7. Preserve wildlife habitat	a. Revise ordinances to minimize development impact on habitat	Town/Low	2008
	b. Continue Resource Protection District for waterfowl, deer habitats	Town/High	Ongoing
8. Preserve the Town's scenic areas	a. Develop criteria for identifying significant views	CC/Medium	2005
	b. Undertake an inventory of scenic views	CC/Medium	2006
	c. Preserve scenic views from roads and other public places	PB/Town/Medium	2008
9. Identify other resources	a. Establish a process for identifying other natural resources	CC/Low	2009
10. Increase open space	a. Create an open space plan for prioritization of open space purchases	CC/High	2006
	b. Continue to provide money for the open space fund	Town/High	Ongoing
	c. Target land purchases to protect large tracts of connected open space	CC/Selectmen/High	Ongoing
11. Protect farmland	a. Encourage cluster housing to preserve prime agricultural land	PB/Low	Ongoing
12. Utilize resource data	a. Integrate the Town's digital maps into development reviews	PB/High	2005
<b>Housing</b>			
1. Seek to achieve 20% affordable housing in new developments	a. Allow accessory apartments	Town/High	2006
	b. Research applicability of housing rehabilitation grants	Hous. Comm/Medium	2007
	c. Require 10% affordable housing in new developments	PB/Town/High	2006
	d. Provide information on affordable housing programs at Town office	Selectmen/Low	2005
	e. Establish an affordable housing committee	Selectmen/High	2005
	f. Allow mobile home parks in new VRI (currently zoned VRII)	Town/High	2006

<b>Policy</b>	<b>Strategy</b>	<b>Responsibility/Priority</b>	<b>Year</b>
<b>Economy</b>			
1. Expand the commercial tax base	a. Encourage low impact businesses in the Commercial District	PB/High	Ongoing
	b. Investigate performance standards for larger scale home occupations	PB/High	2006
	c. Use TIF revenues to facilitate growth in Commercial, Ind. Districts	Selectmen/Town/High	Ongoing
	d. Support LRDC's efforts to expand tax base in Comm., Ind. Districts	Town/High	Ongoing
	e. Develop additional standards for Route 302 commercial development	PB/High	2006
2. Expand the industrial tax base	a. Repeal the industrial floating zone	Town/High	2006
	b. Continue to allow light industry in the Industrial District	Town/High	Ongoing
	c. Adopt additional performance standards for industry	PB/Town/Medium	2006
	d. Support the efforts of the Lake Region Development Council	Town/High	Ongoing
3. Encourage agriculture	a. Provide information to landowners on land preservation techniques	CC/Medium	Ongoing
4. Reduce the tax burden	a. Investigate successful tax reduction programs in similar communities	Selectmen/Medium	2005
	b. Work at the regional and state level on tax reduction	Selectmen/High	Ongoing
	c. Undertake a revaluation to ensure fair share taxation	Selectmen/High	2004
<b>Transportation</b>			
1. Ensure that roads are adequately maintained on a year-round basis	a. Maintain sufficient Town staff to maintain Town roads	Selectmen/Medium	Ongoing
	b. Maintain capital improvement program for facilities and equipment	Selectmen/High	Ongoing
	c. Maintain road standards	Selectmen/High	Ongoing
	d. Prepare a 10-year road improvement program	Selectmen/High	2005
	e. Accept private roads in growth areas when built to town standards	Town/High	Ongoing
	f. Do not accept private roads in rural areas of town	Town/High	Ongoing
2. Provide safe traffic conditions by working at all government levels	a. Use State accident records to prioritize road improvements	Selectmen/Medium	Ongoing
	b. Work with other agencies on solutions to traffic problems	Selectmen/Medium	Ongoing
	c. Maintain signs and fire lane signs for all roads	Fire Department/High	Ongoing
	d. Work to create innovative solutions to improve traffic conditions	Selectmen/Low	Ongoing

<b>Policy</b>	<b>Strategy</b>	<b>Responsibility/Priority</b>	<b>Year</b>
3. Limit and reduce curb cuts along all major roads	a. Maintain local standards for curb cuts and driveway openings	Town/High	Ongoing
	b. Adopt access management standards for Routes 302, 85 and 121	PB/Town/High	2006
	c. Require shared driveways and parking lots for commercial uses	PB/Town/High	2006
4. Encourage public transportation	a. Encourage public transit opportunities in the Lake Region	Selectmen/Low	2008
	b. Work with the State on establishing new park and ride lots	Selectmen/Medium	Ongoing
<b>Public Facilities</b>			
1. Maintain adequate police protection, public safety	a. Work with the County to establish a regional dispatch center	Selectmen/High	Ongoing
	b. Evaluate public safety needs, recommend appropriate action	Selectmen/High	Ongoing
	c. Increase police coverage	Selectmen/High	2005
	d. Pursue watercraft speed, safety, and noise enforcement	Selectmen/Medium	2006
	e. Encourage contributions to police, fire and rescue services	Selectmen/High	Ongoing
	f. Periodically evaluate public safety salary and benefit competitiveness	Selectmen/Medium	Ongoing
2. Upgrade town facilities	a. Identify land areas for expansion of municipal services, facilities	PB/Medium	2006
	b. Establish and maintain a town facility land acquisition fund	Town/High	2005
	c. Evaluate options for Town hall and public works facility	Selectmen/Medium	2007
3. Provide quality community facilities	a. Work with Library Club to provide quality library services	Selectmen/Medium	Ongoing
	b. Work with recreation organizations to provide quality services	Rec. Committee/High	Ongoing
4. Continue and improve the municipal recycling and hazardous waste disposal programs	a. Continue curb side pickup of recyclable materials	Selectmen/High	Ongoing
	b. Continue to publicize the importance of recycling	CC/Medium	Ongoing
	c. Continue collection and disposal of household hazardous waste	Selectmen/High	Ongoing
	d. Continue to use Lake Region Bulky Waste facility	Selectmen/High	Ongoing
	e. Work to establish a regional hazardous waste collection site	Selectmen/Medium	Ongoing
5. Continue innovative approaches for recreation	a. Work with summer camps to allow public use in the off-season	Rec. Committee/High	Ongoing
	b. Work towards full use of school recreation facilities	Rec. Committee/High	Ongoing
6. Increase lake access	a. Improve existing lake access; investigate additional access	Selectmen/CC/Medium	Ongoing

<b>Policy</b>	<b>Strategy</b>	<b>Responsibility/Priority</b>	<b>Year</b>
7. Regulate powerboats	a. Address regional enforcement of local waterway use	Selectmen/Low	2006
8. Continue to encourage private efforts to create greenbelt system of trails	a. Encourage private inter-community trails	CC/Low	Ongoing
	b. Adopt regulations to encourage trail preservation in new development	PB/Town/Medium	2008
	c. Publicize liability exemption for public use of private property	CC/Low	2008
	d. Encourage responsible use of motorized recreational vehicles	Rec. Committee/High	Ongoing
9. Develop a park or parks for community activities	a. Maintain the local land acquisition fund for open space	Town/High	Ongoing
	b. Continue to evaluate recreation needs on an ongoing basis	Rec. Comm./Medium	Ongoing
	c. Provide landowner incentives to set aside land for public recreation	CC/Low	2009
10. Expand the Town's recreation programs	a. Support the Raymond Recreation Association's recreation programs	Selectmen/Town/High	Ongoing
	b. Explore options for increasing Town support for recreation programs	Selectmen/Medium	Ongoing
11. Encourage bikeways for non-motorized use	a. Encourage the State to provide shoulders on 85 and 121 for bikes	Selectmen/Low	Ongoing
	b. Support continued bike use of snowmobile and pedestrian trails	Selectmen/Low	Ongoing
	c. Encourage bike paths in new subdivisions	PB/Medium	Ongoing
12. Review Town property	a. Develop options and a plan for use of the former Town dump	Selectmen/Low	2007
13. Continue to encourage avenues of communication	a. Continue workshops on board and committee activities, plans	All boards/Medium	Ongoing
	b. Continue to publish a Town newsletter	Selectmen/High	Ongoing
	c. Work towards live broadcast of board, committee meetings	Selectmen/Low	Ongoing
14. Maintain Town Meeting form of government	a. Do not actively pursue change to existing government structure	Selectmen/Town/High	Ongoing
	b. Develop a document on municipal roles and responsibilities	Selectmen/Low	2008
15. Support elderly service	a. Continue to support agencies that serve elderly residents	Town/High	Ongoing
<b>Municipal Finances</b>			
1. Plan for Town's needs	a. Use Budget/Finance Committee for advice on Town needs	Selectmen/High	Ongoing

<b>Policy</b>	<b>Strategy</b>	<b>Responsibility/Priority</b>	<b>Year</b>
2. Encourage service coordination	a. Evaluate sharing of resources between departments and the school	Selectmen/High	2005
	b. Take advantage of financial incentives for regional cooperation	Selectmen/High	Ongoing
3. Continue CIP process	a. Continue and update 5-year capital improvement program	Selectmen/High	Ongoing
4. Consider reserve funds	a. Establish reserve funds, where appropriate, for large capital expenses	Town/High	2005
	b. Create mechanisms for Town to receive charitable contributions	Selectmen/Low	2006
5. Investigate impact fees	a. Investigate the impact fee experience of other towns	PB/Medium	2007
	b. Develop and support an impact fee program if feasible for Town	PB/Town/Medium	2009
<b>Land Use</b>			
1. Slow Raymond's rate of growth and ensure that the majority of growth occurs in the growth districts	a. Implement a growth cap in the Town's rural areas	PB/Town/High	2005
	b. Reduce VR-I lot size requirement to 1 acre and 100 feet of frontage	PB/Town/High	2005
	c. Maintain the existing boundaries of the Commercial District	PB/Town/High	2005
	d. Eliminate the VR II District; allocate land to Rural Residential, VRI	PB/Town/High	2005
	e. Change LRR1 from 2 to 3 acres except for open space subdivisions	PB/Town/High	2005
	f. Change RR from 2 to 3 acres except for open space subdivisions	PB/Town/High	2005
	g. Change Rural from 3 to 5 acres except for open space subdivisions	PB/Town/High	2005
	h. Allow sale of one lot in any district at 2003 requirements	Town/High	Ongoing
	i. Tax land to extent allowed by law to preserve open space	Town/High	Ongoing
	j. Monitor growth in growth and rural areas	Planning Board/High	Ongoing
2. Preserve open space	(see natural resources)	-	-
3. Ensure sound land use	a. Encourage open space subdivisions	PB/High	Ongoing
4. Permit new commercial growth	a. Concentrate commercial development in Commercial District	PB/High	Ongoing
	b. Allow denser development in the Commercial District	PB/Town/High	2005
	c. Exclude commercial development elsewhere along Route 302	PB/Town/High	Ongoing
5. Enforce town ordinances	a. Evaluate the need for additional code enforcement assistance	Selectmen/High	Ongoing
	b. Ensure that Town has sufficient staff to enforce local ordinances	Selectmen/High	Ongoing
	c. Continue to increase citizen awareness of local land use issues	PB/Medium	Ongoing



## FUTURE LAND USE MAP

A major function of the comprehensive planning process is to identify areas of the community that are well suited for development, and then develop workable strategies for encouraging most of the Town's anticipated development to occur in these areas. Conversely, new development should be steered away from areas that are environmentally sensitive or contain important rural resources. The Future Land Use Map, which closely mirrors the existing zoning map, is sensitive to environmental features and existing land use patterns.

### Growth Districts

It is the intent of this Plan to direct a majority of the Town's growth over the next 10 years to the Town's growth districts. These growth districts include the following:

- 1. Village Residential I (VRI):** The purpose of the VRI District is to provide housing in a compact residential area. The areas encompassed in this district should be of an urban nature with neighborhood shopping services and facilities to be provided within the district. The district should combine the convenience of urban life with the physical amenities of (the) rural environment. The Village Residential District I (VRI) boundaries include Raymond Village (a relatively high density residential neighborhood) and land to the southeast of Route 85, north of the Commercial District and south of Gore Road, as well as a portion of land currently zoned Village Residential II (VR II). This Plan proposes that the VR II District be eliminated. The Plan proposes to reduce the lot size requirement from 60,000 square feet to one acre, and the frontage requirement on Town roads from 225 feet to 100 feet. The VRI District appears to contain sufficient undeveloped land areas to accommodate most of the Town's anticipated residential growth over the next 10 years.
- 2. Commercial District (C):** The purpose of the Commercial District is to provide general retail, wholesale, service and business facilities in an area convenient to the residents of the Town. This district should fulfill the needs of the townspeople for many of their retail and service needs. In addition, it should serve as the wholesale distribution center for the Town. Most of Raymond's commercial development has occurred in the Commercial District, along the southern portion of Route 302. The Town has purposefully avoided allowing strip commercial development along the entire length of Route 302 in Raymond. The lot size requirement would be unchanged at 20,000 square feet; the frontage requirement would continue to be zero.
- 3. Industrial District (I):** The purpose of the Industrial District is to allow limited, low-impact industrial development in areas where industrial development has already occurred. The Industrial District would continue to have no lot size or frontage requirements.

### Rural Districts

It is the intent of this Plan to direct most of the Town's growth over the next 10 years away from rural areas and, where it does occur, to encourage growth patterns that are sensitive to the rural nature of Raymond. The Town's growth districts include the following:

- 1. Rural Residential District (RR):** The purpose of the Rural Residential District is to allow low density residential growth while maintaining the basic rural orientation of the community. The

Town of Raymond recognizes that certain areas of Town will experience residential growth due to rapid population growth in the region. The Rural Residential District includes areas that have experienced recent residential growth. The Plan is designed to encourage open space subdivisions that result in the preservation of open space lands, although single lot development would be allowed on larger parcels of land. The lot size requirement for open space subdivisions would continue to be 2 acres, but it would increase from 2 acres to 3 acres for all other types of development.

2. **Rural District (R):** The purpose of the Rural District is to protect and preserve appropriate areas of Town from urban sprawl by designating uses and standards that are appropriate to a rural character. The Plan recognizes that rural areas are generally the farthest from Town services and the growth areas of the community; they also contain some of the most environmentally sensitive areas of the community. The Rural District includes some of the more rural sections of the Town, including most of the land currently zoned VR II. The Plan is designed to encourage open space subdivisions that result in the preservation of open space lands. Single lot development would be permitted on much larger parcels of land. The lot size requirement for open space subdivisions would continue to be 3 acres, but it would increase from 3 acres to 5 acres for all other types of development.
3. **Limited Residential/Recreational District I (LR/RI):** The purpose of the LR/RI District is to allow moderate-density residential development in shoreland areas, subject to the requirements of the Town's Shoreland Zoning Ordinance. The District applies to shoreland areas exclusive of Raymond Cape that are not otherwise zoned Resource Protection. The lot size requirement for open space subdivisions would continue to be 2 acres, but it would increase from 2 acres to 3 acres for all other types of development.
4. **Limited Residential/Recreational District II (LR/RII):** The purpose of the LR/RII District is to allow moderate-density residential development on Raymond Cape, subject to the requirements of the Town's Shoreland Zoning Ordinance. The District applies to most of the shoreland and inland areas on Raymond Cape. The lot size requirement would continue to be 3 acres.
5. **Resource Protection District (RP):** The purpose of the RP District is to protect areas in which development would adversely affect water quality, productive habitat, biological ecosystems, or scenic or natural values. Residential, commercial and industrial structures would continue to be prohibited in this district.

Insert future land use map