

TOWN OF RAYMOND



COMPREHENSIVE PLAN

2004

VISION STATEMENT

Raymond, Maine is a wonderful community with friendly people, caring neighbors, and an exceptional quality of life. In addition to its people, our community encompasses miles of open space, rolling hills, five lakes and ponds, a river, and an abundance of plants, trees and wildlife.

As our citizens look to our future, we know that change is the one certainty, just as it has been for generations before us. Studying and anticipating change through a process of comprehensive planning can enable us to help determine our future. Throughout this process, our primary responsibility should be to our residents and existing stakeholders as well as to the generations that will follow in their footsteps, just as previous generations have preserved the quality of life for us. The cornerstone of this foundation that we have inherited and upon which our future will be built is human respect. Every inhabitant of the Town of Raymond deserves and should be afforded privacy, the right to peace and well being, security, education, an unspoiled environment, public safety and guaranteed democratic freedom, which is the freedom to live life freely so long as it does not diminish the quality of life for our neighbors.

We seek a fair and just community where all citizens have equal rights, where people want to raise families, where children can receive an excellent education and later return to their lives, where our elders are respected and cared for, where people feel safe and happy, where our air, water, land, habitat, and other natural resources are protected, where access to resources and public services will meet the needs of our citizens in a fiscally responsible manner, and where future generations will want to return.

It is also important to remember that just as we are neighbors within our own community, we too are neighbors to our neighboring communities, state, country and planet. At no time can we lose sight of our responsibility to be consistent in our relations and approach to the world around us.

In all likelihood, Raymond will continue to grow as long as it is a desirable community in which to live. It is the task of this generation to address that growth and to help assure that Raymond remains a wonderful place in which to live a full life and to raise a family for not only this, but also for successive generations. We hope the way in which we lead our lives will leave this community a better place than it was before we arrived. To this end, we endeavor to create this Comprehensive Plan.

Town of Raymond Draft Comprehensive Plan

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**RAYMOND COMPREHENSIVE PLAN
TABLE OF CONTENTS**

1.	HISTORY, HISTORIC, ARCHAEOLOGIC RESOURCES	1-1
	History.....	1-1
	Historic, Archaeological Resources.....	1-3
2.	NATURAL RESOURCES	
	Soils.....	2-1
	Groundwater Resources	2-2
	Surface Water Resources	2-6
	State and Local Actions, Regulation of Water Quality.....	2-10
	Wetlands	2-14
	Floodplains.....	2-17
	Wildlife Habitats and Critical Natural Resources.....	2-17
	Slopes and Scenic Resources	2-21
3.	POPULATION	
	Historical Trends.....	3-1
	Comparative Population Change	3-2
	Age Distribution.....	3-2
	Median Age.....	3-3
	Household Size	3-4
	Household Type	3-4
	Educational Attainment	3-5
	Median Household Income and Poverty.....	3-5
	Population Projections	3-6
4.	HOUSING	
	Changes in Total Housing Stock.....	4-1
	Year-Round and Seasonal Dwellings	4-2
	Housing Types	4-3
	Growth by Type of Structure, 1990-2000.....	4-4
	Owner Occupied vs. Renter Occupied Dwellings	4-4
	Housing Age and Services	4-5
	Housing Affordability.....	4-6
	Rental Affordability	4-8
	Future Growth and Housing Affordability	4-9
5.	ECONOMY	
	Raymond and the Lakes Region	5-1
	Report Highlights.....	5-1
	Employment.....	5-2
	Employment by Industry.....	5-3
	Employment by Occupation	5-4

	Taxable Retail Sales.....	5-5
	Major Industrial Employers	5-5
	Local Businesses.....	5-6
6.	TRANSPORTATION	
	Overview of State Highways in Raymond.....	6-1
	Route 302	6-3
	Bridges	6-5
	Local Roads	6-5
	Public Transportation System.....	6-5
7.	PUBLIC FACILITIES AND SERVICES	
	Town Government	7-1
	Town Boards and Committees.....	7-2
	Dispatch Center.....	7-3
	Raymond Fire and Rescue Services.....	7-4
	Police.....	7-5
	Public Works.....	7-5
	Solid Waste	7-6
	Water and Sewer.....	7-6
	Outdoor Recreation.....	7-7
	Library.....	7-8
	School System.....	7-9
8.	MUNICIPAL FINANCES	
	Historical Valuations and Taxes	8-1
	Valuation Comparisons.....	8-1
	Personal Property, Industrial Valuation.....	8-2
	Property Tax Burden.....	8-3
	Educational Tax Burden	8-4
	Town Revenues and Expenditures.....	8-5
	Revenue and Expenditure Comparisons	8-7
	Long Term Debt.....	8-7
	Tax Increment Financing (TIF) District	8-8
	Capital Improvement Program.....	8-9
9.	LAND USE	
	Inventory and Distribution of Existing Land Uses	9-1
	Recent Land Use Trends, 1991-2001.....	9-3
	Long Term Land Use Trends: Past and Future.....	9-4
	Future Land Use Policy Issues.....	9-4
	Land Use Maps	9-5
	Summary of Land Use Districts.....	9-8
	Raymond Zoning Map	9-11
10.	REGIONAL COORDINATION	10-1

11. SUMMARY OF FINDINGS

Historic and Archaeological Resources 11-1
Natural Resources 11-1
Population 11-2
Housing 11-3
Economy 11-3
Transportation 11-4
Public Facilities 11-4
Municipal Finances 11-5
Land Use 11-5

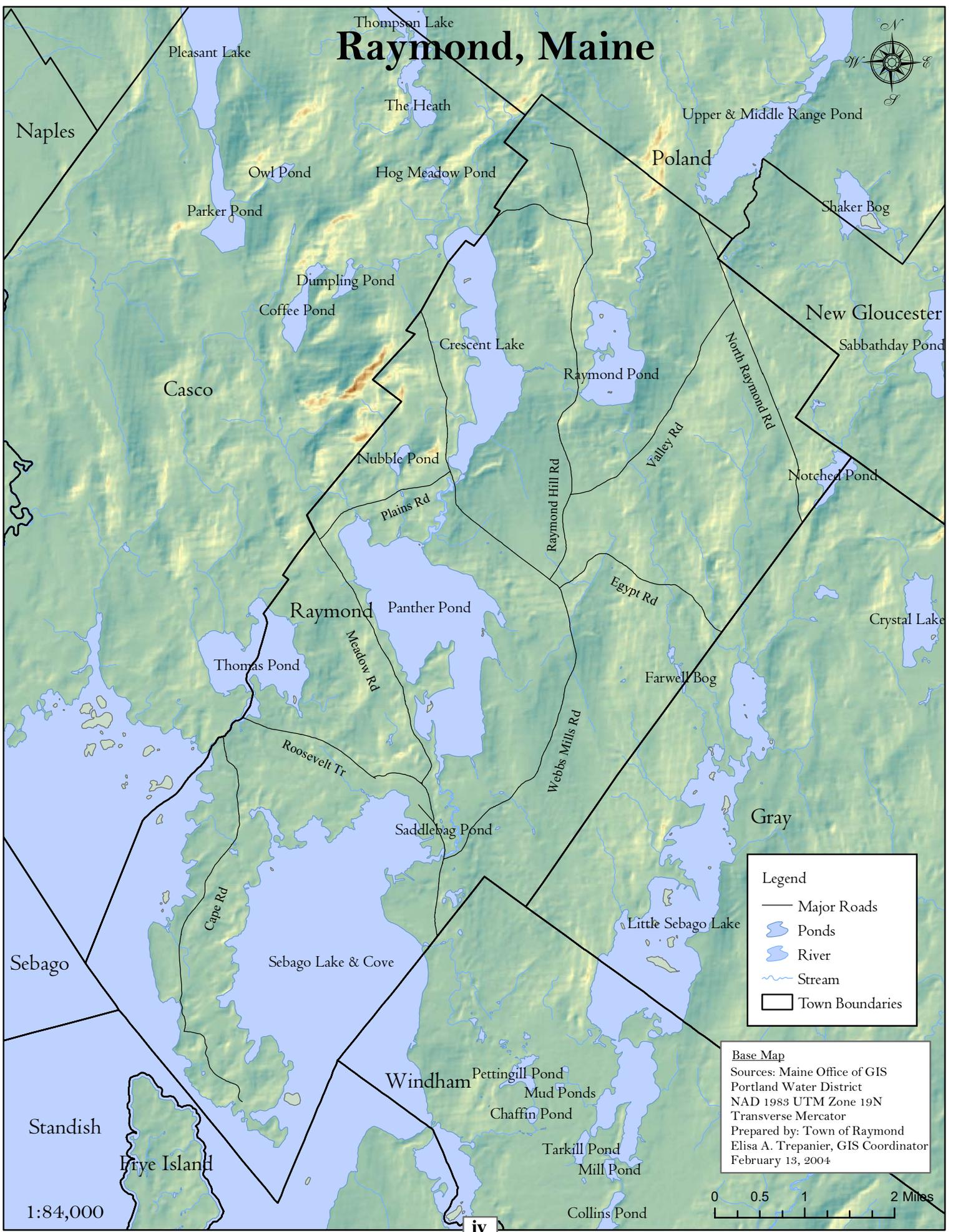
12. GOALS, POLICIES, STRATEGIES

Historic and Archaeological Resources 12-1
Natural Resources 12-2
Housing 12-6
Economy 12-7
Transportation 12-8
Public Facilities and Services 12-11
Municipal Finances 12-15
Land Use 12-16
Policies/Strategies Action Matrix 12-19
Future Land Use Map 12-25

MAPS

Base Map iv
Historic and Archaeological Resources 1-5
Aquifers 2-23
Floodplains and Watershed 2-24
Wetlands 2-25
Habitats 2-26
Buildings, 1892-2001 9-6
2026 Buildings 9-7
Raymond Zoning 9-11
Future Land Use 12-27

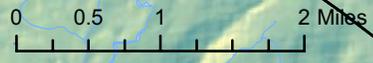
Raymond, Maine



Legend

- Major Roads
- ☪ Ponds
- ☪ River
- ☪ Stream
- ▭ Town Boundaries

Base Map
Sources: Maine Office of GIS
Portland Water District
NAD 1983 UTM Zone 19N
Transverse Mercator
Prepared by: Town of Raymond
Elisa A. Trepanier, GIS Coordinator
February 13, 2004



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1. HISTORY AND HISTORICAL AND ARCHAEOLOGICAL RESOURCES

History

The Town of Raymond, as we know it here and now, had its start with the arrival of its first two settlers in 1770. But its story would start a century earlier when William Raymond, or Rayment as it was then sometimes spelled, of Beverly, Massachusetts, earned public recognition by leadership participation in the 1675 militia attack on the Rhode Island Indian stronghold of Narragansett in the Great Swamp Fight in King Philips War. Then when the resentful Indians allied themselves with the French adventurers in Quebec to harass the English settlements along the Atlantic coast, Captain William Raymond raised a company of 60 men of Beverly to participate with some other Massachusetts colonists under Sir William Phips in an attempt to destroy the French fortress, the center of French activity in the new world. They did attack and enter the city but the arrival of winter and epidemic in the fleet resulted in disaster and great loss of life.

Massachusetts had no money for payment of their services and the promise of gain through captured loot was not realized, leaving the survivors and dependents without compensation until 1735 when a move was made to reward them with grants of land. Townships of land were taken by these companies of soldiers for settlement. Town facilities and roads were laid out and individual land parcels drawn by lot. Called "Canada Towns" due to their origin to differentiate them from other types of land grants, the Beverly Company Township was called "Canada #1" or "Beverly-Canada". Some three dozen other similar companies from seacoast towns north and south of Boston formed a semi-circle of settlements 50 to 100 miles further inland, intended to act as a defensive barrier to discourage further French and Indian depredations.

In 1741 another continuing problem, that between Captain John Mason who, together with Sir Ferdinando Gorges had been granted the "Province of Main" in 1622 and claimed the land north of the Merrimac River, was terminated. With now an acknowledged boundary between Massachusetts and Mason's province of New Hampshire, Beverly-Canada was found to be in the new Province along with many other invalidated Massachusetts grants. Attempts to come to terms with the New Hampshire Proprietors were unsuccessful and the illegal squatters could only go back to Beverly and other towns and forfeit their rights and hard work. Eventually what had been Beverly-Canada became the present town of Weare, west of Concord and Manchester.

By 1760 another attempt was initiated to compensate the deprived "Canada Soldiers," by now all heirs or assigns of the original veterans, with grants of land in the Province of Maine which belonged to Massachusetts by acquisition from the Gorges heirs. Permitted in 1765 to select from unappropriated land adjacent to a settled town, the Beverly Proprietors, still led by descendants of William Raymond, considered sites and visited one up the Royal River above North Yarmouth but finally selected our present location next to the settled town of Windham in 1767. Many of the other Canada Towns similarly evicted from New Hampshire were doing the same, such as Rowley-Canada (Bridgton), Newbury-Canada (Poland), Gorham-Canada of Barnstable (Otisfield), Whitman-Canada (Waterford), Newton-Canada (Paris), and Sudbury-Canada (Bethel).

Cumberland County had been formed in 1760 from a part of York County and the land, except for the townships established in 1735 at the time and manner of the Canada Towns, was virginal wilderness. A surveyor, George Peirce of Otisfield, was engaged to survey and lot out the Town of Raymond for settlement. The Beverly Proprietors drew for their lots again, in four divisions of 64 shares (60 for the company, one for the first settled minister, one for the support of the ministry, one for the support of schools, and one for Harvard College) in accordance with the terms of the grant. Taxes or assessments were paid to Massachusetts through the tax collector of Windham and prospective settlers acquired their 100 acre parcels directly from the individual proprietors.

The first arrival of settlers was in 1770 when Joseph Dingley and Dominicus Jordan of Cape Elizabeth came up the Presumpscot River to Sebago Pond, attracted by the proprietors' offer of a free 100 acre lot to the first claimants on the spot. Resting overnight at the foot of the lake, Dingley stole away early with their canoe to be the first (at the head of Kettle Cove) leaving Jordan to walk the shore to the mouth of the Jordan River where he set his stake in second place. Arrivals continued with early names of Cash, Davis, Brown, Gay, Staples, Leach, Tinney, Crisp, Smith, Simonds, and other. Log cabins were erected, land was cleared by massive cutting and burning of forests and means of subsistence and livelihood were established.

In the first rush of settlers to provide shelter on a productive site, assigned lots according to the Peirce survey map were difficult to discover and more ignored than observed. By 1790 tenancy and lines were in a mess, unsolvable by Peirce or the proprietors. Jordan and Dingley were directed by the proprietors to get a new survey, discovering the Peirce lines if possible, and present the plan by 17 March 1791 or forfeit their pay. This they did on that date, with Nathan Winslow of Portland as surveyor, though they failed to note on each lot the nature of the land as directed due to the work being done with snow on the ground. Lines were not cleared for sightings or elevations and generous allowances were made for "swag of the chain" so that most 100 acre lots were and still are, in excess of that size. Many adjustments and changes in both map and sites were necessary before the first deeds could be written and recorded on 29 March 1794, but at last there was some order and legitimacy to the township of Raymondtown, Massachusetts.

With inadequacies in a proprietary form of government in a growing settlement, Raymond became the 146th incorporated town in the District of Maine, Commonwealth of Massachusetts, on 21 June 1803. Town offices were established to afford self-government, but Boston was a long way off and indifferent to the needs of the people. Given this situation, together with the interposition of the State of New Hampshire between the Commonwealth and District, it was not long before there was agitation for Maine statehood, which came in 1820. Growth had been rapid and continuous as settlers arrived and families grew, prospering through agriculture and timber for Portland and other seacoast towns running short of nature's bounty.

Raymond was difficult to administer, since it was one of the largest townships in Maine by virtue of the original land request in 1765 being enlarged to offset the large area taken by lakes and ponds that were then of little agricultural use. But in 1829 the town was reduced in area by the taking of that part of Raymond to the west and north of Crooked River which, together with portions of Otisfield, Harrison, Bridgton, and Sebago formed the new Town of Naples. Then, with the wilderness of Rattlesnake Mountain in the center of the town, there was dissatisfaction by those living in the western part due to their insulation from and the greater attention given the eastern part where Town Meetings were held in Raymond Village. In 1838, by petition to the legislature, the western part tried to become a separate town but did not succeed. In 1841 a second try was successful and on March 18, 1841 a new town was named Casco, reducing Raymond to about half in area and population. There were, however,

gains when, in 1859, a gore of land between Raymond and Gray and another between Raymond and Standish cape were annexed to Raymond followed by, in 1869, the annexation of Standish Cape itself.

Steady growth and activity in the area continued to peak in 1860, terminated by a combination of effects of the Civil War followed by the post-war movement of people and business to the newly opened west. Maine, noted for its large families engaged in agriculture, had a greater percentage of its population in the military service than any other state during the war and after that conflict, the western style of farming and fee land, together with movements of the labor force to the industrial cities for mill occupations, created a precipitous decline in population equal to the climb before the Civil War. This reached its nadir in 1930, since which time it has resumed its earlier rapid increase and had passed its 1860 peak by 1970 with no indication yet of any tapering off.

Prepared by Ernest Knight

Historic and Archaeological Resources

There are at least 25 significant historical properties and archaeological sites in Raymond, the importance of which are unrecognized by many local residents.

Historic Structures and Sites. The Maine Historic Preservation Commission's records indicate that there is only one structure in Raymond (the Hawthorne House) included on the National Register of Historic Properties. This does not mean, however, that there are no other significant historic properties within the Town's boundaries. Inclusion in the National Register is voluntary on the part of a property owner, and results from the preparation of a nomination application by a property owner, the Maine Historic Preservation Commission, or any other interested group. The preparation of nomination papers for many of the Town's other historic properties has not yet occurred in Raymond.

There are a number of buildings in Raymond built in the nineteenth century or earlier that might qualify for inclusion on the National Register. The ell of the Crockett house (#1) was reportedly the home of Dominicus Jordan, Raymond's first settler. This section would have been built before 1800. Sometime before 1870, it was expanded and was known as Sawyer's Tavern. Since then, it has been converted to apartments. Ye Olde House (#2) was one of the early homes on Route 85 and was also built before 1800. It has been an inn and a private home at various times and at present is a restaurant. The Hawthorne House (#3), built in 1812, was the boyhood home of Nathaniel Hawthorne and is listed in the National Register of Historic Places. Following the Hathorne (original spelling) family ownership, it became a tavern, then a church, and is now a community building owned by the Hawthorne Association. The building on the corner of Routes 85 and 302 (#4) has been used as a stage stop, a tavern, as Fulton's Store, and the Pleasant View House (a summer boarding house).

Two of the churches in Raymond are also nineteenth century buildings. The Raymond Hill Church (#5) was built in 1834 on land donated by Richard Manning, the agent for the Proprietors of Raymond. It has an unusual curved ceiling and is included in the Greater Portland Landmarks' historic properties list. This church's cemetery has a number of graves of the early settlers. The Raymond Village Church (#6), built in 1879, has original trompe l'oeil artwork on the walls and ceiling painted by the first minister, Reverend William Twort. The Raymond Village Church's weathervane is a restoration of the original weathervane made by Sumner Plummer soon after the church was built. The church bell was made and installed in 1884.

In several of the cemeteries, there are some unusual pressed bronze monuments that date from the late 1800's. Two of these monuments are in the Village Cemetery (#7), two in Riverside (#8), and one in Raymond Hill Cemetery (#9). Behind the Village Cemetery, there is a stand of pine trees where a celebration of the Town's centennial took place in 1903. Since then, this area has been called "Centennial Grove."

Several of the present homes in the Town, particularly along Main Street in the Village, were at one time stores or small manufacturing shops. Clough's Store (#10) in East Raymond is probably the only building in this area that is still used commercially. It was built prior to 1900 and was formerly called Lane's and then Cole Brothers. At one time, it had a public dance hall on the second floor. Marsh's Store (#11) in the Village operated until the mid-1980's. It was built before 1876 and was formerly called Harmon's. Additions behind the store and eventually the store itself were converted to apartments, but at present the building is vacant. Both of these stores also served as relay stations for the first telephones, which came to Raymond in 1914.

Until the first consolidated school was built in East Raymond around 1950, there had been as many as fourteen small school houses in the Town. Some of these remain as private homes. They are as follows: School #1 on Mill Street near Gay Street (#12), the Over the River School (#13) next to St. Raymond's Church, School #8 on the North Raymond Road (#14) across from Ganderbrook, and the house across from the Village Church parking lot (#15). The present Town Hall (#16) was originally the East Raymond School. The last school used in the Village was added onto and converted to the Bayview Apartments (#17).

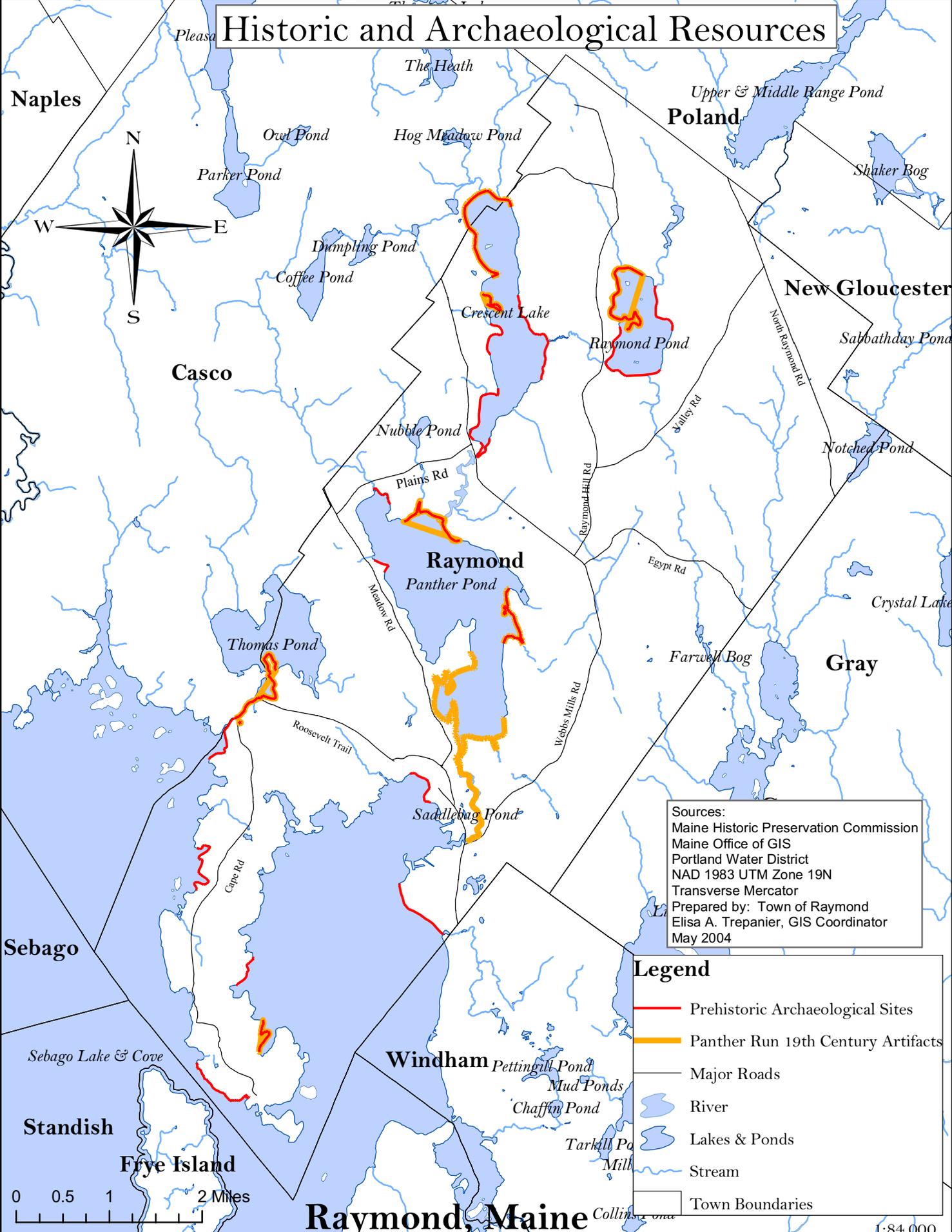
Archaeological Sites There is one historic archaeological site and sixteen prehistoric archaeological sites in Raymond, according to the Maine Historic Preservation Commission. These sites are located along the shoreline of Sebago Lake and related drainage areas, as shown on the Historic and Archaeological Resources map, page 1-5.

There are a few archaeological sites that have been identified by local sources. They are as follows:

1. First Dam Site – located above the present dam on Mill Street and allegedly the first mill site in present day Raymond: the rights to this dam site were reserved in 1765;
2. Frye's Leap;
3. Images at Frye's Leap – Original pictures purportedly painted by Indians;
4. Hawthorne's Cave, located next to Frye's Leap;
5. Hawthorne' Rock, located at the outlet of Thomas Pond into Dingley Brook;
6. Swan's Island – Site of canal and steam boat landing, at the end of Wharf Road;
7. Old Gold mine, located on land at the junction of Valley and Raymond Hill Roads;
8. Pulpit Rock, located off Route 302 in the vicinity of Thomas Pond; and
9. Dingley Dam – the first dam built in Raymond.

Analysis. The many historical and archaeological sites stand as evidence to Raymond's rich history. Unfortunately, the importance and location of these sites are unknown by many Raymond residents. One negative consequence of this situation might be the accidental demolition or irreversible alteration of one of the Town's historic and archaeological resources.

Historic and Archaeological Resources



Sources:
 Maine Historic Preservation Commission
 Maine Office of GIS
 Portland Water District
 NAD 1983 UTM Zone 19N
 Transverse Mercator
 Prepared by: Town of Raymond
 Elisa A. Trepanier, GIS Coordinator
 May 2004

- Legend**
- Prehistoric Archaeological Sites
 - Panther Run 19th Century Artifacts
 - Major Roads
 - River
 - Lakes & Ponds
 - Stream
 - Town Boundaries

0 0.5 1 2 Miles

Raymond, Maine

1:84,000

2. NATURAL RESOURCES

Life depends on natural resources such as air, land, water, vegetation and wildlife. The local economy depends on both use and conservation of these resources. Continued development can have serious and cumulative adverse impacts on the natural resources and systems that support the economy and quality of life in Raymond. These resources include slopes, soils, water resources, wetlands, floodplains, and wildlife habitats.

Soils

Soils are a basic resource of major importance to land use activities. They are the underlying material upon which roads, buildings, and septic systems are developed. And, they are the essential medium for agriculture and forestry. There are many different soil types, each with differing opportunities and limitations for any given land use.

Introduction to Soil Types. Over thousands of years, the soils in Raymond have been formed through the action of climate, slopes and vegetation on glacial outwash, glacial till, and ledge. Variations in these factors cause soil properties to vary from place to place on the landscape. These variable properties include color, texture, structure, drainage characteristics, erodibility, depth to bedrock, and depth to water table, among other characteristics. Because of these variations, there are many different soil types, sometimes called soil series, which have been identified, described in terms of their properties, and mapped by the U.S. Department of Agriculture's Soil Conservation Service (now known as the Natural Resource Conservation Service, or NRCS).

Each soil type or series has a different suitability for any of the many possible land uses for which it might be used or developed. For instance, some soils are well suited for septic systems, while others are marginally suitable and still others are not at all suitable. Similarly, different soil types have varying fertility for agriculture and forestry.

Soils and Their Role in Supporting Development. The Natural Resources Conservation Service (NRCS) has developed a system to assess the relative suitability of each soil type for development. The Soil Development Potentials Rating System for Low Density Urban Development in Cumberland County, Maine, rates all soil types found in Raymond for dwellings with basements, for roads, and for septic systems. The three potential categories have been combined into five composite development potential ratings: Very High, High, Medium, Low, and Very Low.

A rating of Very Low does not necessarily mean that the intended use cannot occur on that soil. It does mean, however, that severe limitations may exist and corrective treatment may be necessary to overcome them. The fewest limitations apply to development with soils rated Very High or High. The Soil Development Potentials map for the Town of Raymond shows the distribution the different ratings within the Town.

These town-wide map interpretations do not eliminate the need for on-site sampling, testing and study of other relevant conditions when development is proposed. Pockets of suitable or unsuitable soils may be present even though the town-wide medium intensity soil survey that is the source information for the town wide maps, and may indicate no suitable soils are present.

Prime Agricultural Soils and Additional Agricultural Soils of Statewide Importance. The Agricultural Soils map for the Town of Raymond shows soils which are rated by the NRCS as Prime Agricultural Soils and Additional (agricultural) Soils of Statewide Importance. These soils, within Raymond and the nation, are irreplaceable, finite and dwindling resources. They have evolved over thousands of years. Once they have been developed, they cannot be reclaimed for agricultural production. In an age when the economics of agricultural production make farming a marginal and struggling operation, it makes little sense to sacrifice such soils to development when less productive soils are available for development. We may need our best agricultural soils for their fertility and productivity over the long term.

Prime Agricultural Soils are often located on gently sloping upland areas, principally in the area near the geographic center of the town near the schools and the Town Offices. These Agricultural Soils located on uplands are also the least expensive to develop. There are also some areas of Prime Agricultural Soils located in and adjacent to the floodplains in low-lying areas. These latter Prime Agricultural Soils, in contrast to upland Prime Agricultural Soils, have Low or Very Low soil development potential for septic systems, and may therefore be less subject to development pressures.

Currently the Town has no mechanism or program in place that is designed to help protect these soils as an important natural resource from being lost to development. There are a variety of regulatory and non-regulatory options for protecting Prime Agricultural and Additional Soils of Statewide Importance. The Town of Raymond will need to decide in its planning process whether and to what degree it wishes to exercise these options to protect these soils.

Erosion and Sedimentation. Common land use and development practices, including agriculture, site development and timber harvesting, can often increase erosion, with consequent increases in sedimentation and the loss of valuable topsoil. Eroded sediment and topsoil can clog culverts, storm drains and ditches. It also contains phosphorus that will ultimately raise the phosphorus concentration and contribute to decline of lake water quality. For agricultural soils, poor soil conservation practices allow excessive erosion of both topsoil and with it, fertility.

To help minimize erosion and sedimentation, the Town of Raymond has adopted erosion and sedimentation control requirements in its Site Plan Review, Shoreland Zoning, and Subdivision ordinances.

Groundwater Resources

One major source of Raymond's water is in the ground. Precipitation that does not run off as surface water infiltrates the soil. Some may remain near the surface as soil moisture, where it becomes available for plants, but much of it continues to percolate downward, becoming

groundwater. Because much of Raymond's drinking water is drawn from groundwater sources, this is a particularly important resource.

From wells drilled in bedrock there is usually a relatively low yield and sometimes wells must be drilled to depths of several hundred feet to obtain adequate yields for household use. Typically, yields are below 10 gallons per minute (gpm). Occasionally, there are high yield bedrock wells but these are rare.

Sand and Gravel Aquifers. In a few locations, however, groundwater is available in higher yields from sand and gravel deposits that lie below the ground surface, but above the bedrock. These deposits, known as aquifers, are highly porous and allow for both storage and release of greater volumes of water through shallower wells that do not need to penetrate bedrock. Sand and gravel aquifers are important resources for large-scale community, agricultural and industrial water supplies, as well as an economical water source for individual homeowners.

In Raymond there are two categories of estimated yield: 10-50gpm, and 50+gpm. The extent of Raymond's sand and gravel aquifers appears on the Aquifers map for the Town of Raymond, page 2-23. The largest is the northern extension along Route 302 of the large aquifer that underlies North Windham as far as Panther Run. It also extends to the eastern shore of Jordan Bay. The northern section of this aquifer has high estimated yields, in excess of 50 gallons per minute.

Public Water Suppliers. Approximately 30 privately owned public water suppliers in Raymond, licensed by the Department of Human Services, draw on sand and gravel aquifers for their water supply. Public water suppliers are defined as serving 25 or more people and/or having 15 or more service connections. Only about one half of these are located above a sand and gravel aquifer. Some of these wells may draw directly on the aquifer. However, even where they are located over an aquifer, some wells may be drilled and cased well beyond the aquifer to a deep, bedrock fissure-supplied intake point.

The aquifer along the Rte 302 corridor is very likely a supply source for Sebago Lake, the source waters for the largest public water supplier in Maine, which now serves portions of Portland, South Portland, Westbrook, Gorham, Windham, Cape Elizabeth, Scarborough, Falmouth, Cumberland and now, with the installation of the new water main along Route 302, parts of Raymond.

Under State rules adopted pursuant to the federal Safe Drinking Water Act, public water suppliers in Maine must periodically test their water for a long list of chemical and biological contaminants. Maine's Water Quality Classification System requires that all of the State's groundwater be Class GW-A in order to be used for public water supplies. Water quality standards used to assess whether groundwater meets federal safe drinking water standards are those of the federal Safe Drinking Water Act.

Threats to Groundwater Quality. Because sand and gravel aquifers are porous and transmit water rapidly, they are also susceptible to pollution. According to the Maine DEP, there are no current serious groundwater contamination problems in Raymond that have manifested in the

form of contaminated drinking water wells. Existing or potential sources of aquifer pollution can include: septic tank effluent, landfill effluent, leakage from ruptured and/or abandoned above ground or underground storage tanks, controlled or uncontrolled hazardous materials used or stored at industrial sites, floor drains in garages or other work areas, road salt, sand-salt storage piles, and fertilizers and pesticides.

Historically, according to the DEP, there has been a documented leak from an underground storage tank at the Jordan Bay Mobil Station, opposite the intersection of Route 302 and 121, which is alluded to in the 1991 Comprehensive Plan. The leak probably occurred in the 1980s or earlier, and the leaking tank has long since been replaced. Since the early 1990s, the DEP has been monitoring whether the leaked material is migrating or not using neighboring wells. Gasoline in groundwater tends to float on the surface of the water table and slowly breaks down over a period of years. Over the last two years, DEP has seen no product in neighboring wells.

One of the federal Safe Drinking Water Standards relates to the permissible concentration of nitrates in groundwater. Nitrates are a significant health hazard because they inhibit the ability of human blood to transport oxygen throughout the body. In infants, an excessive level of nitrate consumption can cause what is commonly known as "blue baby syndrome", in which the baby's skin actually appears to have a bluish hue. In fact it is an indication that the child's tissues and organs are seriously deprived of needed levels of oxygen.

Nitrates are normally present in very low concentrations in groundwater. They are also present in human waste, and higher nitrate concentrations become distributed into groundwater through underground plumes of septic system effluent. Because nitrates are also present in fertilizer, including manure and synthetic fertilizers, agriculture is another significant source. In Raymond, agriculture and residential development are the most abundant source of potentially excessive nitrate concentrations.

Nitrates in groundwater from residential development can be problematic due to two causes. First, older developments and densely developed areas may contain a high proportion of homes with inadequately designed septic systems which have inadequately functioning septic systems, or cesspools or some other poorly designed and/or maintained systems. These systems may be located too close to adjacent wells. Second, the septic systems may meet the Maine State Plumbing Code standards, but also may be located on such marginal soils that they are still too densely located to prevent excessive nitrate levels. The Maine State Plumbing Code is designed to protect against bacterial and viral health hazards; its standards do not address nitrate levels.

Threats to Groundwater Quantity. The productivity of an aquifer can be limited by covering the ground surface above it with impervious surfaces such as roads, large buildings and parking lots, which can prevent water from entering the ground and replenishing the groundwater supply. Because Raymond's aquifers occur in an area which is primarily flat or gently sloping and has soils suitable for septic systems, the area may be easily developed and may be in demand for many uses.

In addition to existing conditions that may pose a threat to ground water quality and potential conditions that could inadvertently limit recharge and affect available volumes in storage, the

town should also consider the full range of potential future land uses that are expected to occur or could occur in the future.

Current Groundwater Protection Measures and Policy Issues. Raymond's current ordinances require plans for any proposed subdivision over 4 lots to include 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. A similar requirement is not in effect for proposed site plans, which can place high subsurface wastewater disposal demands on groundwater, depending on the nature of the proposed use.

A new state law now requires each town in Maine to notify public water suppliers of proposed developments that would be located within the area that their well uses to obtain its source water. This area is known as a source water protection area. To assist towns with determining where the source water protection areas of each public water supplier in their town is located, the Maine Drinking Water Program has provided a map (available at the Town Office) that delineates these areas.

At the same time, public water suppliers are eligible to voluntarily participate in the Maine Wellhead Protection Program. Under this program, a public water supplier, sometimes with technical assistance from the Drinking Water Program, delineates the area contributing to its well, takes inventory of any existing and potential threats within this area, and works with neighboring property owners, and sometimes, with the Town, to develop management and contingency plans that will help limit hazards from existing or potential land uses and activities within the wellhead protection area.

According to the Maine Drinking Water Program, all 30 of Raymond's public water suppliers are nominal participants in the wellhead protection program. They're mostly at a very early stage, with data on threats collected and submitted to the state. Few, if any, have a formal wellhead protection program in place at this writing.

The new public water supply main in Route 302 and the possibility of eventual extensions of this main further up the corridor and connections to existing and potential uses on either side of the corridor poses new land use planning policy issues for the Town and property owners. The new main may bring the opportunity for higher density development than has been previous feasible in this area of Raymond. It may also bring pressures to allow a broader range of land uses that pose new aquifer protection challenges. Accommodation of projected growth in higher densities can have potential advantages in helping to keep the incremental costs of community services lower on a per unit basis.

At the same time, as noted above, not all existing wells that are driven into the aquifer actually draw water from it, drawing instead from the deep bedrock. But it is very likely that some wells do draw directly from the aquifer. For them, and for Sebago Lake and the Portland Water District, continued clean water in the aquifer remains important.

At present, Raymond's ordinances do not apply special aquifer protection standards to proposed development when it is proposed over or in the recharge area for a sand and gravel aquifer. No

study has been conducted to determine whether and to what extent this may be important to protecting existing water quality in any of the town's aquifers. Before the arrival of the new public water supply main, the increasing intensity and variety of commercial uses made the Route 302 corridor a reasonable candidate for such a study. Now that public water is available in the area, the need for such a study to evaluate whether more effective groundwater protection measures are needed is greater, not just for protection of water quality but as an important component of evaluating a broader range of density and permitted use options that could be supported due to the presence of public water.

Surface Water Resources

Surface Water Resources include lakes, ponds, streams, rivers, and wetlands. To Raymond's year round and seasonal residents, and to visitors, these resources provide substantial recreational, aesthetic, economic and ecological benefits. For some, the lakes and ponds also serve as household water supplies. All of these water bodies are amenities and vital resources on which tourism and vacation home-related businesses have historically depended. The growing trend toward year round residency also is driven to a large extent by these amenities.

Lakes. There are several lakes and ponds within Raymond's borders. A portion of Raymond is located along Sebago Lake. Sebago Lake is rated as one of the State's most outstanding lakes by the Maine State Planning Office's "Maine's Finest Lakes" study (October 1989). It is the largest (28,771 acres), deepest (with a maximum depth of 316 feet), and most heavily used lake in Maine. Other municipalities with shorefront along Sebago Lake include Casco, Frye Island, Naples, Sebago, Standish and Windham. This lake is intensively used for recreational purposes throughout the year, with the highest level of use during the summer months. In addition to its use by these towns' year-round residents, Sebago Lake is greatly used by seasonal visitors to the Lake Region. Sebago Lake has significant fisheries, scenic shore character, geological (including Frye's Leap), botanical, and cultural features, according to the "Maine's Finest Lakes" study. The Lake also serves as the major public water supply source for several communities in the Greater Portland area, and is managed as such by the Portland Water District.

The other water bodies in Raymond include Panther Pond, Crescent Lake (which extends into Casco), Raymond Pond, Thomas Pond (which extends into Casco), Notched Pond (which extends into Gray and borders New Gloucester), and Nubble Pond.

The "Maine's Finest Lakes" study analyzed all water bodies of 10 acres or more for the entire State of Maine, and included several observations about Raymond's lakes and ponds. Panther Pond was one of 13 lakes and ponds in Maine to receive an "outstanding" rating for cultural features, which is due to the presence of archeological sites along its shoreline. Crescent Lake and Panther Pond were designated as possessing significant physical features. Sand beaches, rock outcrops, fossil localities, and caves are examples of noteworthy physical and geological features.

Water bodies in Raymond with significant fisheries include Crescent Lake, Notched Pond, Nubble Pond, Panther Pond and Raymond Pond. Nubble Pond was identified as having a significant hydrological feature, which is that it is naturally eutrophic (this is a very rare

occurrence). Thomas Pond, which extends into Casco, was rated as having significant fisheries and cultural features.

Lake Watersheds. Sebago Lake and its watershed make up the northern portion of the Casco Bay watershed. Sebago Lake empties into the Presumpscot River, which enters into Casco Bay between Portland and Falmouth. The watershed of Sebago Lake is the largest by far and includes all or part of 23 towns, of which Raymond is just one.

The surface water system within Raymond is complex and diverse. The streams, ponds, lakes, wetlands, and drainage basins that make up this system are shown on the Floodplains and Watershed map for the Town of Raymond, page 2-24.

Most of the Town's land area, including the Raymond Pond, Crescent Lake, Panther Pond, Nubble Pond and Thomas Pond watersheds, drain to Sebago Lake. Eastern portions of Raymond drain to Little Sebago Lake in Gray, which is also part of the Casco Bay watershed. Notched Pond's watershed and small portions of North Raymond along the North Raymond Road are in the upper reaches of the Royal River watershed, which is also part of the Casco Bay watershed. Only the northernmost portions of Raymond, along northern parts the North Raymond Road are not within of the Casco Bay or Sebago Lake watersheds. These are southern parts of the Upper Range Pond and Thompson Lake watersheds, which drain northward into Poland.

Maine's Water Quality Goals for Lakes and Streams. The Maine Water Quality Classification System currently classifies all lakes and ponds in Raymond as GPA. This means it is the State's goal that these waters will remain Class GPA. GPA waters "shall be of such quality that they are suitable for... drinking water after disinfection, recreation in and on the water, fishing, industrial process and cooling water supply, hydroelectric power generation and navigation and as habitat for fish and other aquatic life. The habitat shall be characterized as natural." (38 MRSA Section 465-A.)

The State also has established Water Quality classifications for streams in Raymond. Most of Raymond's streams are classified as "A" including all streams flowing to Sebago Lake or into the lakes that flow to Sebago Lake. Only those streams flowing to Little Sebago Lake are classified as "B". Class A is defined as water quality capable of supporting "Drinking water supply, recreation in or on the water, fishing, industrial process and cooling water supply, hydroelectric power generation, navigation and a natural habitat for fish and other aquatic life." Class B is defined as being capable of supporting all Class A uses, except that it is capable of supporting "unimpaired" habitat, as opposed to the "natural" habitat of Class A.

The following table shows the Maine DEP's Water Quality Classifications for each named stream and all the lakes in Raymond, and what the DEP has found or assumes concerning whether those goals are being attained presently. The streams and lakes are listed by watershed in an order that approximates their position in the watershed, moving from the headwaters downstream.

Streams and Lakes by Lake Watersheds	State Water Quality Classification (Goal)	State Water Quality Attainment Status
<u>Raymond Pond / Crescent Lake / Panther Pond / Sebago Lake Watershed</u>		
Valley Brook	A	No data, but A is Likely
Gay Brook	A	No data, but A is Likely
Raymond Pond	GPA	2*
Bartlett Brook	A	No data, but A is Likely
Edwards Brook (Casco)	A	No data, but A is Likely
Robinson Brook (Casco)	A	No data, but A is Likely
Crescent Lake	GPA	2*
Tenny's River	A	A
Rolfe/Meadow Brook	A	No data, but A is Likely
Nubble Pond	GPA	2*
Nubble Brook	A	No data, but A is Likely
Ai Brook	A	No data, but A is Likely
Hayden Brook	A	No data, but A is Likely
Panther Pond	GPA	2*
Panther Run	A	A
Sebago Lake	GPA	2*
<u>Thomas Pond Watershed</u>		
Rolfe Brook (Casco)	A	No data, but A is Likely
Thomas Pond	GPA	3**
Dingley Brook	A	No data, but A is Likely
Sebago Lake	GPA	2*
<u>Notched Pond Watershed</u>		
Westcott Brook (New Gl.)	B	No data, but A is Likely
Notched Pond	GPA	2*
<u>Little Sebago Lake Watershed in Raymond</u>		
Meadow Brook	B	No data, but A is Likely
Sucker Brook	B	No data, but A is Likely
Sand Brook	B	No data, but A is Likely
Farwell Brook	B	No data, but A is Likely
Hayden Brook	B	No data, but A is Likely
Little Sebago Lake	GPA	3**

2* Attaining some standards, assumed to attain others

3** Attaining some standards, insufficient data/info.

Source: Maine DEP

Note that the Crescent Lake is listed as partially attaining its water quality classification in the preceding table. This is because its water quality is fully supporting for swimming, but is only partially supporting for “trophic stability”, (a measure of continuing biological productivity), according to the 2001 Annual Report of the Maine Volunteer Monitoring Program. This means that its ability to support aquatic life is in some degree threatened at present, and that lake water quality monitoring should continue.

The Crescent Lake Watershed Survey report states that, in its water quality monitoring of Crescent Lake, the Raymond Waterways Protective Association found “very low concentrations of dissolved oxygen in the bottom of the lake in late summer (See Appendix A [of the report]). The lake’s cold water fishery cannot tolerate these low dissolved oxygen levels and the low dissolved oxygen also presents a risk for the development of more serious water quality problems.”

Threats to Lake Water Quality. Development within lake watersheds and the use of the lakes themselves pose several kinds of threats to stream and lake water quality. The threats to groundwater listed above are also threats to stream and lake water quality in that lakes and streams are fed partially by groundwater flow. Beyond this however, there are several kinds of land use and development impacts that can have an adverse effect on both streams and lakes. Erosion and sedimentation from agriculture, timber harvesting, existing and new roads, ditches, building sites and driveways can add to both the sediment loading and phosphorus loading of lake waters. Failing, poorly designed and/or maintained septic systems can add unacceptable nitrate and other nutrient loads plus bacterial and/or viral contaminants to surface waters. Pesticides and fertilizers in storm water runoff can pose a hazard to lake water quality. Gas and oil, and human waste discharges from boats on lakes can also pollute lake waters. And heavy powerboat use and/or poor regulation of water levels in lakes can erode shorelines and beaches. In recent years, a new threat has been added to the list: Invasive aquatic (plant) species. This threat includes milfoil and several other species.

Lake Phosphorus. One of the most potentially serious impacts on lake water quality is the gradual increase in phosphorus concentrations in lake water due to additional phosphorus loading from development in lake watersheds. Relatively small additions of phosphorus essentially “fertilize” a lake and cause more of the microscopic algae to grow. Increased algae reduces water clarity, uses up oxygen at the bottom of the lake as it decomposes and can eventually lead to nuisance algae blooms. In the absence of oxygen at the bottom of a lake, a chemical reaction can also occur that can cause additional phosphorus to be released from the bottom sediments. If a lake is allowed to reach this stage, it can be very difficult and expensive to restore. Lake decline can also damage a lake’s cold water fishery and cause shorefront property values to plummet.

The experience of China Lake in Maine is instructive in this regard. The lake historically supported trout, togue and lake salmon, but these cold water fisheries were lost over the course of about three years when the cumulative increase in lake phosphorus concentration suddenly made itself apparent. According to the current China Region Lakes Alliance web site, “In the mid-1980’s, China Lake gained national notoriety as the lake with the most rapidly declining water quality ever documented in the State of Maine. The cause of the problem was over-enrichment from phosphorus-laden runoff to this 3850-acre lake from its 32 square mile watershed. Rapid population growth and increased land use activities during the last two decades caused increased runoff to the lake with a resultant increased growth of algae. Internal recycling of phosphorus from the sediments was triggered, causing annual nuisance algae blooms and resulting in a devastating commercial and recreational loss to the area. The once healthy population of salmon lake trout has been replaced by the odor of decay from floating mats of algae.”

Invasive Aquatic Species. Lake ecosystems in the United States and Canada face threats from at least 11 “invasive aquatic species” of plants, only one of which has yet appeared in any Maine lakes. That one species is called variable milfoil. The other ten invasive plant species, not yet established in Maine, include Eurasian milfoil, parrot feather, Brazilian elodea, hydrills, fanwort, water chestnut, curly leaf pond weed, European naiad, European frog-bit, and yellow floating heart. Each of these species is established in at least one state or province adjacent or near to Maine.

Invasive plants, alien to local lake ecosystems, where they become established, grow rapidly and can be spread by boaters who may unknowingly, or even knowingly, carry plant fragments on boats, trailers or fishing equipment from one lake to another. They can have severe impacts on lake ecosystems by displacing similar species, decreasing biological diversity, changing habitat and biotic communities and disruption of the food chain. These changes can have socioeconomic consequences, such as the impairment of fishing and other forms of recreation.

State and Local Actions and Regulation of Water Quality

Watershed Surveys. To date, watershed surveys have been completed on Raymond Pond, Crescent Lake, Thomas Pond and Panther Pond. These surveys used volunteer labor and cooperation from property owners to canvas the watershed looking for sources of non-point source pollution, and carefully documenting any sources found within each watershed. Each report documents these non-point source pollution sources on a map.

Crescent Lake Watershed Survey Results. The Crescent Lake watershed survey found, documented and mapped a total of 139 erosion sites within the watershed. The total combined area of these erosion sites added up to 13 ½ acres. On an annual basis these sites lose the equivalent of about 1 dump truck full of soil. Contained within this amount of soil is about 13 pounds of phosphorus. To quote the watershed survey report, “Because the lake is sensitive to very low concentrations of phosphorus (parts per billion levels), **13 pounds** of “extra” phosphorus is a **BIG PROBLEM!**” (emphasis in original).

Sites by Land Use	Number of Sites	% of Total	Acres of Eroding Soil
Residential	65	46%	6.1
Commercial	10	8%	3.1
Private Road	23	16%	3.1
Driveway	19	14%	0.8
State and Town Roads	14	10%	0.3
Public Beach	7	5%	0.1
Boat Launch	1	1%	0.01
Totals	139	100%	13.51 Acres

Source: Crescent Lake Watershed Survey report, April 2000.

Raymond Pond Watershed Survey Results. This survey, the earlier of the two, did not include acreages for land use types or in total. However, the report appendix details square footages on a

site-by-site basis. According to the Raymond Pond watershed survey report summary page, “Volunteers and technical staff identified 71 sites that are currently impacting or have high potential to impact the water quality of Raymond Pond (see Fig. 2 and Appendix C [of the report]).” Figure 2 of the report contains a map showing the locations of all 71 erosion sites identified by the survey volunteers. Here is a breakdown of the number and percentage of sites by land use.

Sites by Land Use	Number of Sites	% of Total Sites
Residential	29	41%
Driveways	14	20%
Private Roads	13	18%
Town Roads	7	10%
Beach	3	4%
Shore Access	2	3%
Foot Path and Other	1	1%
Other	2	3%
Totals	71	100%

Source: Raymond Pond Watershed Survey Results, December 1999.

Thomas Pond Watershed Survey Results. The Thomas Pond Improvement Association completed a watershed survey in 1998 with help from the DEP and Cumberland County SWCD. This project identified 125 sites in the watershed. Residential sites (59%) and private roads (22%) accounted for the majority of the identified sites. In total, the eroding areas covered 17 acres, 14 of which were associated with the residential sites.

Sites by Land Use	Number of Sites	% of Total Sites
Residential	74	59%
Private Road	28	22%
Town Road	7	6%
Driveway	5	4%
Beach	5	4%
Commercial	3	2%
Trail/Path-4wd	2	2%
Boat Access	1	1%
Totals	125	100%

Source: Thomas Pond Watershed Survey Report, February, 2001.

Panther Pond Watershed Survey Results. In 2003 the Panther Pond Association conducted a survey with help from the DEP, Cumberland County SWCD and Raymond Waterways Protective Association. This survey identified 84 erosion sites in the watershed – a comparatively small number considering the large watershed. As with the other surveys, residential uses account for the largest number of problems. Based on rough estimates, over 84 tons of soil – or about four dump truck loads – wash into the pond each year from the high and medium impact sites in the survey.

Sites by Land Use	Number of Sites	% of Total Sites
Residential	38	45%
Boat Access	9	11%
Private Road	7	8%
State Road	7	8%
Town Road	6	7%
Youth Summer Camp	6	7%
Driveway	5	6%
Beach	4	5%
ATV Trail	3	4%
Totals	84	100%

Source: Thomas Pond Watershed Survey Report, February, 2001

Non-point Source Control Demonstration Project. In response to the Raymond Pond and Crescent Lake watershed survey results, the Conservation Commission, worked to develop a grant proposal to pay for several demonstration erosion control projects identified in the surveys. The Maine DEP awarded grant funds, secured and administered by the Cumberland County Soil and Water Conservation District, for this purpose. At least three projects were completed in 2001. At this point, the project is nearly complete. The project completed a total of 14 erosion control projects and over 20 technical assistance visits for watershed landowners.

Town Ordinance Non-point Source Pollution Controls. Phosphorus controls have been implemented through the subdivision ordinance, site plan review ordinance and shoreland zoning. While this is an important step toward keeping long-term phosphorus concentrations in lake water within biologically acceptable limits, they do not control phosphorus from individual lot development outside the shoreland zone that is not subject to subdivision review. Since this amounts to about three fourths of all new residential development, and since phosphorus runoff from everywhere within a lake's watershed eventually reaches the lake, future phosphorus runoff from this kind of future development still may pose a significant hazard to lake ecosystems over the long term.

Raymond's shoreland zone goes beyond the minimum zone width on streams and around lakes and wetlands, from the 250 feet state minimum to a zone that extends 600 feet inland from the normal high water mark.

Raymond's shoreland zone includes protection for streams below the juncture of two perennial streams shown on a USGS topographic map. A new rule recently adopted by the Maine DEP, that is not part of shoreland zoning, now extends this protection to headwaters of these streams. The new rule, effective September 1, 2002, requires a 75-foot buffer on streams *above* the juncture where shoreland zoning stops.

Raymond's site plan review ordinance, subdivision ordinance and shoreland zoning ordinance all require written erosion and sedimentation control plans as a condition of approval for new development plans.

State Non-point Source Pollution Controls. Larger development projects are subject to a permit requirement under Maine’s Stormwater Management Law. As noted above, for those projects that are subject to the law, the requirements are more stringent in watersheds that are ‘most at risk from new development.’ Smaller projects are not subject to the law, but are subject to Maine’s Erosion Control Law. Nearly all of the land in Raymond is within a watershed “Most at Risk from New Development.”

DEP List of Watersheds ‘Most at Risk from New Development.’ Maine’s Stormwater Management Law, which regulates both stormwater volume and quality from new development to which it applies, uses a two-tier level of regulation. The more restrictive standards applied under this law apply in watersheds that the DEP has classified as “Most at Risk from New Development.”

DEP Nonpoint Source Priority Watersheds List. The Maine DEP also maintains a list of lake watersheds throughout the State that are high priority for financial and technical assistance related to nonpoint source pollution control. This is called the Nonpoint Source Priority Watersheds List. There is also a subsection of this list that includes 180 “highest priority” lakes.

The following table shows the listings of each lake within Raymond or outside Raymond but impacted by drainage from within Raymond.

Lakes	On ‘Most at Risk from New Development’ List	On NPS Priority Watersheds List	On Highest Priority Subsection of NPS Priority Watersheds List
<u>Within Raymond</u>			
Raymond Pond	x	x	
Crescent Lake	x		
Nubble Pond	x		
Panther Pond	x	x	
Thomas Pond	x	x	
Sebago Lake	x	x	x
Notched Pond	x	x	
Farwell Bog			
<u>Outside Raymond</u>			
Little Sebago Lake	x		x
Sabbathday Lake	x	x	x
Thompson Lake	x	x	x
Turtle Pond			
Upper Range Pond	x	x	x

State, Regional and Local Actions to Control Invasive Aquatic Species. In the last two years the State of Maine has adopted several measures to prevent the spread of invasive aquatic species

into Maine. These include a sticker program that collects fees from boat owners at registration, provides stickers, and collects funds for further work on invasive aquatic species and lake protection, a program of inspections of boats and trailers by Maine Inland Fisheries and Wildlife wardens at the most heavily used boat launches and near border crossings, penalties for possessing, keeping or spreading invasive aquatic species, the creation of an interagency task force charged with reporting to the Land and Water Resources Council (LWRC) and the requirement that the LWRC develop an invasive species management plan.

The Portland Water District has been actively monitoring and mapping variable milfoil in sightings and populations in Sebago Lake, including Jordan Bay. They have also developed various outreach educational materials and programs for boaters and the general public, including school-based education programs.

The Town, meanwhile, has been taking its own actions. According to the 2001 Town Report by the Conservation Commission, “In the summer of 2001, the Conservation Commission teamed with the Raymond Waterways Protective Association to develop strategies for protecting our lakes from Milfoil and other invasive Aquatic Species (IAS). The resulting Committee provided educational materials through the Roadrunner, Town Office and other public outlets, and drafted a proposal to the Town for a Milfoil/IAS Ranger position. The proposed Ranger’s duties will include inspecting boats and trailers at the Crescent Beach launch site (and at other lakes), educating boaters about the Mifoil/IAS threat, and monitoring the lakes for plant colonies. The Committee has asked the Town to provide some funding for this position. Additional funds may come from other partners (Maine DEP, Town of Casco, Portland Water District), and a substantial portion will need to be raised through donations from Raymond property owners and others interested in preventing IAS from severely impacting our lakes.” In the summer of 2002, the Town and the DEP hired two rangers who, in addition to inspecting and educating, initiated an aquatic plant survey.

Wetlands

Wetlands are vital natural resources that have both ecological and economic importance. Common names for wetlands include swamps, marshes and bogs. Wetlands provide a unique habitat for a broad spectrum of plants, animals and fish, including waterfowl, shellfish, fish, insects, reptiles, amphibians, and many mammals. Wetlands are important in the hydrologic cycle because they slow down and store storm water runoff, which is then slowly released into brooks and other surface waters, reducing flood hazard downstream. Wetlands also serve as water purifiers, absorbing nutrients and sediment carried into them by storm water and helping to protect water quality in streams and lakes downstream.

The Casco Bay Watershed Wetlands Functional Assessment. The locations of wetlands in Raymond are shown on the Wetlands map, page 2-25. In 1999 and 2000, the State Planning Office developed a new method of characterizing wetlands in Raymond and other towns within the Casco Bay Watershed. This new method provides a functional assessment of each wetland to rate its relative importance in each of five wetland function categories. These categories include: plant and animal habitat, sediment retention, flood flow alteration, fisheries habitat, and cultural and educational value. A wetland that meets the rating system’s threshold characteristics in any

of these categories receives a “1”. If it does not meet the threshold it receives a “0” for that category. Each time a wetland receives a “1”, it is called a “hit”. In Raymond, each wetland has received between 0 and 5 hits, depending on how many categories’ threshold requirements for a hit it meets.

It is important to note that all wetlands perform valuable ecological functions in all or most of the five categories above. Stated another way, “0” hits in any given category do not mean a wetland has no functional value in that category. It only means the wetland is performing that important wetland function at a level below the threshold for receiving a hit for that category. All wetlands are important. This new rating system provides a systematic approach to determining which wetlands are most important for providing each type of wetland function. It also lets us see which function or combination of functions each wetland is playing an especially important part in providing for the ecosystem as a whole.

Raymond’s Wetland and their Ratings. In Raymond, the only wetland that has received 5 hits is the marsh between Rte 302 and Main Street on the northern shore of Jordan Bay and adjacent to Jones Beach. It is approximately 9.4 acres in size. It is adjacent to a 26.4-acre wetland immediately to the east, and just south of Rte 302 that received 4 hits. Before Route 302 was relocated to bypass the village and bisected the marsh, these two wetlands were one.

There are 10 other wetlands in Raymond that received 4 hits each. These include 4 wetlands, totaling about 161 acres, that are part of the Morgan Meadow wetland complex in northern Raymond that drains into Little Sebago Lake, a 20.7-acre wetland on Gay Brook, which drains to Raymond Pond, a 20.4-acre wetland straddling the Casco/Raymond town line on a brook flowing into Nubble Pond, a 12.9-acre wetland on Ai Brook just above its entry point into Panther Pond, a 2.1-acre portion of the wetland on Bartlett Brook between Raymond Pond and Crescent Lake, a 24.1-acre wetland on the north end of Raymond Neck, west of the Raymond Neck Road, and a 2.1-acre wetland on the eastern shore of the north end of Jordan Bay.

There are only five 3-hit wetlands in Raymond. There is a 20.6-acre wetland on Valley Brook, which drains to Raymond Pond. Two others are along Hayden Brook flowing into Panther Pond, 7.2 acres, and along Panther Run flowing into Sebago Lake, which has 14.2 acres. There is an 8.4-acre 3-hit wetland just west of Raymond Neck Road. The largest 3-hit wetland in Raymond is 46.7 acres in size. It is located on a stream flowing off the north end of Raymond Neck into Jordan Bay.

There are a total of 23 2-hit wetlands. Some notable ones include most of the large wetland along Bartlett Brook, Farwell Bog, and a small wetland to the immediate north of Thomas Pond.

Wetlands receiving 1 hit or 0 hits are far more numerous, including about 126 1-hit wetlands, and 146 0-hit wetlands. They are, generally small, although a few are more than 10 acres in size, and they are more often not associated with streams or lakes.

Wetland Regulations. Because wetlands are ecologically important in all the ways described above, and because they are vulnerable to filling, dredging, draining or other alterations in order to make them suitable for or supportive of development, these activities are regulated at federal,

state and local levels of government. The Army Corps of Engineers (ACE) and the Maine Department of Environmental Protection (DEP) regulate activities in wetlands of all sizes.

At the local level, the State's subdivision statute requires that all wetlands regardless of size must be shown on proposed subdivision plans. And the Town, pursuant to the State shoreland zoning statute, has placed a shoreland zone around unforested wetlands of 10 acres or more or associated with lakes, rivers or streams. If the wetland is high or moderate value habitat as determined by the Maine Dept. of Inland Fisheries and Wildlife (IFW) the land in this shoreland zone must be in Resource Protection. Where wetland habitat values are low or "indeterminate" according to the IFW, a minimum setback and buffer of 75 feet is required for new development.

Under State and federal wetland regulations, sometimes a developer is allowed to fill, drain or otherwise alter a wetland, provided that the same developer compensates for this activity by restoring, creating, enhancing or preserving wetland(s) on the same site or elsewhere on another property. That property may or may not be located in Raymond, or in the same watershed. This means that while the ecosystem as a whole is receiving the benefit of compensation, Raymond may not be.

Raymond does not presently have any substantial influence over what choices off-site are acceptable to state or federal authorities. State and federal regulators generally recognize that local concerns and wetland protection priorities are not taken into account in any systematic way. The State Planning Office is currently working to develop a model local ordinance for interested municipalities to use for this and other purposes that can complement state and federal regulatory activities to cooperatively achieve more effective protection of local wetland resources.

Vernal Pools. There is one type of wetland that is not shown on the Wetland map because there is no published source of information to document its locations. That type of wetland is called a vernal pool. Vernal pools occur on the forest floor in the early to middle weeks of spring. They are inherently temporary, lasting for only a few weeks each year. These pools are fed by melting snow at the time of year when the water table is generally at its highest. They play critical roles in the life cycles of many species including the wood frog, the spotted salamander, the blue-toed salamander and the spotted turtle.

It is theoretically possible for developers and planning boards that know where vernal pools are located to prevent them from being lost to development. The main difficulty is that for all but a few weeks of the year their location is undetectable. Other wetlands are distinguished by wetland vegetation for all or part of the development season. But unless a vernal pool is found and its location delineated during its brief spring time existence, its need to occupy that space, which looks like any other low-lying area of forest floor, will go unnoticed and unprotected as a result.

The Maine IFW is gradually creating an inventory of vernal pools. And the Maine Audubon Society has created a manual for volunteers, possibly including classes of school children, to use for creating a local inventory of vernal pools.

Floodplains

Some portion of the shoreland adjacent to ponds, lakes, wetlands and streams is inundated when these water bodies flood during storms and in the spring during the spring flood. This area is the floodplain. Weather records show that the larger the flood, the less frequently it occurs. A storm severe enough to occur only once in 100 years on the average, floods an area referred to as the 100-year floodplain. The land within the 100-year floodplain that is above the normal high water mark of adjacent water bodies is shown on the Floodplains and Watersheds map, page 2-24

This narrow strip of land is both a desirable and, over the long run, a dangerous location in which to construct dwellings or other structures. Recently, the enactment of shoreland zoning has limited the ability of landowners to build close to the water, whether within the 100-year floodplain or not. Still, many older buildings predating shoreland zoning and some of the more recently constructed waterfront homes are subject to possible inundation, damage, or even loss of life in floods of 100-year or more frequent floods, depending on how near the water they have been located.

Because private insurance companies have not seen fit to offer flood hazard insurance to insure against property damage to structures located in the 100-year floodplain, the federal government created the National Flood Insurance Program (NFIP). This allows floodplain property owners in Raymond to obtain affordable flood insurance. A necessary precondition of NFIP insurance being available in Raymond is that the Town must adopt and administer a local floodplain management ordinance that controls construction techniques and requires flood-proofing in the 100-year floodplain. Raymond has adopted a local ordinance that meets applicable federal standards. Over time those federal standards have historically been subject to change and local floodplain management ordinance standards have had to be adjusted accordingly. This is an ongoing process and the Town will need to monitor its compliance to continue to meet the requirements for eligibility for NFIP coverage to property owners.

Wildlife Habitats And Critical Natural Resources

Raymond has always had an abundance of wildlife and a diverse range of habitats for plants and animals. This level of abundance and diversity have historically been supported by the large areas of undeveloped land and the many riparian and wetland habitats that link these larger undeveloped blocks. With the rapid development of the last decade, including new roads to support the new residential development in Raymond and surrounding towns, a phenomenon known as habitat fragmentation has gradually been taking place. The size of the large blocks of unbroken habitat has decreased as new roads have extended into or crossed them. Similarly, the links between such blocks, the riparian areas along streams, lakeshores, and associated wetlands have become more narrowed or interrupted and less able to function effectively as wildlife travel corridors between habitat areas.

Habitat Blocks, Riparian Areas, and Habitat Fragmentation. The table on the next page shows the typical effects of shrinking undeveloped habitat block size on the diversity of wildlife species supported in Maine.

Of course, occasional instances of seeing wildlife species on smaller undeveloped habitat blocks do occur. This is often due to the presence of undeveloped riparian areas or other wildlife travel corridors linking smaller blocks to larger blocks beyond the area of the sighting. Various species of wildlife typically only found in large undeveloped habitat blocks, do occasionally venture into more densely developed areas than indicated on the chart. As the density of development moves from Tier 1 to Tier 5 over time, it shows the typical effects of habitat fragmentation on the diversity and composition of species remaining.

The “Beginning With Habitat” Project, a joint partnership of several state agencies, including the Maine Department of Inland Fisheries and Wildlife, the Maine Natural Areas Program, and the Maine State Planning Office, with the US Fish & Wildlife Service, and the Maine Audubon Society, has mapped large habitat blocks remaining in Raymond, many of which extend into neighboring towns. These areas are shown on the Habitat Blocks Map for the Town of Raymond, on file in the Town Office.

Habitat Block Size Requirements for Wildlife in Maine				
Tier 5	Tier 4	Tier 3	Tier 2	Tier 1
1-19 Acres	20-99 Acres	100-499 Acres	500-2500 Acres	Undeveloped
raccoon	raccoon	raccoon	raccoon	raccoon
	hare	hare	hare	hare
				coyote
small rodent	small rodent	small rodent	small rodent	small rodent
	porcupine	porcupine	porcupine	porcupine
				bobcat
cottontail	cottontail	cottontail	cottontail	cottontail
	beaver	beaver	beaver	beaver
squirrel	squirrel	squirrel	squirrel	squirrel
	weasel	weasel	weasel	weasel
		mink	mink	mink
				fisher
	woodchuck	woodchuck	woodchuck	woodchuck
		deer	deer	deer
muskrat	muskrat	muskrat	muskrat	muskrat
			moose	moose
red fox	red fox	red fox	red fox	red fox
songbirds	songbirds	songbirds	songbirds	songbirds
		sharp-shinned hawk	sharp-shinned hawk	sharp-shinned hawk
			bald eagle	bald eagle
skunk	skunk	skunk	skunk	skunk
		cooper's hawk	cooper's hawk	cooper's hawk
		harrier	harrier	harrier
		broad-winged hawk	broad-winged hawk	broad-winged hawk
		kestrel	kestrel	kestrel
		horned owl	horned owl	horned owl
		barred owl	barred owl	barred owl
		osprey	osprey	osprey
		turkey vulture	turkey vulture	turkey vulture
		turkey	turkey	turkey
most reptiles	most reptiles	reptiles	reptiles	reptiles
	garter snake	garter snake	garter snake	garter snake
	ring-necked snake	ring-necked snake	ring-necked snake	ring-necked snake
most amphibians	most amphibians	most amphibians	amphibians	amphibians
		wood frog	wood frog	wood frog

Source: A Response to Sprawl: Designing Communities to Protect Wildlife Habitat and Accommodate Development, Maine Environmental Priorities Project, July 1997.

Conservation Lands. Morgan Meadows Wildlife Management Area (WMA) is a large game management area owned and managed the by the Maine Department of Inland Fisheries and

Wildlife. Approximately 1,000 acres in size, hunters make heavy use of the area during hunting season. It contains a deer wintering area and a large area of waterfowl and wading bird habitat. The whole area drains toward Little Sebago Lake in Gray.

Tasseltop is a 35-acre site south of Route 302 that includes 980 feet of sand beach on Jordan Bay. It is owned by the State's Bureau of Parks and Recreation, but has been managed by the Town of Raymond since 1992.

There may be other lands in Raymond that are effectively removed from the possibility of further development. These could include large or small land holdings that have been placed under conservation easements or otherwise dedicated as permanent open space. There is currently no town-wide inventory of such properties.

Plant and Wildlife Habitat of Statewide Significance. The Beginning With Habitat project has compiled a High Value Plant and Animal Habitat map for the Town of Raymond. This map includes the locations of two types of Significant Wildlife Habitat: Deer Wintering Areas and Waterfowl / Wading Bird Habitat. The map also shows habitat locations for species of rare plants and wildlife that are endangered, threatened or of special concern (see Habitat map, page 2-26).

Significant Wildlife Habitat. Significant Wildlife Habitat is defined by the Maine Natural Resources Protection Act (NRPA), which became effective in 1988. It was intended to define, designate and protect Significant Wildlife Habitats from adverse effects of development. In the years since the Act's adoption, various state agencies have been developing statewide maps of the many types of Significant Wildlife Habitats. Those present in Raymond are described below and shown on the Habitat map.

Deer Wintering Areas are areas of forest in which the combination of cover, remoteness, and availability of food are optimal for deer to gather and survive the winter. There are seven deer wintering areas in Raymond shown on the map, including two that straddle the town lines, one with Casco near Rattlesnake Mountain, and one with Gray on Mount Hunger. Deer Wintering Areas as mapped have not been adopted as an NRPA-regulated habitat. Except for the deer wintering area that is part of the Morgan Meadows WMA, none of the deer wintering areas are protected from potential development under current state or local rules.

Waterfowl/Wading Bird Habitat are areas used by waterfowl and/or wading birds for breeding, feeding, roosting, loafing and migration. The areas are shown on the map and generally occupy portions of streams and wetlands associated with those streams. Portions of Gay Brook, Sucker Brook, Farwell Bog, Bartlett Brook, Ai Brook, and Nubble Brook, as well as two wetlands on Raymond Cape are designated as Significant Wildlife Habitat. While these areas are not adopted as NRPA-regulated Significant Wildlife Habitat, they are protected to some degree by Raymond's shoreland zoning and by state wetland and stream regulations. The waterfowl/wading bird habitat on Sucker Brook is completely contained in the Morgan Meadow WMA and therefore protected from development.

Rare Plants. The Maine Natural Areas Program tracks plant species that are rare in Maine. Rare plant species and their locations in Raymond are listed below. These locations have been field verified within the last 20 years.

<u>Map Number</u>	<u>Plant Name</u>	<u>State Rarity</u>	<u>State Status</u>
1.	Back's Sedge	S3 – Rare in Maine (on the order of 20-100 occurrences)	Endangered
2.	Fern-Leaved False Foxglove	S2 – Imperiled in Maine.	Special Concern
3.	Summer Grape	S1 – Critically imperiled in Maine.	Endangered
4.	Water Awlwort	S2 – Imperiled in Maine.	Special Concern
5.	Sea-Beach Sedge	S3 – Rare in Maine (on the order of 20-100 occurrences)	Special Concern
6.	Nodding Pogonia	S1 – Critically imperiled in Maine.	Threatened

Rare Animals. The Maine Department of Inland Fisheries and Wildlife tracks the status, life history, conservation needs, and occurrences for animal species that are Endangered, Threatened or otherwise rare. Rare Animal species and their habitat or locations in Raymond are listed below. Rare Animal habitat locations need field verification.

<u>Map Number</u>	<u>Animal Name</u>	<u>State Rarity</u>	<u>State Status</u>
7.	Spring Salamander	S3 – Rare in Maine (on the order of 20-100 occurrences)	Special Concern
8.	Eastern Box Turtle	S1 – Critically imperiled in Maine.	Endangered
9.	Least Bittern	S2B – Imperiled in Maine, breeding population	Special Concern

High Value Habitat for USFWS Priority Trust Wildlife Species. The US Fish & Wildlife Service (USFWS) has responsibility under federal law for tracking and protecting migratory birds and federally listed endangered species. There are 64 Priority Trust Species in all, and the USFWS Gulf of Maine office has produced a map that identifies a composite of the top 25% of high value habitats for these species. There are three inland categories of these habitats. They include non-forested freshwater wetlands, lakes and rivers; grass shrub and bare ground; and forest, including forested wetlands. In Raymond most of the forest habitat areas are included in riparian areas. Not included in any category of habitat already listed in this section are grass, shrub and bare ground. These areas correspond with many of the open fields on the North Raymond Road, in

the Raymond Hill area, and along Rte 85 near the schools and near the Raymond-Casco town line.

Other Wildlife Resources. The Maine Audubon Society has conducted an annual loon inventory in Raymond since 1984. In 1989, according to the 1991 Comprehensive Plan, there were confirmed loon nesting sites on both Panther Pond and Crescent Lake. In addition, adult loons and loon chicks were sighted on both these water bodies, including four adults on Crescent Lake and six adults on Panther Pond. Loons were also sighted during the previous four years on Thomas Pond, Raymond Pond, and Sebago Lake within Raymond although no nesting sites were found. In 2001, the Maine Audubon Society loon survey counted nine adult loons, zero loon chicks on Crescent Lake, five adults, zero chicks on Panther Pond, eight adults, zero chicks on Thomas Pond, and six adults, zero chicks on Raymond Pond.

According to the 1991 Comprehensive Plan, Panther Run is an important coldwater fishery and Sebago Lake salmon spawning area, and several of Raymond's other streams also are significant fisheries areas. According to the Maine Department of Inland Fisheries and Wildlife, box turtles have been sighted in Deep Cove, and rattlesnakes have allegedly been sighted on Pismire Mountain and Rattlesnake Mountain, which are supposed to be the last rattlesnake habitat areas in Maine.

Slopes And Scenic Resources

High Elevation Points and Steep Slope Areas. There are a large number of mountaintops and ridges in Raymond and the surrounding towns. These areas are important scenic areas for the Town. These points of high elevation also serve as vista points from which views of the region's lakes and the White Mountains can be obtained.

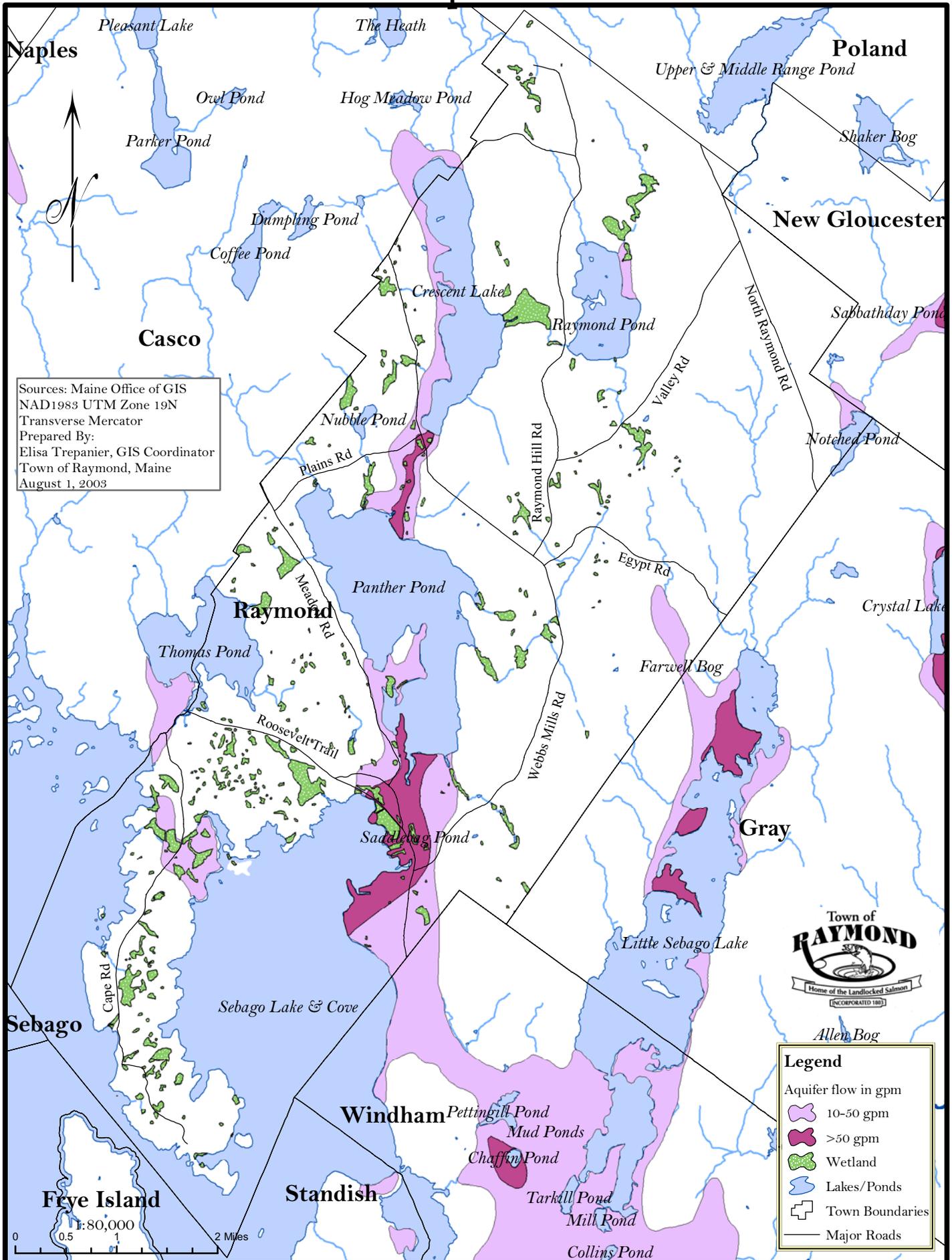
Areas above 600 feet in elevation include Tarkiln Hill, Raymond Hill, Ledge Hill, Pismire Mountain, Tenny Hill, and a portion of the hills leading up to Rattlesnake Mountain. Even though most of it is situated in Casco, Rattlesnake Mountain is a prominent feature that is visible from many areas within Raymond.

Given Raymond's varied topography, it is no surprise that there are areas with steep slopes in excess of 15 to 20 percent. Currently, the Maine Plumbing Code prohibits new septic systems on slopes of 20% or more. Steep slopes pose severe constraints to building construction and are therefore generally unsuitable for development. Sections of Raymond with very steep slopes include the southwestern side of Pismire Mountain, the southeastern side of Tenny Hill, the eastern shoreline of Raymond Pond, the Raymond section of Rattlesnake Mountain, the eastern and western slopes of Tarkiln Hill, certain sections of Raymond Hill (especially the slope down to Panther Pond), sections of Brown Hill, and Nubble Hill.

Areas with Visual Significance. There are several scenic views and vista points in Raymond. There are many high elevation points with dramatic views of nearby lakes and mountains and of the White Mountains. Significant views and vista points identified by the 1989 Community Attitude Survey include the view of Sebago Lake from the Jones Beach, mountain and lake views from Raymond Hill, mountain views from the Valley Road/Spiller Hill area, Rattlesnake

Mountain, Nubble Pond, and Tenny Hill. Some of Raymond's other important vistas may be viewed from the Frances Small property (East Raymond), "the ledges" (Ledge Hill in North Raymond), the Town Landfill site, the Alicia Ash Beach area, (Raymond Cape), and Brown Hill (between Panther Pond and Thomas Pond).

Aquifers



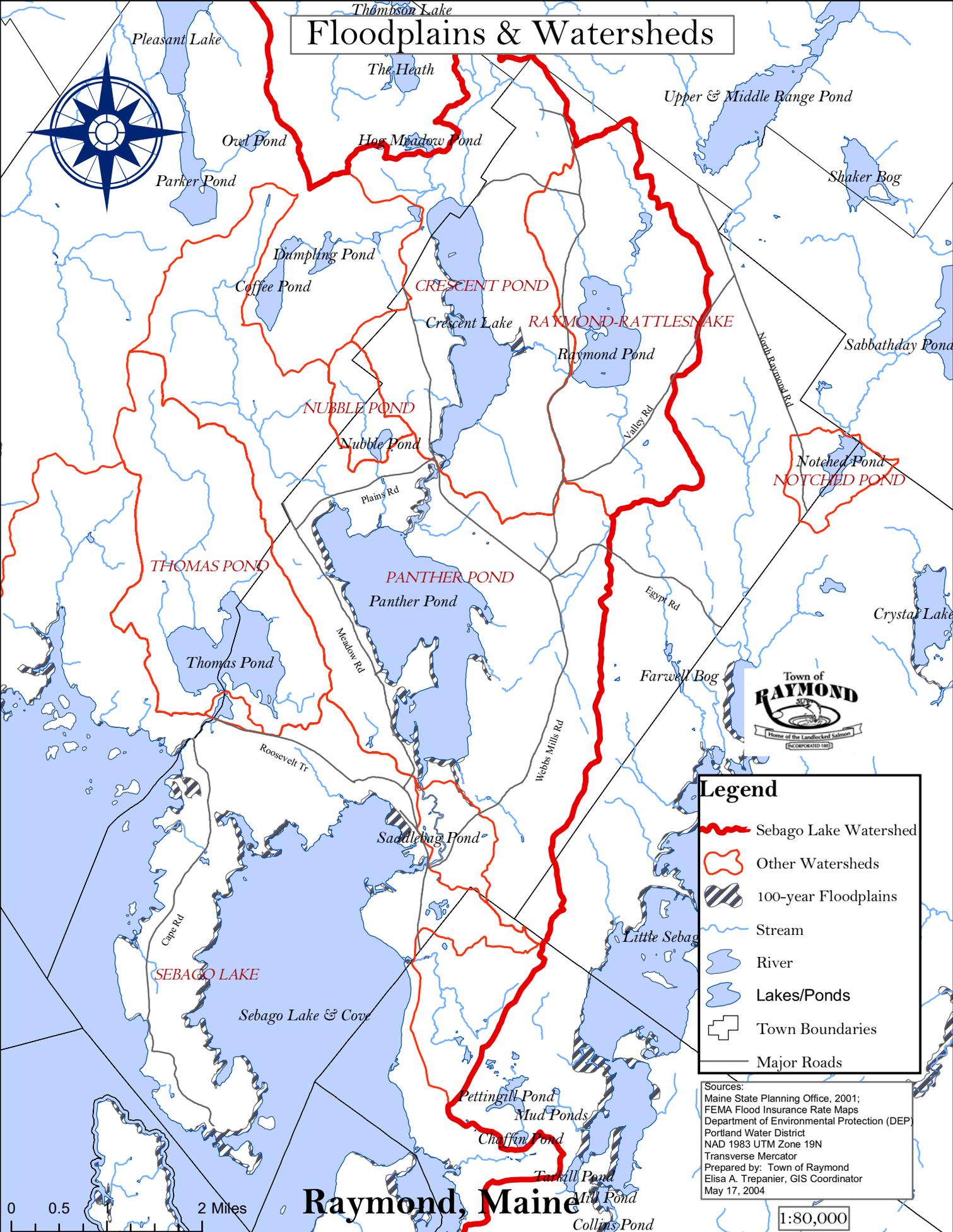
Sources: Maine Office of GIS
 NAD1983 UTM Zone 19N
 Transverse Mercator
 Prepared By:
 Elisa Trepanier, GIS Coordinator
 Town of Raymond, Maine
 August 1, 2003



Legend

- Aquifer flow in gpm
- 10-50 gpm
- >50 gpm
- Wetland
- Lakes/Ponds
- Town Boundaries
- Major Roads

Floodplains & Watersheds



Legend

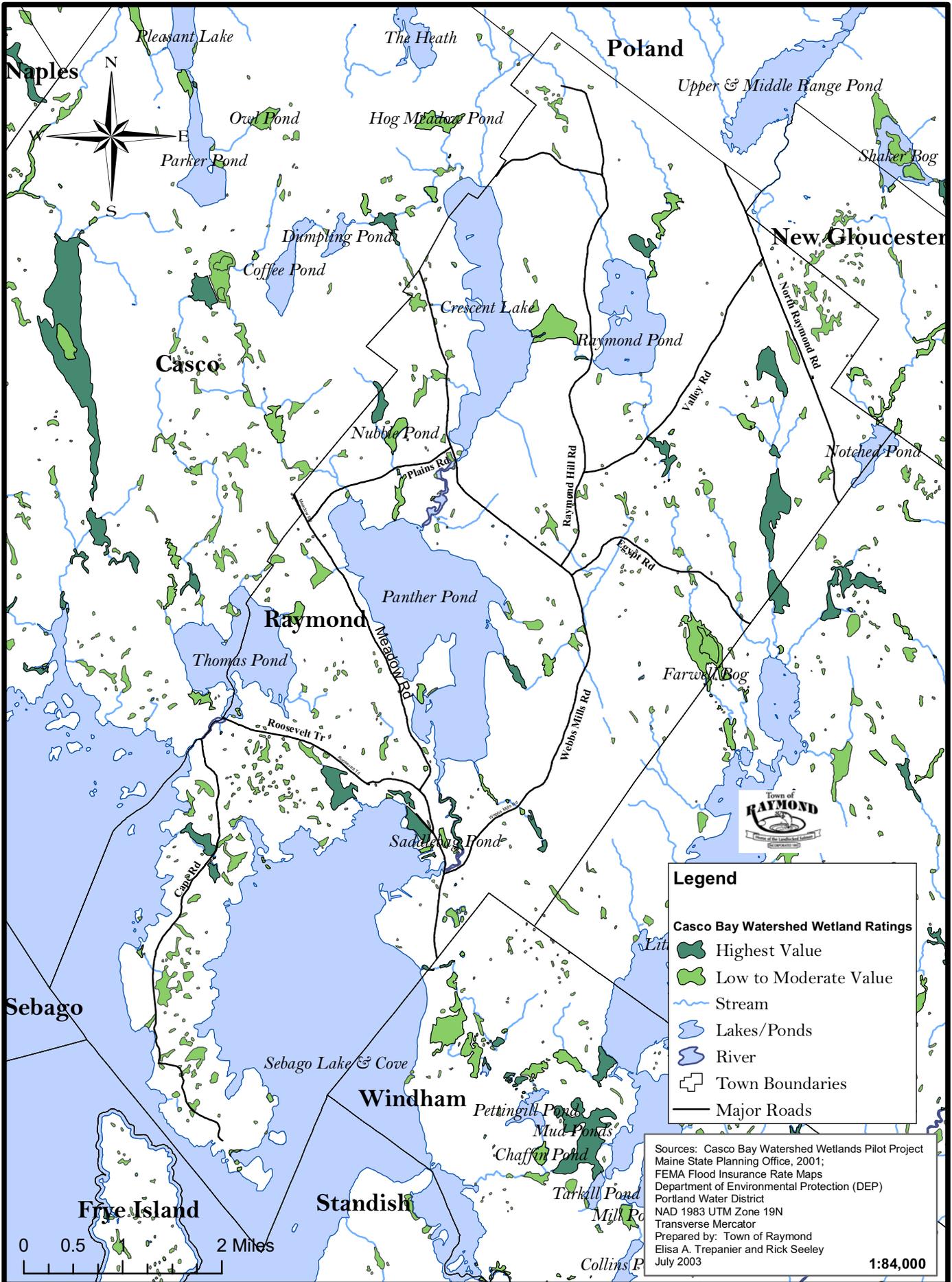
- Sebago Lake Watershed
- Other Watersheds
- 100-year Floodplains
- Stream
- River
- Lakes/Ponds
- Town Boundaries
- Major Roads

Sources:
 Maine State Planning Office, 2001;
 FEMA Flood Insurance Rate Maps
 Department of Environmental Protection (DEP)
 Portland Water District
 NAD 1983 UTM Zone 19N
 Transverse Mercator
 Prepared by: Town of Raymond
 Elisa A. Trepanier, GIS Coordinator
 May 17, 2004

1:80,000

Raymond, Maine

Wetlands



Legend

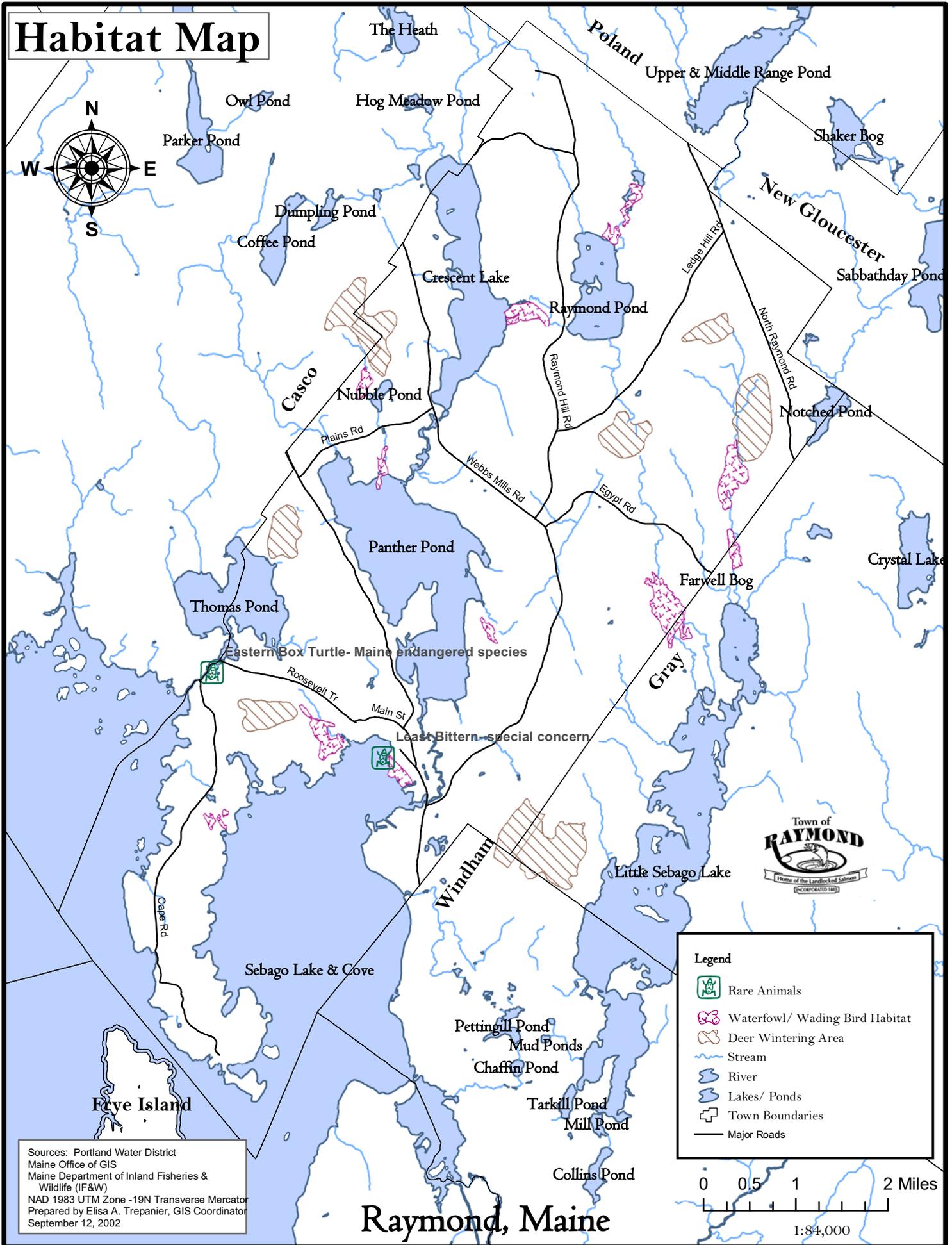
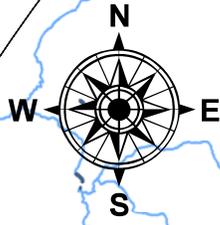
- Highest Value
- Low to Moderate Value
- Stream
- Lakes/Ponds
- River
- Town Boundaries
- Major Roads

Sources: Casco Bay Watershed Wetlands Pilot Project
 Maine State Planning Office, 2001;
 FEMA Flood Insurance Rate Maps
 Department of Environmental Protection (DEP)
 Portland Water District
 NAD 1983 UTM Zone 19N
 Transverse Mercator
 Prepared by: Town of Raymond
 Elisa A. Trepanier and Rick Seeley
 July 2003

1:84,000

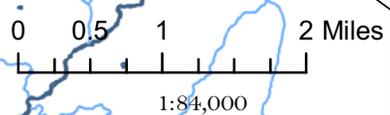
0 0.5 2 Miles

Habitat Map



Legend

- Rare Animals
- Waterfowl/ Wading Bird Habitat
- Deer Wintering Area
- Stream
- River
- Lakes/ Ponds
- Town Boundaries
- Major Roads



Sources: Portland Water District
 Maine Office of GIS
 Maine Department of Inland Fisheries & Wildlife (IF&W)
 NAD 1983 UTM Zone -19N Transverse Mercator
 Prepared by Elisa A. Trepanier, GIS Coordinator
 September 12, 2002

Raymond, Maine

3. POPULATION

Historical Trends

Raymond's year-round population remained relatively constant for a period of four decades beginning in 1920 and ending in 1960. The Town then experienced rapid growth, growing from 732 people in 1960 to 4,299 people in 2000 (a gain of 3,567 people, or 487%). The Town's growth rate during this period was much higher than that of Cumberland County (45%) and the State (31%). Between 1990 and 2000, the Town's population grew from 3,311 to 4,299 (an increase of 988 people or 30%). Raymond's historical growth patterns are shown in the chart below and are summarized in Table 1 which also shows figures for Cumberland County and the State. It is estimated that Town's population increases to 12,000 people during July and August.

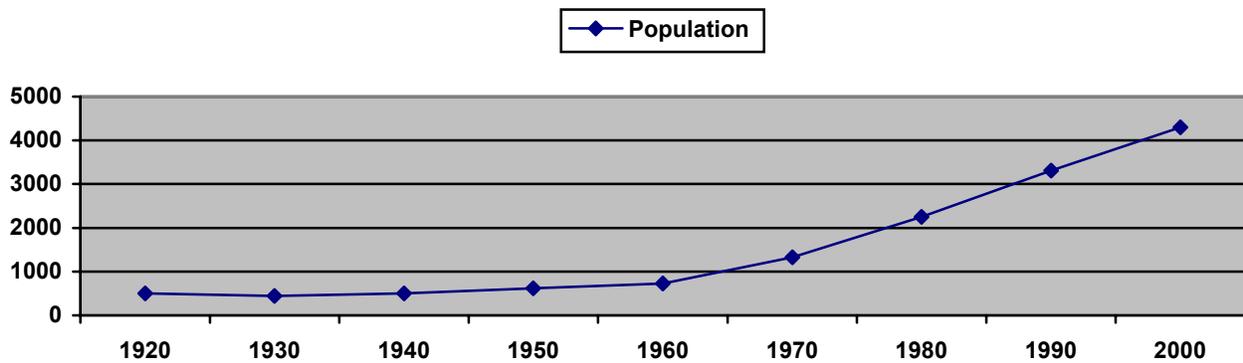


Table 1
Population of Raymond, Cumberland County, And Maine
1920-2000

Year	Raymond	Cumberland County	Maine
1920	500	124,376	768,014
1930	446	134,645	797,423
1940	506	146,000	847,226
1950	620	169,201	914,950
1960	732	182,751	970,689
1970	1,328	192,528	992,048
1980	2,251	215,789	1,124,660
1990	3,311	243,135	1,227,928
2000	4,299	265,612	1,274,923
1970-80 change	70%	12%	13%
1980-90 change	47%	13%	9%
1990-00 change	30%	9%	4%
1960-00 change	487%	45%	29%

Source: U.S. Census

Factors contributing to Raymond's growth between 1960 and 2000 include the national trend to migrate from urban to rural areas, the proximity of Raymond to Portland and other service centers, the Town's lakes and the relatively low cost of land.

Comparative Population Change

Table 2 contains a summary of population changes over the past 30 years for Raymond and a number of nearby communities, as well as Cumberland County and the State. Between 1970 and 1980, Raymond had the fourth highest rate of growth (70%) of any jurisdiction shown in the table. During the 1980's, Raymond's rate of growth (47%) was exceeded only by that of Naples (56%). During the 1990's, Raymond grew at a faster rate (30%) than any other jurisdiction shown in the table. The 1990's rate of growth in all jurisdictions shown has declined since the 1970-80 decade.

Table 2 Comparative Population Change 1970 – 2000							
	1970	1980	1990	2000	% Change 1970-80	% Change 1980-90	% Change 1990-00
Lake Region Towns							
Raymond	1,328	2,251	3,311	4,299	70	47	30
Bridgton	2,967	3,528	4,307	4,883	19	22	13
Casco	1,256	2,243	3,018	3,469	79	35	15
Harrison	1,045	1,667	1,951	2,315	60	17	19
Naples	956	1,883	2,860	3,274	92	56	14
Windham	6,593	11,282	13,020	14,904	71	15	14
Other Towns							
Gray	2,939	4,344	5,904	6,820	48	36	16
New Gloucester	2,811	3,180	3,916	4,803	13	23	23
Poland	2,015	3,578	4,342	4,866	78	21	12
Cumberland County	192,528	215,789	243,135	265,612	12	13	9
Maine	993,722	1,124,660	1,127,928	1,274,923	13	9	4

Source: U.S. Census, 1970, 1980, 1990

Age Distribution

Table 3 contains a summary of age distribution for Raymond, Cumberland County and the State for 2000. Raymond's age distribution in the "under 5," category is the same as the other two jurisdictions. However, the school age category (5-17) is larger than it is in Cumberland County and the State, and the "18-44" (generally, the family formation and child bearing years) and "over 65" categories are smaller. The "middle age" category (45-64) is slightly larger than that of Cumberland County, but is significantly larger than the State's.

**Table 3
Population by Age Category, 2000**

	Raymond		Cumberland County		Maine	
	#	%	#	%	#	%
Under 5	250	6	15,443	6	70,726	6
5-17	884	21	46,519	18	230,512	18
18-44	1,644	38	105,577	40	583,894	46
45-64	1,103	26	62,749	24	206,389	16
65 and over	448	10	35,324	13	183,402	14
Total	4,299	101	265,612	101	1,274,923	100

Source: U.S. Census, 2000

Table 4 provides an overview of how the Town’s population changed during the 1990-2000 decade. The Town actually lost population in the “under 5” category. The largest gains were in the “45-64” category and in the “5-17” category.

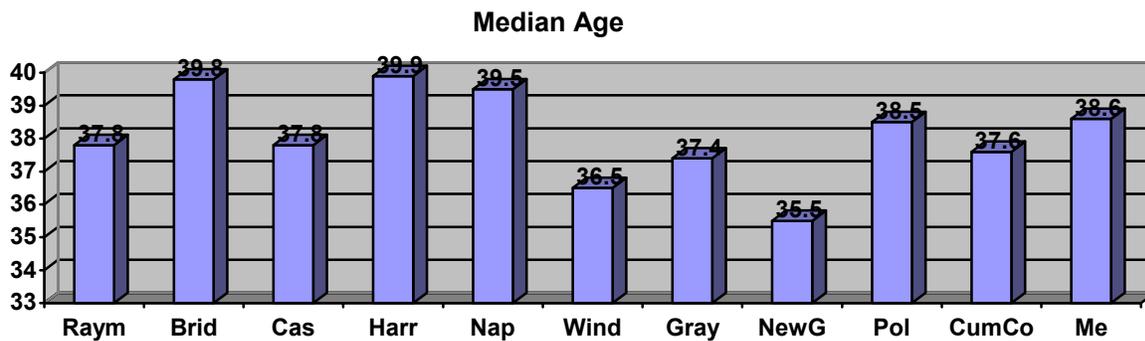
**Table 4
Raymond Population Growth by Age Category, 1990-2000**

	1990	2000	1990-2000 Change	
			#	%
Under 5	287	250	-37	-4
5-17	643	884	241	24
18-44	1,437	1,614	177	18
45-64	614	1,103	489	49
65 and over	330	448	118	12
Total	3,311	4,299	988	99

Source: US Census, 1990, 2000

Median Age

According to the 2000 Census, the median age in Raymond (37.8) is the same as Casco, slightly above Cumberland County (37.6), and somewhat lower than the State median (38.6).



Household Size

The average household size in Raymond (2.66) has been declining since 1980, as it has in Cumberland County, the State of Maine and nearby comparison communities (see Table 5). In the year 2000, the number of persons per household in Raymond was greater than at either the County or State level, and greater than all comparison communities except New Gloucester. In general a higher number of persons per household reflects a higher number of school age children in the general population.

Table 5 Comparative Household Size, 1980-2000				
	1980	1990	2000	1990-2000 % change
Lake Region Towns				
Raymond	2.94	2.85	2.66	-7
Bridgton	2.62	2.54	2.50	-9
Casco	2.99	2.83	2.58	-9
Harrison	2.68	2.78	2.52	-6
Naples	2.71	2.65	2.52	-7
Windham	2.97	2.73	2.58	-6
Other Towns				
Gray	2.83	2.74	2.57	-6
New Gloucester	3.01	2.96	2.71	-8
Poland	3.12	2.80	2.63	-6
Cumberland County	2.65	2.49	2.38	-4
Maine	2.75	2.56	2.39	-6

Source: U.S. Census, 1980-2000

Household Type

Table 6 contains a summary of households by type for Raymond and the State of Maine, as shown in the 2000 Census. Raymond has a much higher percentage of family households (77.7%) than the State (65.7%), as well as married couple families (64.7% vs. 52.5%). Conversely, the Town has a lower percentage of female householders (8.8% vs. 9.5%), non-family households (22.3% vs. 34.3%) and householders 65 years and over (4.8% vs. 10.7%). There is only one person in Raymond reported to be in group quarters.

**Table 6
Household By Type 2000**

	Raymond		Maine	
	#	%	#	%
All Households	1,616	100.0	518,200	100.0
Family Households	1,256	77.7	340,685	65.7
Married couple Families	1,046	64.7	272,152	52.5
Female Householder	143	8.8	49,022	9.5
Non-Family Households	360	22.3	177,515	34.3
Householder Living Alone	254	15.7	139,969	27.0
Householder 65+	78	4.8	55,483	10.7
Persons in Households	4,298	100.0	1,240,011	97.3
Persons in Group Quarters	1	-	34,912	2.7
Institutionalized	0	-	13,091	1.0
Other	1	-	21,821	2.7

Source: U.S. Census, 2000

Educational Attainment

Based on 2000 Census data, the population of Raymond that is 25 years and older has had slightly less formal education than the population of Cumberland County, but more than for the State as a whole. Approximately 89% of the Town's population had at least a high school diploma, and at least 23% had at least a bachelor's degree.

**Table 7
Educational Attainment 2000**

	Total # of Persons 25+ Years	% High School Grad or Higher	% Bachelor's Degree or Higher
Raymond	2,940	89%	34%
Cumberland County	181,276	90%	34%
Maine	869,893	85%	23%

Source: U.S. Census, 2000

Median Household Income and Poverty

Based on the 2000 Census, the median household income in Raymond (\$52,224) is significantly higher than in Cumberland County (\$44,048) and the State (\$37,240), and the percentage of the Town's population living below the poverty level (3.4%) is lower than in the County (8.3%) or in Maine (7.8%).

Population Projections

In January of 2002, the State Planning Office released population projections by age category for every community in the State. These projections show very little growth in the “under 5” category, and very modest growth in all other categories except the “45-64” category, which shows a dramatic increase, from a level of 1,103 people in 2000 to 1,795 people in 2013, a gain of 692 people or 63%.

**Table 8
Town of Raymond Population Projections**

Age Group	2000	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
0-4	250	250	250	250	250	250	251	253	254	255	256	257
5-17	884	903	906	910	913	914	913	917	922	929	937	947
18-44	1,614	1,664	1,677	1,685	1,687	1,691	1,693	1,693	1,696	1,705	1,718	1,731
45-64	1,103	1,331	1,400	1,469	1,538	1,599	1,650	1,699	1,745	1,779	1,790	1,795
65+	448	479	486	493	500	509	523	536	549	561	583	605
Total	4,299	4,627	4,719	4,807	4,888	4,963	5,030	5,098	5,166	5,229	5,284	5,335

Source: Maine State Planning Office

Table 9 shows how Raymond’s population is expected to change between the year 2000 and 2013, and the extent to which the older age categories will dominate the anticipated increases. Growth in the “45-64” category will account for two thirds of the population increase during that period, and the growth of the combined “45-64” and “65+” categories will account for 82% of the Town’s future growth. There will be a negligible increase in the “under 5” population. The growth in the “5-17” (school age) population (63) will create a gross demand for about three additional classrooms in the system. The large increase in the older population may mean that people moving to Raymond will be more affluent, and will have a greater ability to choose where they want to live.

**Table 9
Raymond’s Population Growth, 2000-2013**

	2000 Population		2013 Population		Change, 2000-2013	
	#	%	#	%	#	% of Total
Under 5	250	6	257	5	7	1
5-17	884	21	947	18	63	6
18-44	1,614	38	1,731	32	117	11
45-64	1,103	26	1,795	34	692	67
65+	448	10	605	11	157	15
Total	4,299	101	5,335	100	1,036	100

Source: US Census, 2000 and Maine State Planning Office

The final table provides a comparison of Raymond’s future population with that of Cumberland County and the State of Maine in the year 2013. Despite modest growth in Raymond’s school-age population, it will still comprise a greater percentage of the population than in either Cumberland County or the State. The “18-44” and “65 and over” categories will continue to be smaller than at the

County or State level (as was the case in the year 2000), and the “45-64” category will continue to be larger.

Table 10
Projected Population by Age Category, 2013

	Raymond		Cumberland County		Maine	
	#	%	#	%	#	%
Under 5	257	5%	17,098	6%	72,939	5%
5-17	947	18%	44,583	15%	201,021	15%
18-44	1,731	32%	104,215	36%	453,242	34%
45-64	1,795	34%	84,401	29%	411,107	30%
65 and over	605	11%	41,310	15%	215,377	16%
Total	5,335	100.0	291,607	100.0	1,353,686	100.0

Source: Maine State Planning Office

4. HOUSING

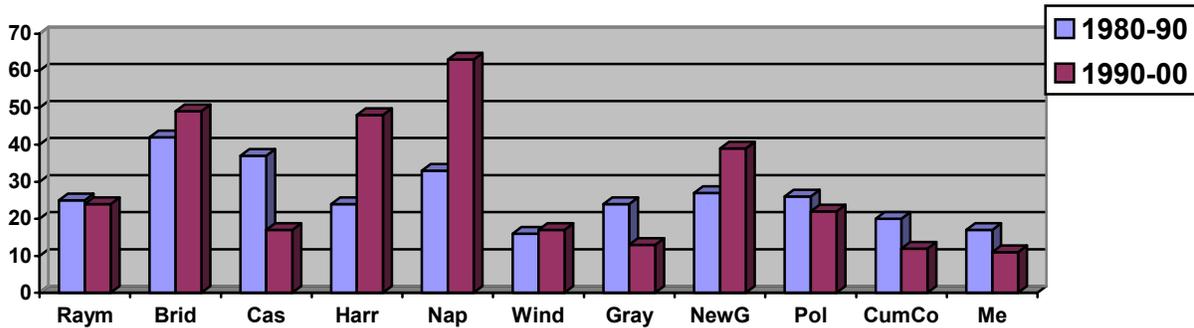
Changes in Total Housing Stock

Table 1 includes a summary of the changes in total housing stock since 1980 in Raymond, a number of adjacent communities, Cumberland County and the State of Maine. Between 1980 and 1990, the total housing stock in Raymond (seasonal and year-round) grew by 408 units, or 25%. The Town's rate of growth was greater than that of Cumberland County (20%) and the State of Maine (17%), but less than that of some nearby communities including Bridgton (42%), Casco (37%), and Naples (33%). Between 1990 and 2000, Raymond grew by 484 housing units or 24%. This rate of growth was again higher than that of the County (12%) or State (11%), but less than that of Bridgton (49%), Harrison (48%), Naples (63%) and New Gloucester (39%). The changes in the rate of growth are also shown in the chart following table 1.

Table 1							
Changes In Total Housing Stock							
	Total Number of Units			Increases, 1980-90		Increases, 1990-00	
	1980	1990	2000	#	%	#	%
Lake Region Towns							
Raymond	1,642	2,050	2,534	408	25	484	24
Bridgton	2,061	2,921	3,063	860	42	1,002	49
Casco	1,222	1,677	1,958	455	37	281	17
Harrison	964	1,193	1,430	229	24	466	48
Naples	1,462	1,946	2,381	484	33	919	63
Windham	4,469	5,200	6,088	731	16	888	17
Other Towns							
Gray	2,291	2,836	3,202	545	24	366	13
New Gloucester	1,077	1,363	1,889	286	27	526	39
Poland	1,509	1,895	2,316	386	26	421	22
Cumberland Co.	91,791	109,890	122,600	18,099	20	12,710	12
State of Maine	501,093	587,045	651,901	85,952	17	64,856	11

Source: U.S. Census, 1980, 1990, 2000

Rate of Growth in Housing Stock, 1980-2000



Year -Round and Seasonal Dwellings

Most of the housing growth in Raymond and surrounding communities was in the form of year-round, rather than seasonal dwellings. As shown in table 2, between 1980 and 1990, there was a decline in seasonal dwellings in Raymond and many other jurisdictions shown. The Census figures for this period reflect the fact that many seasonal dwellings were converted to year-round dwellings. Between 1990 and 2000, there was a small increase in seasonal units in Raymond and several other jurisdictions, and continued losses in several other jurisdictions. It should be noted that Census figures pertaining to seasonal dwellings can be somewhat misleading, because most home builders no longer differentiate between construction of year-round homes and seasonal units. Most new housing units are built to be year-round residences, even if they are used seasonally.

Table 2
Growth in Number of Year-Round and Seasonal Housing Stock

	Numerical Increase 1980-1990		Numerical Increase 1990-2000	
	Year-Round	Seasonal	Year-Round	Seasonal
Lake Region				
Raymond	422	-14	452	32
Bridgton	386	474	193	-51
Casco	322	133	249	32
Harrison	128	101	214	23
Naples	467	17	208	227
Windham	965	-234	963	-75
Other Towns				
Gray	721	-176	436	-70
New Gloucester	326	-40	535	-9
Poland	395	-9	314	107
Cumberland Co.	16,675	1,424	12,098	612
Maine	71,629	14,323	51,425	13,431

Source: U.S. Census, 1990, 2000

Table 3 contains information on the total number of dwellings, the number of year-round dwellings, and the number of seasonal dwellings in Raymond, Cumberland County and the State of Maine. In 2000, Raymond had a lower percentage of year-round dwellings (66%) than the County (91%) or State (84%), and a higher percentage of seasonal dwellings (34% vs. 9% and 16%, respectively). The number of seasonal dwellings in Raymond as reported in the U.S. Census has remained relatively constant over the past 20 years.

Table 3					
Year-Round and Seasonal Dwellings, 1980-2000					
	Total Dwellings	Total Year Round Dwellings		Total Seasonal Dwellings	
	#	#	%	#	%
Raymond					
1980	1,642	801	49	841	51
1990	2,050	1,223	60	827	40
2000	2,534	1675	66	859	34
Cumberland County					
1980	91,791	82,981	90	8,810	10
1990	109,890	99,656	91	10,234	9
2000	122,600	111,754	91	10,846	9
State of Maine					
1980	501,093	427,377	85	73,716	15
1990	587,045	499,006	85	88,039	15
2000	651,901	550,431	84	101,470	16

Source: U.S. Census

Housing Types

The predominant housing type in Raymond is the single-family dwelling. Table 4 contains a breakdown of housing units in 2000 by housing type, as reported in the 2000 Census. In 2000, 93% of the housing units in Raymond were single family dwellings. This is a much higher percentage than in Cumberland County (63%) or the State as a whole (67%). Raymond has a very low percentage of mobile homes (1%), duplexes (2%) and multi-family dwellings (2%) compared to the other two jurisdictions.

**Table 4
Total Housing Units by Type of Structure, 2000**

	Raymond		Cumberland County		State	
	#	%	#	%	#	%
Single-family, detached	2,361	93	77,307	63	439,459	67
Single-family, attached	28	1	5,071	4	14,387	2
Mobile home	34	1	5,636	5	63,902	10
Duplex	54	2	8,657	7	36,565	6
Multi-family	57	2	25,887	21	95,777	15
Boat, RV, van, etc	-		42	-	1,811	-
Total	2,534	99	122,600	100	651,901	100

Source: U.S. Census, 2000

Growth by Type of Structure, 1990- 2000

As shown in Table 5, between 1990 and 2000, 89% of the housing growth in Raymond was in the form of detached, single-family dwellings. The number of mobile homes declined by nine. Duplexes and multi-family dwellings accounted for 10% of the housing growth during the decade. The growth in the number of multi-family dwellings is due in part to the construction of a 23-unit elderly housing project adjacent to Route 85.

**Table 5
Raymond Growth in Housing Types, 1990-2000**

	1990	2000	# Increase 1990-2000	% of Total Increase
Single-Family, detached	1,929	2,361	432	89
Single-family attached	13	28	15	3
Mobile Home	43	34	-9	-2
Multi-Family/duplex	65	111	46	10
Total	2,050	2,534	484	100

Source: U.S. Census, 1990, 2000

Owner Occupied vs. Renter Occupied Dwellings

As shown in Table 6, the percentage of owner-occupied dwellings in Raymond increased from 84% in 1980 to 87% in 2000. Raymond's year 2000 percentage of owner occupied year-round dwellings was significantly higher than Cumberland County's (67%) or the State's (72%). The number of rental units in Raymond doubled over the past 20 years, growing from 102 units in 1980 to 215 units in 2000.

**Table 6
Owner Occupied Vs. Renter Occupied Housing**

	Total Occupied	Owner Occupied Dwellings		Renter Occupied Dwellings	
	#	#	%	#	%
Raymond					
1980	766	664	84	102	16
1990	1,160	1,032	89	128	11
2000	1,616	1,401	87	215	13
Cumberland County					
1980	78,703	50,744	65	27,960	36
1990	94,512	60,812	64	33,700	36
2000	107,989	72,093	67	35,906	33
Maine					
1980	395,184	280,377	71	114,807	29
1990	465,312	327,888	71	137,424	30
2000	518,200	370,905	72	147,295	28

Source: U.S. Census, 1980, 1990, 2000

Housing Age and Services

Table 7 contains information on the age of housing and the percentage of homes with complete plumbing and kitchen facilities. Statistics on the age of housing have sometimes been used as a measure of the extent of substandard housing, but these are not necessarily a reliable gauge. Old housing in Raymond does not necessarily mean deteriorated housing. As shown in Table 7, Raymond has a lower percentage of homes constructed before 1939 (9%) than the County (29%) and State (29%). Virtually all the homes in Raymond have complete plumbing and kitchen facilities.

**Table 7
Year – Round Housing Age And Other Characteristics – 2000**

	Structure Built Between 1990-2000	Structure Built Before 1939	Complete Plumbing Facilities	Complete Kitchen Facilities
	%	%	%	%
Raymond	21	9	100	100
Cumberland County	14	29	100	100
State of Maine	15	29	99	99

Source: U.S. Census, 2000

Housing Affordability

Introduction. One of the goals set forth in the State’s growth management law is to encourage and promote affordable, decent housing opportunities for all Maine citizens.” The law is based on the premise that any village or town is a more desirable place in which to live when composed of citizens of all income levels. Affordable, decent housing to accommodate a portion of all income levels is identified as an important element to providing a foundation for economic balance.

The State’s growth management law requires that each municipality “...shall seek to achieve a level of 10% of new residential development, based on a 5-year historical average of residential development in the municipality, meeting the definition of affordable housing.” Affordable housing is defined as an owner-occupied unit whose price results in a monthly housing cost that does not exceed 30% of the household’s gross monthly income. Monthly cost includes mortgage principal and interest, insurance, real estate taxes and utilities. A rental unit would follow the same formula, where the monthly rate includes utilities.

Those Mainers most often affected by lack of affordable housing include older citizens (often on fixed incomes) facing increasing maintenance and property taxes, young couples unable to afford their own home, single parents trying to provide a decent home, low income workers seeking a place to live within commuting distance of their jobs, and young adults seeking housing independent of their parents.

Affordable housing can include manufactured housing, multi-family housing, accessory apartments, rental of seasonal housing during off-season times, government assisted housing (both housing for families and the elderly), and group and foster care facilities. In addition, decreased unit sizes, smaller lot sizes, increased density, and reduced frontage requirements can contribute to a community’s affordable housing stock.

For the purposes of this analysis, affordability is described in terms of households earning 80% of the median income. These households will be referred to as low income households. In 2000, low income households made \$36,335 or less in Cumberland County and \$41,779 or less in Raymond.

Housing Values. The 2000 Census contains a summary of housing values for both Raymond and Cumberland County, as reported by a sample of homeowners. These estimates of value are based on the perceptions of homeowners and may not reflect actual values or selling prices. Note that in Raymond 26.9% of respondents reported a value between \$50,000 and \$99,000, a range generally considered affordable for low income households (see Table 10).

**Table 8
Housing Values in 2000**

	Raymond		Cumberland County	
	#	%	#	%
Less than \$50,000	0	0	545	1.0
\$50,000-\$99,999	294	26.9	12,745	22.6
\$100,000-\$149,999	376	34.4	22,193	39.3
\$150,000-\$199,999	230	21.0	9,696	17.2
\$200,000-\$299,999	122	11.2	7,166	12.7
\$300,000 or more	72	6.6	4,058	7.3

Source: 2000 Census

Ownership Costs. Based on 2000 Census data as reported by a sample of homeowners and shown in Table 9, the median value of a home in Raymond (\$126,900) was somewhat lower than it was in Cumberland County (\$131,200) but substantially higher than in the State as a whole (\$98,700). Median owner costs with a mortgage (\$1,124) were identical to those in Cumberland County (\$1,124), while median owner costs without a mortgage (\$314) were lower than in the County (\$366). The percentage of people in Raymond paying 30% or more of their income on homeowner costs (20%) is about the same as in the other two jurisdictions.

**Table 9
2000 Housing Costs**

	Median Value Owner Occupied Unit	With Mortgage	Without Mortgage	30% or more of Income
Raymond	\$126,900	\$1,124	\$314	20%
Cumberland County	\$131,200	\$1,124	\$366	22%
State of Maine	\$98,700	\$923	\$299	20%

Source: 2000 Census

Housing Selling Prices and Affordability. Based on data from the Maine State Housing Authority, as shown in Table 10, low income households comprise 34% of all households in Raymond and 40% of all households in Cumberland County. Low income households in Cumberland County would have been able to afford a home costing \$97,488, while low income households in Raymond would have been able to afford a home costing \$115,659.

**Table 10
Summary of LMI Households/Affordability in 2000**

	LMI Household Income	% of households	Affordable Selling Price	Median Sales Price
Raymond	Up to \$41,779	34%	Up to \$115,659	\$145,000
Cumberland County	Up to \$36,335	40%	Up to \$97,488	\$135,000

Source: 2000 Census and Maine State Housing Authority

In 2000, the median sale price of a single family dwelling in Raymond was \$145,000, and in Cumberland County it was \$135,000 (Maine State Housing Authority). Note that selling prices in both jurisdictions were greater than median housing values as reported by the Census in Table 8, above. Low income households in both Raymond and Cumberland County could not have afforded the median priced home in either jurisdiction. However, based on a review of data from the Statewide Multiple Listing Service, low income households in Cumberland County could have afforded some of the homes sold in Raymond in 1999. According to that data, there were 82 single family homes sold in Raymond that year, of which 14 sold for less than \$97,000.

The Maine State Housing Authority reports that the housing affordability index for Raymond for 2003 was 0.89 (a figure over 1.0 is affordable; an index less than one is unaffordable). For Cumberland County, the figure was 0.74, and for Maine it was 0.81. These figures would indicate that housing is currently slightly more affordable in Raymond than it is in either the County or the State. This report indicates that the median sales price of a single family dwelling in Raymond in 2003 was \$192,500 (\$195,000 in Cumberland County).

Rental Affordability

Based on the 2000 Census, the median gross rent in Raymond (\$650) was higher than in either Cumberland County (\$615) or the State (\$497). The percentage of people in Raymond paying 30% or more of their income on rent (33%) is slightly lower than in the other two jurisdictions. The rents shown in Table 11 are reported by tenants and do not take into account the subsidies some may receive in the form of Section 8 housing.

**Table 11
2000 Rental Costs**

	<u>Median Rental Costs</u>	
	Gross Rent	30% or more of Income
Raymond	\$650	33%
Cumberland County	\$615	34%
State of Maine	\$497	35%

Source: 2000 Census

As of 2003, the Maine State Housing Authority reports that 56% of Cumberland County renter households can't afford the average two-bedroom rent in the Sebago Lakes Region. The figure is 58% for Cumberland County and 59% for Maine, which suggests that rents are now slightly lower in the Sebago Lakes region than they are in Cumberland County or Maine. Nevertheless, rental affordability remains a serious problem in all jurisdictions.

Future Growth and Housing Affordability

Since most of the Town's projected population growth over the next 10 years will be in the "45-64" and "65+" categories, affordable housing will be less of a problem than would be the case if most of the growth were projected to be in the "18-44" category. It is reasonable to assume that people in the two older categories will have had more opportunity to accumulate equity and buying power than younger people, and thus will be better able to afford housing in Raymond. It is also likely that some of the Town's projected growth will include people who currently own seasonal property in Raymond, and will retire to these homes and convert them to year-round use.

Moreover, some steps have been taken to address the problem of affordable housing. The York Cumberland Housing Coalition Authority has constructed a 23-unit elderly housing project adjacent to Route 85 near Route 302. The Town has also adopted a mobile home park overlay district in a designated growth area, and has added individual mobile homes to the list of permitted uses in residential districts. The Town could adopt the requirement recommended in the 1991 Plan that 10% of units in subdivisions of 10 or more lots be affordable units, or the Plan's proposed density bonus for subdivisions with 15% or more affordable units. The Town could also amend the "in-law apartment" provision in the Town's Land Use Ordinance to permit accessory apartments, thus broadening the opportunity to provide affordable apartments to those who need them.

5. ECONOMY

Raymond and the Lakes Region

Raymond's economy can be viewed in terms of the trends occurring in the Lakes Region. The Lakes Region includes the towns of Raymond, Bridgton, Casco, Naples and Windham. Based on the Lake Region Economic Indicators Report, prepared by the Maine Development Foundation and the Lake Region Development Council, 33,000 people live in the six-town lake region. The six towns include a land area of 233 square miles and they are located in close proximity to Sebago Lake. All have access to Route 302 which provides access to the Portland area as well as areas to the west.

According to the report, there are 850 businesses in the region and "(t)he economy in the lake region is a mixture of traditional and emerging industries. The new economy, one based in the information age, technology and the distribution of services, now comprises a major part of the region's employment base and will only continue to grow. In 2000, the largest percentage of jobs – 38% - was in the services industry. Manufacturing, a traditional industry, still plays an important part in the economy. As of 2000, 13% of the region's employment opportunities were in the manufacturing industry."

"Tourism and related services also comprise a large part of the region's economy. Graced with beautiful lakes, framed by the western Maine mountain ranges and boasting a rich heritage, the region is a haven for outdoor enthusiasts and people wanting to experience Maine at its best. Boating, fishing, miles of snowmobile trails and hiking trails make the region an ideal summer or winter destination."

"The future of the region's economy depends on developing and promoting a balance between traditional values and growing the economy in keeping with those values. Many factors will influence this future, including the business climate of the region, the education levels of the local population and workforce, the region's infrastructure, the health of its environment and the variety of local communities."

Report Highlights. Other highlights of the Lake Region Economic Indicators Report include the following:

- Self employment. The six towns of the Lake Region all report higher percentages of households with self-employment income than Maine or Cumberland County.
- Service vs. manufacturing jobs. Between 1990 and 2000, the number of jobs available in the service industry increased 34.5%, while the number of manufacturing jobs declined 12%.
- Seasonal employment. In 2000, the entire lakes region employed 8.2% more people (an average of 11,297 jobs) in the summer than on an annual basis (an average of 10,440 jobs).
- Commercial property. Since 1994, the percent of property valued as commercial in the Lake Region has remained relatively stagnant at around 14% to 15% of total valuations. Commercial valuations in Raymond increased the most of any lake region towns between 1994 and 1999 – from 14% to 18%.

Employment

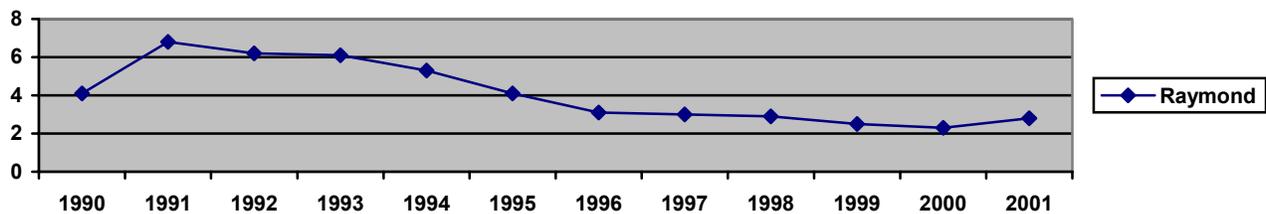
The Town of Raymond is not a major employment center, but is primarily a residential community with a number of small businesses. Most Raymond residents work outside the community. The Town's labor force (made up of Raymond residents) is comparable in size to that of Casco and New Gloucester. Table 1 provides an overall summary of the employment picture for Raymond, the Lake Region communities, several other adjacent communities, Cumberland County and the State of Maine for the year 2001. Raymond had a labor force of 2,066 people, of whom 2,009 were employed and 57 were unemployed. Raymond's overall unemployment rate was 2.8%, which was one of the lower rates of all jurisdictions shown in Table 1.

Table 1 Summary Of Employment, Unemployment – 2001				
	Labor Force	Employed	Unemployed	Unemployment Rate (%)
Lake Region Towns				
Raymond	2,066	2,009	57	2.8
Bridgton	2,118	2,027	91	4.3
Casco	1,755	1,711	44	2.5
Harrison	1,190	1,141	49	4.1
Naples	1,755	1,679	76	4.3
Windham	8,378	8,185	193	2.3
Other Towns				
Gray	4,055	3,963	92	2.3
New Gloucester	2,103	2,028	75	3.6
Poland	2,899	2,768	131	4.5
Cumberland Co.	145,580	142,200	3,380	3.4
Maine	683,900	656,800	27,100	4.0

Source: Maine Department of Labor

Raymond's unemployment rate was relatively high during the early 1990's, but has generally been declining since 1992 (there was a small increase in 2001). The change in Raymond's unemployment rate is shown in the following chart.

Raymond Unemployment Over Time



Place of Employment

Table 2 shows where Raymond residents 16 years of age and older worked in 1990, and where the people live who work in Raymond (similar data is not yet available for 2000). Approximately 85% of the workforce was employed outside the Town – a situation which hasn't changed much in recent years. The largest number of commuters were employed in Portland. The large number of Raymond residents commuting to work elsewhere has contributed to worsening traffic problems along Route 302. Of the total work force employed in Raymond, 28% came from Raymond, 14% came from Windham, and 10% came from Casco.

Table 2
Place Of Employment – 1990

Place of Work – Raymond Residents			Residence of People Working in Raymond		
	#	%		#	%
Raymond	233	15	Raymond	233	28
Portland	443	28	Windham	116	14
Windham	248	16	Casco	83	10
Westbrook	107	7	Naples	74	9
Gray	56	3	Gray	44	5
South Portland	52	3	Bridgton	41	5
Gorham	50	3	Paris	28	3
Casco	44	3	Standish	25	3
Lewiston	30	2	Poland	24	3
Scarborough	28	2	Other	175	21
Auburn	26	2	Total	843	101
Bridgton	25	2			
Rumford	25	2			
Yarmouth	23	1			
Standish	22	1			
Other	178	11			
Total	1,590	101			

Source: 1990 Census

Employment by Industry

Table 3 contains a breakdown of the labor force by industry for Raymond, Cumberland County and the State of Maine as reflected in the 2000 Census. The largest employment categories in Raymond are manufacturing (398 jobs), retail trade (354), professional, scientific, management, administrative, waste management services (223) and education, health and social services (531). Data from the Census indicates a larger work force (2,379) than the Maine Department of Labor (2,066) because Census data covers all workers, while the Maine Department of Labor excludes certain categories of workers such as agricultural workers.

**Table 3
Labor Force Employment By Industry – 2000**

	Raymond		Cumb. County		State	
	#	%	#	%	#	%
Agriculture, forestry, fishing, hunting, mining	44	1.8	1,366	1.0	16,087	2.6
Construction	187	7.9	7,647	5.5	42,906	6.9
Manufacturing	398	16.7	13,453	9.7	88,885	14.2
Wholesale trade	46	1.9	5,372	3.9	21,470	3.4
Retail trade	354	14.9	20,335	14.7	84,412	13.5
Transportation, warehousing, utilities	46	1.9	5,404	3.9	26,857	4.3
Information	26	1.1	5,058	3.6	15,294	2.5
Finance, insurance, real estate, renting/leasing	161	6.8	13,590	9.8	38,449	6.2
Professional, scientific, management, administrative, waste management services	223	9.4	13,756	9.9	43,074	6.9
Education, health and social services	531	22.3	30,854	22.3	144,918	23.2
Arts, entertainment, recreation, accommodation, food services	146	6.1	10,727	7.7	44,606	7.1
Other services (except public administration)	142	6.0	6,183	4.5	29,182	4.7
Public administration	75	3.2	4,867	3.5	27,871	4.5
Total	2,379	100.0	138,612	100.0	624,011	100

Source: 2000 Census

Employment by Occupation

Table 4 contains an occupational breakdown for Raymond, Cumberland County and the State of Maine as reflected in the 2000 Census. The occupational breakdown of Raymond's workers indicates a much higher percentage of workers in the management, professional and related occupations (42.5%) than at the County or State level, and a much lower percentage in sales and office occupations (21.0%).

**Table 4
Labor Force Employment By Occupation - 2000**

	Raymond		Cumberland Co.		State	
	#	%	#	%	#	%
Management, professional and related occupations	1,012	42.5	53,750	38.8	196,862	31.5
Service occupations	328	13.8	19,660	14.2	95,601	15.3
Sales and office occupations	500	21.0	39,108	28.2	161,480	25.9
Farming, fishing and forestry occupations	7	0.3	865	0.6	10,338	1.7
Construction, extraction and maintenance occupations	248	10.4	9,911	7.2	64,064	10.3
Production, transportation and material moving occupations	284	11.9	15,318	11.1	95,666	15.3
Total	2,379	99.9	138,612	100.1	624,011	100

Source: 2000 Census

Taxable Retail Sales

Taxable retail sales tax information provides a way of measuring the commercial economy of a given area. According to State averages, consumers spend about 46.5 percent of their income on taxable consumer goods (the remainder is spent on such things as housing, food and services). Table 5 shows total taxable sales for Raymond, several comparison communities, Cumberland County and the State for the years 1996 through 2001. Table 5 shows that total taxable sales in Raymond have grown at a faster pace (61%) than any other jurisdiction shown except New Gloucester (65%). The large level of taxable sales in Windham reflects its prominent role as the major shopping area for the Lakes Region.

<p style="text-align: center;">Table 5 Total Taxable Sales, 1996 – 2001 In thousands of dollars</p>							
	1996	1997	1998	1999	2000	2001	% Change 1996-01
Lake Region							
Raymond	14,512	15,107	18,120	19,627	22,074	23,300	61
Bridgton	24,799	27,904	31,770	34,710	34,750	34,760	40
Casco	17,048	16,822	18,187	23,776	23,366	23,644	39
Harrison	3,912	3,697	4,000	4,035	4,492	4,017	3
Naples	15,287	15,963	19,151	19,416	21,568	22,853	49
Windham	114,970	118,788	134,041	152,361	167,396	172,513	50
Other Towns							
Gray	28,576	30,028	32,194	36,024	35,950	39,558	38
New Glou.	5,761	5,925	7,340	8,582	9,489	9,526	65
Cumb. Co	2,967,356	3,119,013	3,342,086	3,649,738	3,805,897	3,836,639	29
Maine	10,915,793	11,323,942	12,418,326	13,453,151	13,889,531	14,169,084	30

Source: Maine State Planning Office

Major Industrial Employers

Raymond currently has three major industrial employers. It should be noted that Dielectric has increased its employees by 180% since 1991 while Sabre Yachts had lost 8% of its employees. The newest industry in town is Chipco (Embedtech). Since the 1991 plan the town has lost several small industrial employers.

Local Businesses

Table 6 lists numbers of businesses registered with the town by type as of August 2002. A more comprehensive list can be found at the town's web site, www.raymondmaine.org.

Table 6	
Summary of Local Business Types	
BUSINESS TYPE	NUMBER
<u>Accommodations</u>	
Apartments	1
Campgrounds	1
Camps, Summer	8
Motel and Cottage Rentals	6
Sub-total	16
<u>Entertainment</u>	
Bowling Centers	1
Restaurants	5
Sub-total	6
<u>Personal Service</u>	
Banks	1
Barber Shops	1
Beauty Shops	2
Church	2
Counseling	1
Day Nursery	2
Financial Services	1
Physicians	2
Veterinarian/Animal Boarding	2
Sub-total	14
<u>Professional Services</u>	
Advertising	1
Agricultural Commercial	3
Appraisers	1
Attorneys	2
Audio Services/Recording Studios	1
Business Forms/Ad Specialties/Copiers	2
Business Services NEC	1
Computer Training and Repair	2
Consultants, Business	2
Consultants, Food	1
Consultant, Land	1
Electronic Equipment	1
Engine Repair	1
Environmental Services	1
Graphic Design/Multimedia	2
Insurance Adjuster	1
Insurance Agencies	1
Insurance Appraisers	1
Interior Design	1

Landscaping/Lawn Maintenance	4
Laundries & Dry Cleaning	1
Meat Packers	1
Moving & Storage	1
Nurseries/Garden Center	1
Picture Framing	1
Property and Camp Maintenance/Remodeling/Roofing	1
Real Estate Brokers/Agents	1
Sub-total	37
<u>Retail</u>	
Antiques	1
Bait Shops	2
Candles	1
Canopies	1
Convenience Stores/Sandwiches/Ice Cream	5
Fine Arts/Gallery	2
Floor Coverings	2
General	1
Gift Shops/Handcrafts	2
Glass Dealers	1
Grocers	2
Hardware/Equipment Rentals	1
Equipment	1
Seafood Market	1
Signs	1
Sporting Goods	1
Sub-total	25
<u>Trades</u>	
Carpentry/Cabinetry/Woodworking	4
Contractors, Building	3
Contractors, Electrical	2
Contractors, Excavating	5
Contractors, General	2
Contractors, Mason	1
Heating/Ventilation/Air Conditioning	3
Home Inspection	1
Plumbing	1
Sub-total	22
<u>Vehicle Services</u>	
Automobile & Truck Dealers	0
Automobile Parts & Supplies	0
Automobile/RV Repair & Service	2
Boat Building/Restoration	1
Boat Lifts	
Sub-total	3
Total Businesses	123

6. TRANSPORTATION

Overview of State Highways in Raymond

Route 302/35 from the Raymond/Windham town line to the Raymond/Casco town line (3.81 miles) is classified by the MDOT as an arterial. The State is responsible for the maintenance of arterial highways. Both Route 85 from Route 302 to the Casco town line (7.26 miles) and Route 121 (Meadow Road) from Route 302 to the Casco town line (3.84 miles) are classified as minor collectors. On minor collectors, the State and the community share maintenance responsibilities. Capital improvements require a 33% municipal match.

Traffic Counts. Given its role as the primary link between Portland and the Lake Region, Route 302 carries the greatest amount of traffic in Raymond (see Table 1). Route 85 also carries a relatively large number of vehicles. Most of the traffic on Route 121 is travelling to and from Casco (and points north). The traffic volumes on all these major roads have been increasing steadily over the years, due to the increased year-round and seasonal development in the Lake Region and to an increase in the number of people commuting to and from the Greater Portland area.

Traffic volumes for numbered State Highways are listed in Table 1 below. The information is based on traffic counts performed by MDOT between 1981 and 2000. The Average Annual Daily Traffic counts are average counts that are generally lower than the actual field counts. During the 19-year period between 1981 and 2000, traffic counts on Route 302 have increased between 69% and 78%, depending upon location, while traffic on Route 85 has increased between 62% and 118%.

Table 1							
Town of Raymond							
Traffic Counts on Numbered Highways							
Road	Location	AAADT 1981	AAADT 1987	AAADT 1995	AAADT 1997	AAADT 2000	% Change 1981-2000
Route 302	at Windham line	9,859	13,850			17,550	78
	at 85	10,712	14,270	17,910	18,210	18,890	76
	at Casco line	6,783	9,130	11,380	12,060	11,460	69
Route 85	off 302	2,309	2,820	3,490	3,590	3,740	62
	past Raymond Hill Rd	1,351	1,488	2,050	2,280	2,330	72
	at Plains Rd	907	1,280	1,660	1,960	1,980	118
Route 121	at Casco line	275	500	1,830	1,910		-
	north of Main Street			2,440	2,900		-

Source: Maine Department of Transportation

Road Safety and Accident Summary. MDOT has identified vehicle accident locations on public roads in Maine (both State and town owned), and has provided a summary of this information to Maine towns. For the period January 1, 1999 through December 31, 2001, there were a total of 253 accidents in Raymond including 102 accidents on Route 302, 56 accidents on Route 85, 21 accidents on Route

121, and 74 on all other roads combined. Based on a review of this data, there are no clear patterns, as illustrated in Table 2 for the Route 302 accidents.

A critical rate factor (CRF) is listed for each accident location. The CFR is a comparison of the actual accident rate to the expected accident rate based on road type, vehicle miles traveled, and statewide average accident ratios. A CRF greater than one indicates an accident rate higher than would be expected at that location based on State data.

**Table 2
Town of Raymond
Accident Summary, Route 302, 1999-2001**

Number of Accidents			
Location	# of Accidents		Critical Rate Factor
302/121 intersection	10		-
302/85 intersection	9		1.34
302/Hawthorne Rd intersection	6		1.08
302/Deep Cove Rd intersection	9		1.62
Other intersection	5		-
Total intersection	39		-
Non- intersection	63		-
Total	102		-
Type of Accident			
Type	# of Accidents	Type	# of Accidents
Object in road	1	Ran off road	11
Rear end/sideswipe	57	Deer	7
Head on/sideswipe	4	Moose	3
Intersection movement	15	Sled/bike	1
Pedestrian	1	Non-collision	2
		Total	102
Human Factor			
Factor	# of Accidents	Factor	# of Accidents
Failure to yield right-of-way	10	Unsafe backing	1
Illegal, unsafe speed	6	No proper signal	2
Following too close	9	Driver inattention	31
Disregard traffic control	3	Driver inexperience	3
Driving left of center	1	Pedestrian violation	1
Improper passing	8	Physical impairment	1
Improper lane change	1	Vision obscured by light	2
Improper stop/start	1	Other human factor	6
Improper turn	3	Total	89

Source: Maine Department of Transportation

Route 302

Route 302 Improvement Committee (Route 302 Development Committee). The Town of Raymond formed the Route 302 Improvement Committee in the 1990's shortly after the creation of the Tax Increment Financing District for the Portland Natural Gas Pipeline. The Committee retained a consultant team headed by Kent Associates to study conditions along the corridor and prepare a plan to increase safety for vehicles, pedestrians and bicyclists, give a positive, visual identity to the commercial strip, and to improve turning movements (access to and from businesses). The study/concept plan was completed in February of 1999. The Route 302 Committee held numerous public meetings and worked closely with businesses to obtain their support for the suggested improvements.

The Town hired the firm of Gorrill - Palmer to prepare detailed engineering plans for improvements identified in the Kent Associates Plan.

Route 302 Improvements. In 2003, the Town undertook a number of improvements to this corridor in conjunction with a State overlay of Route 302. The improvements were undertaken in accordance with the above-referenced plan for improving safety, signage, aesthetics, and pedestrian amenities. The Town worked with the State and with businesses to implement the plan.

Route 302 and You Committee. The Route 302 and You Committee was formed in 2001 by the Lake Region Development Council. The Committee is an advocacy group that is committed to improving traffic conditions along the Route 302 corridor. The Committee includes representative from Bridgton, Casco, Frye Island, Gray, Harrison, Naples, Raymond and Windham, along with representatives from local businesses. The Route 302 and You Committee has identified five short-term intersection projects to enhance the corridor:

- Raymond: Route 302 and Hawthorne Road - add a left turn lane and an acceleration lane on Route 302, to increase the safety of turning movements.
- Windham: Route 302 and White's Bridge Road – allow for the safer merging of five lanes of traffic into two lanes of traffic, by widening Route 302 and realigning the intersection of Angler's Road and Route 302.
- Naples: Route 302 and Route 11 – improve turn lanes and add a traffic signal. At Route 302 and Route 114, add a turning lane on Route 114.
- Casco: Route 302 and Quaker Ridge Road – improve the sight distances and associated safety relative to the turning movements at the intersection.

The Committee also supports previously planned or programmed projects including:

- Improvements at the intersection of Routes 302, 115 and 35;
- Reconstruction of Route 302, from the Westbrook line to Foster's Corner;
- Naples Village safety improvements;
- Raymond's Route 302 plan;
- Park and ride facilities at Raymond Beach;
- Windham's plan for its commercial center.

Representatives of the Route 302 and You Committee have also met with Turnpike officials to explore the possibility of a high speed, limited access road from the Turnpike to the Lake Region.

MDOT Route 302 Study. Partially in response to the work of the Route 302 and You Committee, the Maine Department of Transportation has commissioned a Route 302 corridor study in the Lake Region. The study is focusing on a 27-mile portion of the corridor between the Foster's Corner rotary in Windham and Route 93 in Bridgton. The purpose of the study is to successfully integrate sound land use planning principles within the transportation planning process to better manage growth and traffic flow along the corridor.

Access Management

The Maine Department of Transportation has adopted access management regulations which require that property owners obtain a permit from the Maine Department of Transportation prior to constructing driveways and entrances on the State's arterial and collector highways. The regulations contain standards for:

- Sight distance
- Driveway width
- Corner clearances
- Turnaround area/parking
- Drainage standards
- Intersection angle/radius of edges
- Double frontage lots

There are additional standards for mobility arterials and retrograde arterials. A mobility arterial is a non-compact (not located in an urban compact area) arterial that has a posted speed limit of 40 mph or more and is part of an arterial located between urban compact areas or service centers that carries an annual average daily traffic of at least 5,000 vehicles per day for at least 50% of its length, or is part of a retrograde arterial located between two mobility arterials. A retrograde arterial is a mobility arterial where the access related crash per mile rate exceeds the 1999 state average for arterials of the same posted speed limit. The Town of Raymond will need to be aware of the new rules to avoid unintentionally supporting the creation of lots that cannot be granted an access management permit because they do not meet MDOT's standards.

Bridges

Based on information obtained from the Maine Department of Transportation, there are six State bridge in Raymond (certain culverts are counted as bridges) as shown in Table 3.

Table 3 Town of Raymond State Bridges		
Bridge	Location	Water Body
Bartlett Brook Bridge	Raymond Hill Road	Bartlett Brook
Fish Hatchery Bridge	Mill Street	Fish Hatchery Brook
Jordan River Bridge	Route 302	
Tenny's River Bridge	Route 85	Tenny's River
Dingley Brook Bridge	Cape Road	Dingley Brook
Thomas Pond Outlet Bridge	Route 302	Thomas Pond Outlet

Local Roads

According to the Public Works Director, there are about 46 miles of public local roads in Raymond. Town roads deemed to be in good condition include those that have been improved or reconstructed since 1998/1999 including Conesca Road, the first section of Cape Road (Raymond Cape Road), and a portion of the North Raymond Road between Poland and the Ganderbrook intersection. Beginning in the early 1990's, the Town appropriated about \$150,000/year for local road improvements. This rate of financial support would allow all public roads to be re-paved about every 40 years (they need to be re-paved about every 10 to 12 years). The Town needs to be spending significantly more per year to improve and adequately maintain its road network. Table 4 contains information on the Town's local public roads. This information was derived from Raymond's E911 list as of January, 2003. Mileages are based on data obtained in part from the Maine Department of Transportation and from an amendment to the plowing contract.

Public Transportation System

Public transportation is limited in Raymond. The only public transportation available to Raymond residents is the Regional Transportation Program, Inc. (RTP). RTP is a non-profit organization operating out of Portland that provides demand response transportation service, on an advanced reservation basis, throughout Cumberland County. The countywide bus service consists of demand response transportation to the Windham malls, and to Portland and South Portland with main stops in downtown Portland, at the Maine Medical Center in Portland, and at the Maine Mall in South Portland. Other stops are arranged, if possible. Most county bus trips arrive in Portland at 10 A.M. and leave at 2 P.M. RTP's demand response service primarily provides transportation for medical and other trip purposes, and door-to-door service for persons with disabilities to a number of the sheltered workshops in the area.

Table 4
Town of Raymond
Local Public Roads

New Name	Old Name	F.L. #	Location	Mileage
Canal Rd	Old Canal Rd	162	From 85 towards Casco, 1st light off 302 after Mobil	.49
Cape Rd	Raymond Cape Rd	MR1	Off 302 on left before Casco line, via Hawthorne Rd	
Caton Rd	-	167-B	From Peterson Rd to Crockett near Frost Harbor	.18
Chapel St	Pincrest Way	1	Off Main St. on right past Meadow Rd	
Conesca Rd	-	MR7	Off Raymond Hill Road, opposite F.L. 190	1.53
County Rd	Old County Rd	166	Off 302 on right by Panther Run Marina next to Key Bank	.23
Crockett Rd	Spiller Rd	167A	Off Person Rd 1 st rd on right	.34
David Plummer Rd	Plummer Rd	57	Off 121 on right before Tower Rd	.57
Deep Cove Rd	Deep Cove Shores	2	Off 302 across from west end of Main St	1.55
Dolimount Rd	Maples Rd	99A	Off Gore Rd on right almost to Gray line	.30
Dyer Rd	-	276	Off North Raymond Rd, just before Pond Rd on right	
Egypt Rd	-	MR9	Off 85 next to Town garage	2.35
Elizabeth Ave	-	172	Off 302 between shopping center and True Value	.16
Frye Rd	-	282	Off North Raymond Rd on right before Pond Rd	.14
Gay Ave	-	160	Off Main St between Mill St and Dist 1	.1
Giselle Lane	-	53	Off Meadows Rd on right	.10
Gore Rd	-	99	Off 85 on left from Dist 2 runs into Gray	.68
Harmon Rd	-	169A	Off Patricia Ave 1 st on left	
Hawthorne Rd	-	MR1	Off 302 last left before Casco line, goes to Cape Rd	.41
Ledge Hill Rd	-	MR8	From intersection of Valley, and Spiller Rd to N. Raymond Rd	
Lloyds Lane	-	115A1	Off Martin Heights	
Lyn Court	Pine Drive	167F	From Birch Dr to Gardner Dr	
Mailman Rd	-	274	Off North Raymond Rd	.10
Main St	-	MR1,5	Raymond Village	.57
Martin Heights	-	115	Off Webbs Mills Rd	.755
McDermott Rd	-	210-1	Right off Mountain Rd	
Mill St	-	MR4	From Main St to Webbs Mills Rd	.87
New Name	Old Name	F.L. #	Location	Mileage

Mountain Rd	-	MR7	Follow Raymond Hill, starts where Spiller Hill bears right	2.08
North Raymond Rd	-	MR9	Gray to Poland line	
Panther Pond Pine Rd	-	54	Off Meadow Rd	
Patricia Ave	-	169	Off 302 on left between Portland Glass and Diner	.13
Peterson Rd	-	167	Off County Rd to Bayview	.18
Pine Lane	-	172C	Between Elizabeth Ave and Viola behind shopping center	.10
Pipeline Rd	-	172	Off Elizabeth Ave into Windham	
Plains Rd	-	MR2	Meadow Rd to Webbs Mills Rd	
Pond Rd	-	275	Off North Raymond Rd	.53
Presidential View	Silver Ridge Dr	99-1	Off 85 on left coming from Dist 2 after Rockwood Acres	.22
Raymond Hill Rd	-	MR6	Off Webbs Mills Rd between Dist 2 and Tgown Hall on right	
Ridge Rd	-	167C	Off Peterson Rd	.16
Salmon Run	-	162B	Off Canal Rd	.08
Shaker Woods Rd	-	MR8	Off North Raymond Rd directly across from Ledge Hill Rd	
Shaw Rd	-	16	Off Cape Rd on left to end of pavement	.13
Spiller Hill Rd	-	MR6	From intersection of Raymond Hill and Mountain bear right	.14
Tarkln Rd	-	102	Off 85 on left, coming from Dist 2 before Gore Rd	.23
Tassle Top Drive	-	173B	Off 302 across from shopping center	
Tenney Hill Rd	-	212	Off Mountain Rd go straight up hill where Mountain goes left	1.00
Tower Rd	-	66	Off Meadow Rd on left after Panther Pond Pines area	
Valley Rd	-		Off Raymond Hill Rd on right at top of hill	2.21
Viola Street	-	177	Off 302 on left after shopping center next to brake shop	.29
Wawenock Rd	Camp Wawnock Rd	38	Off Cape Rd	
Westview Drive	-	97	Off 85 on right after Raymond Woods, before Gore Rd	.19

7. PUBLIC FACILITIES AND SERVICES

There are a number of public facilities and services available to the residents of Raymond. Some of these are provided by the Town, but many others are made available by volunteers and private groups and organizations. The following paragraphs contain a summary of the Town's government and its facilities and services.

Town Government

Raymond is governed by the Town Meeting/Selectmen/Manager form of government.

An annual town meeting is held in May, at which time the voters elect municipal officers, hear reports of various town committees, and appropriate funds for the coming year.

Board of Selectmen. Raymond's five Selectmen are elected at large for three-year staggered terms of office. Two are elected each year, except for the third year when only one is elected. The Board elects a Chair, who serves for one year and presides at regular and special Board meetings.

Town Manager. The Town Manager is appointed by and serves under the direction of the Board of Selectmen. The Town Manager is responsible for providing general management and administrative oversight of all operations, programs and services, including capital projects undertaken by the municipality. Raymond's full-time Town Manager also serves as Tax Collector and General Assistance Administrator.

Town Office Staff. In addition to the Town Manager, Town office staff includes the following (most office staff are deputized as tax collectors and town clerks):

- Finance Director who serves as Treasurer;
- Deputy Treasurer who serves as Motor Vehicle Agent;
- Town Clerk;
- General Assistance Administrator/Deputy Tax Collector;
- Code Enforcement Officer who also serves as Dispatch Supervisor;
- Information System Administrator who serves as Town Manager secretary and web-site coordinator;
- CEO/Assessing Assistant who serves as secretary to the Planning Board and Zoning Board of Appeals;
- Voter Registrar; and
- Contract Assessor.

Town Hall. The Town Hall, located on Webbs Mills Road (Route 85), is open Tuesday through Friday (including Tuesday evening until 7:00 PM), and Saturday morning. The Town Hall contains office and meeting room space for most of Raymond's governmental activities. Large municipal meetings are held at the Jordan Small School. The Town Hall was constructed in two sections. The older section was constructed in the early 1900's and was originally used as a one-room elementary school. An 1,800 square foot building addition was finished in 1989. The Town Hall contains a large meeting room, a clerical office area, a small kitchen area, storage space, the Town Manager's office, the

Assessor's office, the Code Enforcement Office, and the GIS Administrator's Office as well as a storage vault and food pantry in the basement. The Fire Chief's office and the fire/rescue dispatch office were moved to the new Public Safety building in 2003.

The Raymond Building Committee is currently studying options for meeting the long range needs of Raymond for office, library and meeting space. Despite the fact that the dispatch office and Fire Department moved from the Town Hall, thus freeing up office space, the Town will probably need additional office and meeting space.

Town Boards and Committees

Volunteers contribute significantly to the manner in which Raymond is governed by serving on various boards and committees. Some of these boards, such as the Planning Board, are relatively permanent, while others may be formed on a temporary basis to fill a short-term need. Some of the more important boards, committees and commissions, which are either involved in governing Raymond or advising its legislative body, include the following:

- 1. Budget Finance Committee.** The Budget Finance Committee reviews proposed Town and School budgets and makes recommendations to the Town. The Committee reviews proposed budgets from the standpoint of the Town's fiscal condition, as well as the long-term need of the community. The Committee also makes recommendations on specific projects and on Raymond's Capital Improvement Plan.
- 2. Planning Board.** The Raymond Planning Board, which is composed of seven members, administers the Town's Shoreland Zoning Ordinance and the Subdivision Regulations, and issues certain permits under the provisions of the Land Use Ordinance. The Planning Board is generally charged with planning for the long-range growth of the community which includes submission of ordinance additions/changes, and for encouraging the most appropriate use of land within the community.
- 3. Appeals Board.** The Town's Board of Appeals hears appeals arising from the administration of Town ordinances or from specific dimensional requirements of the ordinances.
- 4. Conservation Commission.** The Conservation Commission is concerned with protecting the environment and the natural resources of the community. The Commission's work includes a watershed stewardship project, invasive aquatic species (Milfoil) prevention, land conservation, efforts to establish a municipal open space fund, erosion control demonstration projects, public education, and land use ordinances.
- 5. Route 302 Committee.** The Route 302 Committee has worked since 1999 to develop plans for the improvement of the Route 302 corridor in cooperation with the Maine Department of Transportation, as well as residential and business property owners. The Committee's work includes the preparation of concept plans and engineering specifications aimed at reductions in unnecessary curb cuts, improvements to existing traffic patterns, plus the installation of pedestrian walkways and attractive landscaping. This project is scheduled to be completed in 2003.

6. **Tassel Top Park Committee.** This Committee oversees the operations of Tassel Top Park. Park activities include water oriented summer recreation as well as limited winter recreational activities. The park also rents a cabin on the property for summer residential use.
7. **Website and Technology Committee.** The Website Technology Committee has been involved in creating, maintaining and updating the Town's website, overseeing the Town's GPS/GIS project which includes mapping work tied to aerial photos, establishment of a cable TV station in the portable classroom outside Jordan Small School, maintenance of a town calendar on the website, and preparation of the Town's newsletter, the RoadRunner (this paper is published monthly; the work is undertaken by volunteers and in-house, part-time support).
8. **Recycling Committee.** The Recycling Committee is primarily concerned with promoting public support for and involvement in recycling. The Committee also monitors the extent to which materials are diverted from the waste stream into recycling.
9. **Comprehensive Plan Committee.** The Comprehensive Plan Committee has updated the Town's long-range comprehensive plan. A major goal of the Plan is to maintain the rural character of Raymond while directing growth to the growth areas of the community and discouraging inappropriate growth in the rural areas of town. The updated Plan will serve as a guide for ordinance revisions and capital investments over the next ten years.
10. **Town Office/Library Building Committee.** The Building Committee is charged with the responsibility of planning for the Town's long-range needs relating to office and meeting room space.
11. **Cemetery Committee.** The Cemetery Committee consists of volunteers who provide oversight of the Town's cemeteries. The Committee has cleaned stones and undertaken cleanup work to help keep the cemeteries looking nice.

Dispatch Center

The Dispatch Center serves Raymond, Poland, Frye Island, as well as covering mutual aid for surrounding towns. It handles calls relating to school bus operations, public works, animal control, fire and rescue. The Center is managed by the Code Enforcement Officer and employs four full-time people and four part-time people. The following is a breakdown of types of calls between 1999 and 2001:

Type of Call	1999	2000	2001
Fire	412	405	422
Rescue	684	754	810
Police	732	418	211
Animal Control	594	563	412
Miscellaneous	145	151	57
Total	2567	2291	1912

The dispatchers normally handle about 2,800 calls per month, or 95 calls per day. These calls include information and other inquiries. Police calls have declined because such calls now go directly to the Sheriff's Department. E-911 calls go directly to the Cumberland County Sheriff's Communication Center in Windham. Non-police calls are routed back to Raymond dispatch.

A key issue facing the Town is the cost of dispatch services, and whether they can be more efficiently delivered by sharing services with more communities.

Raymond Fire and Rescue Services

Raymond Fire and Rescue Service is a public safety group made up of mostly of dedicated volunteers. The Service now includes a full time paramedic responding to day time calls seven days a week from 6 AM to 6PM. As with the 1991 Comprehensive Plan, the main concern continues to be too few volunteers. The problem has been compounded by the annual demands for service growing to a new high of seven hundred and fifty-seven (757).

Raymond Fire and Rescue serves many more citizens, and many are aging with an increasing need of rescue services. Today, there are fewer members responding to more calls, attending more training and expected to handle all calls ranging from Anthrax threats to complex construction methods involving roof trusses. The added hazards of roof and floor trusses are common throughout Raymond and the surrounding communities.

Public Safety Building. The small Main St. Fire Barn has been replaced by a new Public Safety Building located just down the road at the corner of the Rt. 302 and Main Street. The eight and one half acre site was a gift the family of former Fire Chief Reginald Brown. The facility was developed by a cross section of local citizens and was developed and built over a four year period. The new Public Safety Building is becoming the center for public safety incorporating and centralizing dispatching, fire, rescue and even police needs.

The apparatus are now housed at the Public Safety Building include:

- A 2002 Ford/Braum Type III Ambulance and all related supplies
- A 1981 GMC-American LeFrance Pumper (1,000 gallons of water capacity)
- A 1987 International/KME Tanker (3,000 gallons capacity)
- A 1978 Ford/home made Forestry six wheeler Truck
- A 1987 GMC Utility Truck
- A 1983 Rubber Zodiac Rescue Boat and accessories

Webbs Mills Station. The second station is located on Rt. 85 near the Town Hall and is an old garage-type building. It shares the building with the school buses and the public works trucks. There are three bays housing the following apparatus:

- A 1987 Ford/Frontline Type III Ambulance
- A 1990 GMC 1,000 gallon front mount pumper
- A 1989 Used road tractor built for a tanker with 3,000 gallons

Staffing, Mutual Aid. The 44 total Fire/EMS members are supported by a full time dispatch center. Mutual Aid continues to be extremely important with Casco, Gray, Naples and Windham being the primary assistance. User pay and accountability will continue to be the themes that direct the current group of officers. Creative funding and a very diversified membership will help to maintain a proactive department.

Police

Raymond has no police force. Law enforcement is supplied primarily by the Cumberland County Sheriff's Department out of the Windham substation. The Maine State Police Barracks in Gray and the Department of Inland Fisheries and Wildlife's warden service provide some additional coverage. There are two Sheriff's deputies that are assigned to an area encompassing the Towns of Raymond, New Gloucester, Gray, Bridgton, Naples and Sebago. There is no additional coverage during the summer months. The funds for this basic level of police coverage are provided through the Cumberland County budget. Raymond pays its share of Cumberland County taxes, but does not pay any money to the Sheriff's Department for additional coverage.

A key issue facing Raymond is the fact that the current allocation of County resources is not sufficient to serve Raymond's growing population, particularly during the summer months. Options for addressing police protection needs include contracting with the Sheriff's Department to provide additional support to Raymond or establishing a local police department.

Public Works

Raymond has a five-person Public Works crew that includes the director and four truck driver/equipment operators. The Department is responsible for routine road maintenance, some road reconstruction work, and municipal property maintenance other than mowing and building and landscaping maintenance of the schools. The Department also oversees the trash removal/recycling contract with BBI (Blow Brothers, Inc).

The Department plows municipal and school facilities as well as some town roads, but contracts its major road construction and snow removal work to private operators. The Public Works garage is a two-bay building located at the corner of Egypt Road and Webbs Mills Road near the Town office. The Department's salt/sand storage shed is located on a seven-acre site on the Plains Road. The Town is setting aside funds for the construction of a new public works building which will be located next to the salt/sand shed. The old Public Works garage will then be used by the School Department as a bus garage.

The Department's equipment includes the following:

Equipment	Year	Condition
John Deere road grader	1978	Fair
FMC street sweeper	1991	Fair
New Holland 675 rubber-tired backhoe	1997	Poor
931 CAT track loader	1984	Poor
C-60 Chevrolet 7-yard dump truck/plow truck	1995	Good
Ford F 550 12-ton plow truck with dump body	2003	Good
Chevrolet 1-ton truck with plow	2000	Good
Ford 800 8-yard dump truck – summer use only	1988	Good
Chevrolet 1-ton rack truck – summer use only	1990	Fair

The Town acquired the 2003 Ford 550 truck on a lease-purchase basis. The Department is currently planning to replace this truck in four years. Within the next five years, the Department plans to replace

one of the smaller 1-ton trucks. The Department also plans to purchase a wheeler dump truck for use in the summer months only.

Solid Waste

The Town contracts with a private hauler (currently BBI) for curbside pick-up of household waste, as well as recyclable items, while individuals take bulky wastes to the Lake Region Bulky Waste Facility in Casco.

Household trash. BBI transports household trash to the Mid-Maine Waste Action Corporation (MMWAC) facility in Auburn. Raymond is one of the original 12 owners of the facility, and currently enjoys a relatively low tipping fee (\$29 per ton). The volume of waste for the past three years includes:

2000: 1,446.98 tons
2001: 1,376.44 tons
2002: 1,453.88 tons

Recyclable material. BBI transports recyclable items to the City of Lewiston Solid Waste Recycling Facility. The volume of recycled materials for the past three years includes:

2000: 145 tons
2001: 138 tons
2002: 137 tons

Bulky wastes. Most of the items taken to the Casco facility are recycled, and Raymond is credited towards the recycling quota established by the State of Maine. For example, in the year 2001, 1,477 tons of waste were received from the Town of Raymond. Of this total, 49% was either reused or recycled, 38% was sent to Beaver Wood Power to be used in energy production, and 13% was land-filled at the Norridgewock and Sawyer landfills.

Water and Sewer

Up until the year 2002, all of Raymond was served by individual, private water systems. In 2001, the Town voted to join the Portland Water District and support the extension of a public water line from Windham to the EmbedTech facility in Raymond. The waterline extension was funded by a combination of a successful \$400,000 Community Development Block Grant and town bonds. The purpose of the water line extension was to enable EmbedTech to expand its facility and create additional jobs. The Town voted in March of 2002 to extend the water line further into Raymond from EmbedTech to Route 121 (Main Street) or all the way to the new Public Safety Building. The line currently runs from the Raymond/Windham town line along Route 302 to the intersection of Route 302 and Deep Cove Road across from the new Public Safety Building. The debt service necessary to support the extension is being paid from current property tax revenue generated by the Tax Increment Financing District. Town revenues from hook-up fees amounted to about \$90,000 during the year 2002.

Raymond does not have a central sewage collection or treatment system. The closest connection to a regional system would be in Westbrook. For the foreseeable future, there does not appear to be a need for a central system in Raymond or a need to connect to a system outside Raymond.

Outdoor Recreation

Raymond is fortunate in having a number of high quality, outdoor recreation facilities available to its residents, as well as a very active recreation program sponsored by the Raymond Recreation Association, a private group that has been very active in the community since the 1960's. The Town, the School Department, private children's camps and the Recreation Association all work together to provide a diverse array of outdoor recreation opportunities. In addition, a number of private groups and organizations such as the snowmobile club have been very active in providing for other recreation opportunities, including the management of an extensive trail system on privately owned property.

Recreation facilities. Raymond's publicly owned recreation facilities include the following:

1. **Tassel Top Park.** This 32-acre Town beach, located off Route 302 on Sebago Lake, is owned by the State's Bureau of Parks and Recreation and has been managed by the Town since 1992. The park contains a 980-foot sandy beach on Jordan Bay, a rental cabin, snack shack, porta-potties, a nature trail, a handicap ramp and wheelchair for the disabled, and parking area. The Tassel Top Park Committee provides oversight and management of the park.
2. **Raymond Beach.** Raymond Beach, consisting of 1.37 acres, located off Route 302 on Sebago Lake, was established by the Maine Department of Inland Fisheries and Wildlife in 2000 primarily as a boat launch. It contains a public dock and a paved boat ramp on either side of the dock, as well as a small beach.
3. **Crescent Lake Beach.** This .25-acre, Town-owned park, located on Crescent Lake, contains an 86-foot Town beach, as well as a boat launch, porta-potties, and a parking area.
3. **Morgan Meadows.** Morgan Meadows is a 1,100-acre game management area that is owned and managed by the Maine Department of Inland Fisheries and Wildlife. It contains a nature trail, numerous trails for hiking, horseback riding, snowmobiling and other outdoor trail uses and is also used for hunting.
4. **Sheri Gagnon Field.** This 5.7 acre, Town-owned park is located on Mill Street in the village. It contains a large playground, two ball fields, a snack shack/equipment building and parking area.
5. **Schools.** Raymond Elementary (46.27 acres), located off Route 85, contains a soccer field, gymnasium and parking area. Jordan-Small Middle School, located on the opposite side of Route 85, contains a softball diamond (4.04 acres), as well as a nature trail (4.1 acres).

Raymond also has access to softball and Little League fields at Camp Hinds Boy Scout Camp on the Plains Road, as well as soccer fields at Camp Agawam. The Town has worked cooperatively with the owners of these camps and the Raymond Recreation Association to make these facilities available to Town residents. There are several privately owned tennis courts in the village which are used by the Raymond Recreation Association for tennis lessons.

Recreation Programs. The Raymond Recreation Association offers a wide variety of recreation programs to Raymond residents. Current programs include:

- Swimming lessons for children through the American Red Cross Learn to Swim Program at Crescent Lake Beach.
- Skiing programs on Wednesday afternoon and Friday evenings for students in grades 4-6. Students are transported to Shawnee Peak in Bridgton on Raymond buses with the Recreation Association paying for the drivers' time.
- Soccer for children in Kindergarten through grades 6.
- Tennis for students in grades 4-6 at the Village Tennis Courts on Mills Street.
- Basketball for students in grades 1-6.
- Karate on Wednesday afternoons.
- Raymond Youth Group – activities and community service.
- A dance program.
- An indoor learn-to-swim program at the Colonial Mast indoor pool in Naples.
- A sports clinic at Jordan Small School during school vacation periods in basketball, baseball and football.

Library

The Raymond Village Library has been at its present location, just off Main Street on Meadow Road (Route 121), since 1969. There have been two additions to the original building. In 1979, a children's room was added and dedicated to Eleanor Plummer, who ran the library for a number of years. In 1996, a capital campaign completely financed an addition to the rear of the building.

The purpose of the Raymond Village Library is to provide quality services and resources to the entire community in a welcoming atmosphere. With the rapid growth of the town, the use of the library has also grown. In the past five years, circulation has grown from 14,507 items to 23,317. The collection of books, audios and videos has expanded from 9,214 to 15,687.

The addition of computers in 1997 has allowed access to numerous resources which the library would not otherwise be able to provide. In addition to general Internet access, the availability of statewide online databases provides library users with reliable information from thousands of journals, reference books and other resources that would not be possible for a small public library to afford or shelve. The library is preparing the collection for an automated online catalog and an automated circulation system.

In October 2003, the Raymond Village Library Club voted to change its operational structure to an incorporated non-profit organization overseen by a Board of Trustees, plus one selectperson from the Town of Raymond who serves as an ex-officio member. The Board sets the policies of the library and is responsible for maintaining funding for operations. Approximately 40% of the annual budget is appropriated from the Town of Raymond. The remaining funds come from fundraising efforts of volunteers and donations from patrons and friends.

The Board employs a Library Director who is responsible for management of the library. The library also employs a part-time Youth Services Coordinator who provides weekly story times and activities for babies, for toddlers and for preschoolers, as well as planning special programs for children and families. Volunteers provide assistance to the organization and for its patrons by performing various tasks necessary to the operation of the library.

Issues facing the library in the next few years include:

1. Financial support--because of increased growth, additional funds are needed to adequately staff the library and to provide the services expected by the community.
2. Space needs--the children's room is currently much too small to comfortably accommodate regular programs and to make the collection readily accessible for children. The adult area is losing space for meetings and programs, due to the expanding collection.

School System

Raymond's School Department offers educational instruction from pre-school through the 8th grade. Students in grades 9-12 are then enrolled in high schools in other communities, with the Town paying the tuition for this service. Each family makes its own decision about which high school to attend. In the fall of 2002, the majority of high school students attended high school in Windham (77), Gray (53), Westbrook (53) and Poland (35).

Raymond has two schools, Raymond Elementary and the Jordan-Small School, both of which are located on Route 85 just north of the Town Office. Students in grades K-4 attend Raymond Elementary while those in grades 5-8 attend Jordan-Small School. Raymond Elementary is a relatively new school which began operations during the 2000-01 school year.

Up until the 2001-02 school year, the highest grade in the Raymond school system was grade 6. Beginning in 2001-02, 7th graders were added to the system, and with the 2002-03 year, 8th graders were added to the system. The school budget for the 2001-02 school year was approximately \$7.4 million, of which \$1.6 million was spent on tuition.

Raymond School Committee. The School Committee is comprised of elected community members who, by State law, participate in the operation of the Raymond Public Schools. The most important functions of the School Committee include:

- Hiring the School Superintendent, using a committee that includes teachers;
- Approving hires offered by the Superintendent;
- Approving educational policy;
- Approving the school budget; and
- Communicating with the Town and its residents.

School Staff. The Raymond School Department employs four administrators (the Superintendent, two principals, and a Special Education Director), 42 classroom teachers, 22 specialists, and 41 Ed Techs, for a total employment of 109 people, plus secretaries, clerks, cafeteria workers, bus drivers and janitors. The school staff includes the following:

- Raymond Elementary, with an enrollment of 308 students, has a Principal, 22 regular classroom teachers, seven specialists (Title I reading, music, physical education, art, computer lab, librarian, guidance counselor) and 12 Ed Techs.
- Jordan Small School, with an enrollment of 261 students, has a principal, 14 classroom teachers, eight specialists (arts, Spanish, music, physical education, computer tech and tech maintenance, gifted and talented guidance, librarian, Title I reading) and nine Ed Techs.
- The Special Education Department has its own Director, three classroom teachers in each school, seven specialists (two speech teachers, two social workers, one physical therapist, a

Title I reading teacher, a Title III teacher), plus 20 Special Education Techs. This Department serves 50 children; these children are included in the total student enrollment of 569.

Total School Expenditures. In 2001, Raymond’s total school expenditure was \$6,541,490. This compares with a State average of \$2,774,466 for communities with populations ranging in size from 3,500 to 4,999.

Enrollment. As shown in the tables below, fall enrollments in grades K-6 declined from a peak of 482 students during the 1994-95 school year to 438 students during the 2001-02 school year. There was a slight increase during 2002-03 year (444), but school officials project a drop to 423 for the 2003-04 year.

Raymond Fall Enrollments											
Grade	93-94	94-95	95-96	96-97	97-98	98-99	99-00	00-01	01-02	02-03	03-04*
4 yr olds	3	4	6	4	5						
K	79	66	66	75	62	65	60	58	65	58	55
1	62	73	58	55	65	58	53	65	60	57	56
2	82	70	78	62	57	68	60	54	63	65	55
3	68	79	68	76	63	57	68	62	64	66	67
4	58	66	76	63	71	69	57	74	57	67	67
5	66	59	68	74	65	72	66	56	76	57	66
6	51	65	60	59	72	69	64	70	53	74	57
Total	468	482	480	468	460	458	428	439	438	444	423
7									72	54	74
8										76	55
Total									510	574	552

* Projected by Raymond School Department
 Source: Maine Department of Education

In December of 2001, the Maine Department of Education prepared projections for Raymond’s K-8 school enrollment to the year 2015, as well as the 9-12 school population. Raymond’s K-8 enrollments can be expected to continue to decline between 2003 through 2008, then stabilize at a level of 533-540 students through 2015. Based on these projections, Raymond’s schools should have sufficient capacity through the year 2015. High school enrollments are expected to be relatively stable during the same period, ranging from 279-298 students.

Raymond Projected Enrollments, K-8												
2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
556	548	542	535	532	532	533	535	537	538	539	540	538

Source: Maine Department of Education

Raymond Projected Enrollments, 9-12												
2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015
281	288	295	298	298	293	288	283	279	278	280	280	281

Source: Maine Department of Education

8. MUNICIPAL FINANCES

Historical Valuations and Taxes

Both the Town of Raymond and the State of Maine compute valuations for the Town. The State compiles and adjusts its figures to reflect actual property transactions, and hence market values. Raymond's valuations will reflect market value only in those years in which the Town conducts a revaluation and adjusts values to reflect market conditions. State valuation figures for any given year are two years old, and thus do not reflect recent changes in overall property values. State law requires that when a municipality's valuation drops below 70% of the State valuation, a revaluation must be undertaken.

Table 1 provides a summary of Raymond's State valuation, municipal valuation, the tax assessment and tax rate for the years 1993 through 2001, as reflected in municipal valuations prepared by the State Bureau of taxation and in municipal valuation returns.

During the period 1993 through 2001, Raymond's State valuation rose from \$327.1 million to \$407.0 million, or 24%. During the same period, the Town's valuation rose from \$336.6 million to \$410.9 million, or 22%, and the Town's tax assessment rose from \$3.95 million to \$6.59 million, or 67%. A high valuation does not necessarily mean that taxes are high. A community with a high valuation can raise a given sum of money with a relatively low tax rate, whereas a community with a low valuation can raise the same amount of money only with a higher tax rate.

Table 1				
Historical Valuation And Taxes				
	State Valuation	Municipal Valuation	Raymond Tax Assessment	Tax Rate
1993	\$327,050,000	\$336,590,328	\$3,954,936	.01175
1994	326,900,000	340,143,082	4,200,767	.01235
1995	329,200,000	344,930,447	4,656,561	.01350
1996	330,000,000	347,138,333	4,755,795	.01370
1997	334,400,000	354,083,425	4,921,759	.01390
1998	342,700,000	373,556,976	5,349,336	.01432
1999	351,500,000	388,666,188	5,519,059	.01420
2000	371,150,000	\$398,148,762	5,952,324	.01495
2001	\$406,950,000	\$410,899,785	\$6,594,942	.01605

Source: Municipal Valuation Returns Statistical Summary, 1993-2001, State Bureau of Taxation, and Town tax records

Valuation Comparisons

State valuation comparisons and per capita valuations are two measures of a community's wealth relative to other communities. Table 2 contains a summary of State valuations and per capita valuations for Raymond and a number of comparison communities. Raymond's 2000 State valuation (\$371 million) is higher than that of all comparison communities except Windham (\$766 million). In terms of State per capita figures, Raymond has the highest per capita State valuation (\$86,334) of any

community shown in the table. Raymond's per capita valuation is also higher than that for Cumberland County and the State of Maine.

Table 2			
Comparative Valuation Figures			
	2000 Population	2000 State Valuation	Full Value Per Capita
Lake Region Towns			
Raymond	4,299	\$371,150,000	\$86,334
Bridgton	4,897	\$349,700,000	\$71,411
Casco	3,469	\$224,700,000	\$64,774
Harrison	2,323	\$180,000,000	\$77,486
Naples	3,282	\$260,600,000	\$79,403
Windham	14,904	\$765,500,000	\$51,363
Other Towns			
Gray	6,820	\$352,800,000	\$51,730
New Gloucester	4,803	\$182,000,000	\$37,893
Poland	4,866	\$253,400,000	\$52,076
Cumberland County			
	265,612	\$17,267,300,000	\$65,009
Maine			
	1,274,923	\$72,302,650,000	\$56,711

Source: Municipal Valuation Returns Statistical Summary, 2000, State Bureau of Taxation and U.S. Census, 2000.

Personal Property, Industrial Valuation

Most of Raymond's valuation comes from residential property, as evidenced by relatively low personal property and industrial valuations. Table 3 shows that Raymond has the third highest personal property valuation (\$9.6 million) of the comparison Lake Region communities, and the highest industrial valuation (\$11.6 million). Table 3 also shows that when total industrial valuation and personal property valuation are combined, Raymond has the second highest per capita valuation rate (\$4,938) of the Lake Region towns. However, the Town's rate is considerably lower than comparable figures for the County (\$12,538) and State (\$10,800).

**Table 3
Personal Property And Industrial Property - 1999**

	Total Personal Property	Total Industrial Valuation	Total, PP/IND Valuation	Total PP/IND Per Capita
Lake Region Towns				
Raymond	\$9,592,300	\$11,637,224	\$21,229,524	\$4,938
Bridgton	\$7,826,901	\$7,225,303	\$15,052,204	\$3,074
Casco	\$10,830,000	\$8,329,200	\$19,159,200	\$5,523
Harrison	\$7,314,100	\$106,000	\$7,420,100	\$3,194
Naples	\$4,716,368	\$2,300,000	\$7,420,100	\$2,138
Windham	\$21,394,700	\$4,937,100	\$26,331,800	\$1,767
Other Towns				
Gray	\$7,011,862	\$4,428,416	\$11,440,278	\$1,677
New Gloucester	-	\$1,596,100	\$1,596,100	\$332
Poland	\$78,835,600	-	\$78,835,600	\$16,201
Cumberland County	\$1,861,708,998	\$1,468,659,204	\$3,330,368,202	\$12,538
Maine	\$8,397,334,478	\$5,382,054,120	\$13,779,388,598	\$10,800

Source: Municipal Valuation Returns Statistical Summary, 2000, State Bureau of Taxation

Property Tax Burden

The Maine Municipal Association has compiled comparative tax burdens for municipalities, based on the 2000 full value tax rate. Two measures are used to illustrate the tax burden at the taxpayer level; the tax paid on a median value home and taxes paid as a percent of median household income. In the Property Tax Burden column in Table 4, the numbers represent statewide rankings where 1 is the highest tax burden, and 487 is the lowest. The tax burden in Raymond (161) is lower than in all comparison communities. Several other statistics stand out in Table 4. First, the median household income in Raymond (\$52,179) is higher than in any other comparison community, as is the median home value (\$150,622). The property tax as a percentage of household income is lower than in any of the other communities.

Table 4 Property Tax Burden Indicators						
	Full Value Mil Rate	Median Household Income	Median Home Value	Taxes Paid Median Home	Tax as % of Household Income	Property Tax Burden
Lake Region						
Raymond	13.64	\$52,179	\$150,622	\$2,055	3.94%	161
Bridgton	16.76	\$27,923	\$96,403	\$1,615	5.79%	34
Casco	13.28	\$34,930	\$113,597	\$1,508	4.32%	121
Harrison	-	-	-	-	-	-
Naples	13.11	\$37,174	\$121,242	\$1,590	4.28%	125
Windham	14.89	\$50,817	\$135,606	\$2,019	3.97%	158
Other Towns						
Gray	15.76	\$49,042	\$140,828	\$2,220	4.53%	102
New Gloucester	16.24	\$50,230	\$137,729	\$2,237	4.45%	109
Poland	15.44	\$36,672	\$101,697	\$1,570	4.28%	124

Source: 2001 Property Tax Burden Indicators for Municipalities in Maine, Maine Municipal Association

Educational Tax Burden

The Maine Municipal Association has also compiled comparative educational tax burdens for municipalities, based on the 1999 full value tax rate. In the Educational Tax Burden column in Table 5, the numbers represent statewide rankings where 1 is the highest tax burden, and 487 is the lowest.

Table 5 Educational Tax Burden 2001						
	1999 Education Mil Rate	1999 Median Household Income	1999 Median Home Value	Education Taxes Paid on Median Home	Education Tax as % of Household Income	Education Tax Burden Rank
Lake Region						
Raymond	9.72	\$52,179	\$150,622	\$1,465	2.81%	190
Bridgton	10.0	\$27,923	\$96,403	\$964	3.45%	73
Casco	9.08	\$34,930	\$113,597	\$1,032	2.95%	164
Harrison	-	-	-	-	-	-
Naples	9.69	\$37,174	\$121,242	\$1,175	3.16%	115
Windham	10.66	\$50,817	\$135,606	\$1,446	2.85%	180
Other Towns						
Gray	11.07	\$49,042	\$140,828	\$1,559	3.18%	108
New Gloucester	10.82	\$50,230	\$137,729	\$1,490	2.97%	163
Poland	11.57	\$36,672	\$101,697	\$1,176	3.21%	101

Source: 2001 Educational Tax Burden, Maine Municipal Association

As shown in Table 5, the educational tax paid on the median value home in Raymond (\$1,465) is higher than in all comparison communities except Gray and New Gloucester. However, educational taxes as a percentage of household income (2.81%) is lower than in all comparison communities, and the Town's educational tax burden rank (190) is lower than in all the comparison communities.

Town Revenues and Expenditures

Table 6 contains a summary of municipal revenues and expenditures for the period FY 1995 through FY 2001, as reflected in the Town's annual audits. In FY 2001, the Town's revenues amounted to \$9.5 million, or about 59% more than in FY 1995. Overall, revenues have kept pace with expenditures, primarily because of increases in local tax revenues, although intergovernmental revenues have more than doubled during this period, growing from \$1.1 million in 1995 to \$2.4 million in 2001. In 1995, property tax revenues provided about 78% of the Town's revenues. The comparable figure for 2001 is considerably less (68%).

Education is by far the largest expenditure category, accounting for 72% of all expenditures in 1995 and 75% in 2001.

For the 1995-2001 period, expenditures for general government and education grew at about the same rate (53% and 52%), whereas public expenditures increased by only 38% and public works and sanitation went up by only 23%.

Raymond has a Budget/Finance Committee which reviews and makes recommendations on the budgets submitted by the Town Select Board and the School Board. The Committee reviews proposed budgets with the dual goals of keeping the Town's current fiscal condition sound, and meeting the long-range needs of the community.

Table 6
Municipal Revenues and Expenditures

	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	Increase 1995-01
Revenues								
Taxes	\$4,673,760	\$5,013,493	\$5,277,612	\$5,490,762	\$5,953,562	\$6,160,653	\$6,459,177	38%
Licenses, Permits and Fees	28,157	27,432	30,801	36,168	50,692	44,459	47,460	69%
Intergovernmental	1,101,097	1,272,524	1,349,053	1,348,864	1,556,378	2,030,853	2,425,865	120%
Charges for Services	109,085	92,575	137,988	135,731	170,986	179,218	179,474	65%
Miscellaneous	74,875	147,998	217,264	199,340	252,219	321,358	389,709	420%
Total Revenues	\$5,986,974	\$6,554,022	\$7,012,718	\$7,210,865	\$7,983,837	\$8,736,541	\$9,501,685	59%
Expenditures								
General Government	\$359,073	\$392,765	\$367,855	\$380,203	\$503,015	\$504,879	\$548,077	53%
Public safety	295,918	264,696	299,863	314,554	348,654	380,151	409,064	38%
Public works and Sanitation	727,215	847,238	805,949	854,739	881,374	859,435	896,750	23%
Health and Welfare	4,391	2,474	706	463	485	623	688	-
Culture and Recreation	24,711	28,845	34,529	33,098	34,679	38,784	52,964	114%
Education	4,300,895	4,370,046	4,524,652	4,654,395	4,872,934	5,583,194	6,541,490	52%
Fixed Charges	247,284	308,621	297,342	318,254	334,401	279,839	293,249	19%
Capital Outlay	54,337	72,272	0	0	89,676	161,344	0	0
Total Expenditures	\$6,013,824	\$6,286,957	\$6,330,897	\$6,555,706	\$7,065,218	\$7,808,249	\$8,742,282	45%
Excess Revenues/Expenditures	(\$26,850)	\$267,065	\$681,821	\$655,706	\$918,619	\$928,292	\$759,403	

Revenue and Expenditure Comparisons

Maine Municipal Association's 2001 Fiscal Survey Report compares municipal expenditures by population group for cities and towns across the State. Table 7 contains a summary of Raymond's 2001 expenditures by various categories and shows how Raymond compares with other communities in the population range of 3,500 to 4,999 people (Raymond's 2000 population is 4,299). The survey doesn't take into consideration unique characteristics and circumstances of individual communities, but it does provide a rough comparison for discussion purposes.

According to the survey, Raymond's expenditures for administration and cemeteries are roughly equal to State averages, while expenditures for fire protection, solid waste, and education exceed State averages. Raymond spends less than the State average for public safety, public works, road maintenance, and parks, recreation and libraries.

Table 7
Raymond 2001 Expenditures vs. State Averages
Population Group 3,500 – 4,999
Selected Population Categories

Category	Raymond 2001 Expenditure	State Average
Administration	\$548,077	\$547,101
Public Safety	409,064	449,551
Fire Protection	287,280	162,260
Emergency Medical	159,190	45,289
Public Works	896,750	910,113
Road Maintenance	454,328	624,541
Solid Waste	530,339	235,527
Cemeteries	12,483	12,000
Parks, Recreation, Libraries	52,964	112,793
Parks and Recreation	20,526	75,552
Education	6,541,490	2,774,466
County Tax	\$276,372	\$201,854

Source: Financial Audit Report, 2001, and 2001 Fiscal Survey Report, Maine Municipal Association, 2002.

Long-Term Debt

Table 8 contains a summary of long-term debt. As of June 30, 2001, Raymond's long-term debt amounted to \$9,945,652. By law, Raymond's bonded indebtedness cannot exceed 15% of its State valuation. The Maine Bond Bank recommends as a general rule of thumb that total indebtedness should not exceed 5% of State valuation. Using the Bond Bank's rule of thumb, Raymond's debt limit is \$20.3 million. Raymond's debt balance (\$9.9 million) is about 2.4% of the 2001 State valuation. The \$9.9 million figure does not include bonds authorized in 2002 for the Town's share of a \$2.2 million road improvement project along Route 302 that is being jointly financed by the Town and the Maine Department of Transportation nor does it include the taxpayer's share of a \$1.3 million bond for a public water line extension to EmbedTech and from EmbedTech to Route 121 all the way to the new Public Safety Building (this project is being paid for in part by a \$400,000 Community Development

Block Grant). As shown in Table 8, most of the Town's long-term debt (\$7.9 million, or 79%) consists of school bonds.

Table 8 Raymond Long-Term Debt				
Bond Purpose	When Issued	Annual Principal	Maturity	7/1/2002 Balance
School Bond	1987	\$235,000	2003	\$470,000
Solid Waste Bond	1994	\$41,536	2014	\$1,839,312
School Bond	1999	\$389,757	2019	\$7,405,388
Photocopier Lease	2000	\$2,200 - \$2,427	2002	\$4,456
Fire Truck Lease	1998	\$21,006-\$61,771	2003	\$120,000
Apple Computer	2001	\$20,293	2004	\$55,950
Vacation, Comp Time Town	-	-	-	\$39,045
Vacation, Comp Time School	-	-	-	\$11,501
Total				\$9,945,652

Source: Financial Audit Report, June 30, 2001

Audit notes include the following:

- The Town's proportionate share of Cumberland County's debt is not included in the financial statements of the Town. As of June 30, 2001, the Town's share was 2.2% (\$448,140) of the County's outstanding debt of \$20,370,000.
- The Town's proportionate share of Regional Waste Systems Inc.'s debt is not included in the financial statements of the Town. As of June 30, 2001, the Town's share was .21% (\$157,215) of the System's outstanding debt of \$76,400,000. The Town entered into an agreement with Regional Waste Systems, Inc. (RWS) to fund a material recycling facility. The Town's share of the debt will be paid through service charges and tipping fees over the life of the project. The agreement with RWS provides that if certain minimum usage requirements are not met, the Town is required to provide payments to cover the deficiency.

Tax Increment Financing (TIF) District

As stated in the 2001 Financial Audit Report, in March of 1999, Raymond voters designated certain property along the Portland Natural Gas Transmission System as a municipal development and tax increment financing (TIF) district pursuant to the Maine Revised Statutes. The TIF District will be utilized to facilitate economic and community development within the Town of Raymond's business district. The Town will retain the net new property tax generated by new investment in the TIF district for activities that will provide new employment and community development opportunities and/or improve and broaden the tax base. Over the 30-year life of the TIF District, approximately \$2.5 million will be generated. As of June 30, 2001, there was \$124,154 in this fund.

Capital Improvement Program

A key element of any plan for the future of Raymond is the balancing of the Town's needs and wishes with the ability to pay for them. A capital investment plan develops projected capital expenditures for improvements to roads, buildings, equipment and other Town infrastructure that will be needed to support Town services in the next few years, and indicates the timing and funding sources which can be used for them. It also provides a basis for residents and town officials to discuss major issues and the options available for dealing with them, including prioritization of needs, timing of projects, and ability and willingness to pay for them.

Obviously Raymond can simply borrow for needed improvements, but there are alternatives. The principal possibilities are:

1. Level funding, which is spending only that amount available from the annual appropriation;
2. Reserve funds, which is the use of funds previously set aside for specific purposes; and
3. Grant monies, if the Town is fortunate enough to qualify.

Major capital expenditures anticipated over the next 10 years include:

Year 1	Pumper/elevated waterway truck (replace engine 1): \$400,000
Year 2	Ambulance: \$150,000
Year 3	Vehicle exhaust system for District 2: \$45,000
Year 7	Ambulance: \$200,000
Year 9	Replace Engine 2: \$400,000

Raymond's capital improvement program as it appeared in the 2001 Annual Report is included in Table 9.

Table 9
Capital Improvement Program
2002/2003 to 2006/2007

	2002/03	2003/04	2004/05	2005/06	2006/07
Administration					
E Commerce Upgrade		\$30,000			
Town Hall Reserve		\$50,000	\$50,000	\$50,000	\$50,000
Cable TV Equipment	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000
Fire and Rescue					
Capital Equipment Reserve	\$180,367	\$180,367	\$180,367	\$180,367	\$180,367
Public Works					
Road Reconstruction	\$150,000	\$150,000	\$175,000	\$200,000	\$200,000
Heavy Duty Dump Truck used		\$26,500	\$26,500	\$26,500	
New One Ton Truck	\$20,000	\$20,000	\$20,000		
Town Buildings					
Dist. #2 Roof, Gutters, Insulation	\$34,700				
Fire Station Bond Debt	\$41,000	\$183,519	\$178,467	\$173,415	\$168,363
Town-Wide Revaluation	\$68,250	\$68,250	\$68,250	\$68,250	
Total	\$514,317	\$728,636	\$718,584	\$692,032	\$618,730

Source: 2001 Annual Town Report

9. LAND USE

The Town of Raymond's current land use consists primarily of residential dwellings and undeveloped forested land. While it was once a relatively self-contained rural community with a strong seasonal population presence, Raymond has increasingly felt the influence of growth moving outward from Greater Portland.

Inventory and Distribution of Existing Land Uses

Raymond's total land area equals 26,602 acres. The map "Buildings in Raymond, Maine: 1892-2001" on page 9-6 2001, 4th panel, shows the approximate location of structures in Raymond as of 2001. Table 1 on the next page gives the number of parcels, number of acres, and percent of the total acreage of Raymond in each type of land use, according to the Raymond Assessor's database. (Note that because this database cannot assign more than one use to any given parcel, the acreages and percentages given will count an entire large parcel with a single family house on it as single family residential, when in fact actual residential use may occupy only 1 acre out of 25 acres, for instance, 24 acres of which is in forest.)

Referring to figures shown in Table 1, the largest land use category in Raymond is "vacant/forested", which comprises 35.6% of total acreage. Of the other land use categories, year-round residences (single family including mobile homes, plus 2 family and multifamily) represent the largest land use category, consisting of 26.9% of Raymond's total land area. Road rights-of-way and possibly other land not listed in the Assessor's database make up 9.0% of the Town. Seasonal residential units are the next largest land use with 4.2% of the total acreage, tied in size with land owned by the State of Maine (outside of highway rights-of-way) which owns another 4.2% of Raymond, almost entirely accounted for by Morgan Meadow, but including Tasseltop, the rest area at Route 85 and 302, and the boat landing at the public beach. Summer camps own 3.1% of Raymond. Land that is unbuildable because of lot dimensions, natural resource constraints, or dedication as common land or open space amounts to 1.8%. And land in commercial use is only 1.4% of the total acreage. All other categories of land use in Raymond—municipal, agriculture, home business, utility, industrial, gravel pit, cemetery, religious, and day care only--each occupy less than 1% and together total only 3.5% of the total land area.

In the "vacant/forested" category, which totals approximately 9,472 acres, about 1,047 acres or 11%, is enrolled in the Tree Growth Tax Program. When land is voluntarily enrolled in this State program, it is managed for timber production according a plan prepared by a licensed professional forester, and the owner has agreed to keep managing it for timber production indefinitely. In exchange, the State provides that the land will be taxed based on its current use value, which is only a small fraction of the potential use value. The owner can decide to withdraw from the program, but is subject to tax penalties if he or she does. Although it is a disincentive to development for some landowners around the state, some calculate it to be worth regaining the ability to develop the land. So at best it can be said of land in Tree Growth it is less likely to be developed in the near future than forested land that is taxed at full market value.

**Table 1
Raymond Land Use Distribution, 2002**

Land Use Categories	No. of Parcels	Acres*	% of Total Acres
Vacant/Forest	757	9,472	35.6
Single Family/Mobile Home	1,646	6,901	25.9
Lakes and Ponds	NA	2,620	9.8
Public Road Rights-of-Way**	NA	2,382	9.0
Seasonal Residential	661	1,118	4.2
State	4	1,117	4.2
Summer Camps	16	818	3.1
Recreation, Common Land, Unbuildable	570	480	1.8
Commercial	61	380	1.4
Municipal	23	236	0.9
Agricultural	12	233	0.9
Two Family Residential	34	230	0.9
Home Business	56	226	0.8
Utility	8	132	0.5
Industrial	7	122	0.5
Gravel Pit	1	60	0.2
Multifamily Residential	8	37	0.1
Cemetery	7	21	0.1
Religious	9	15	0.1
Day Care Only	2	2	0.0
Total	3,871	26,602	100

* Not adjusted to compensate for large lots with single structures

** May include other land not listed in Assessor's 2002 database

In general, the highest residential densities are found on the shores of Raymond's lakes and in Raymond village, now by-passed and separated from Sebago Lake by Route 302. Although many of these properties are occupied year round, these higher density areas are where the greatest number of seasonal residences are concentrated. Lower density, more predominantly year round residential uses are spread over much of the existing network of Town roads inland of the lakes and on some newer roads ending in cul-de-sacs. Single-family residential uses include traditional housing and mobile homes on individual lots. There are no mobile home parks in Raymond. Almost all of the year round housing is single-family (1,646 dwelling units). Year-round two-family houses occupy only 34 parcels and year-round multifamily structures occupy only 8 parcels.

Among residential uses, some 56 parcels are occupied by homes with home businesses. These businesses are auxiliary in nature to the principal residential use of the property. About 61 parcels are classified as commercial. Most of these are located along Route 302 to the east of the intersection of Routes 121 and 302. These uses include gas stations, convenience stores and automotive repair shops, restaurants, motels, a supermarket, a dry cleaner, a marina, boat rentals, an animal hospital, a gun shop and a bank among other retail and service uses.

Industrial uses are few, but significant. The largest is Dielectric, a fabricator and designer of radio antennas used in telecommunications, which serves a global market and employs hundreds from

Raymond and surrounding communities. Dielectric is located off Route 121. Another Raymond industry is Sabre Yachts, located on Route 302 west of Sebago Lake.

Municipal uses include the Town Hall, the schools, the new public safety building, the fire station and public works garage, the library, an island off Raymond Beach, the salt shed, Memorial Park and small parcels of vacant land. Utility uses include power lines, telephone company facilities, and the Portland Pipeline, which carries oil from Portland Harbor to Montreal, and runs parallel to and west of Route 121. The new Portland Water District public water main newly installed in the eastern portion of the Route 302 right-of-way.

Recent Land Use Trends, 1991-2001

The largest and most visible change in land use in Raymond since the 1991 Comprehensive Plan was adopted has been the conversion of undeveloped land to residential use. For a six-year period, beginning approximately when the Town had finished adopting ordinance changes pursuant to the 1991 plan, new residential building permits have been mapped to show where residential growth has been taking place within the Town.

The Town of Raymond issued a total of between 252 and 269 building permits for new residential construction during the period 1995 through 2001. Of the total the largest portion, about half (50-54%) were issued within the Limited Residential Recreational I (LRR-I) district and the Limited Residential Recreational II (LRR-II) district, which make up much of the shoreland zone in Raymond. About a third (31-35%) of the total new residential building permits were issued in the Rural and Rural Residential districts. Only about 15% of permits issued for new residential construction were issued in the Village Residential I (VR-I), Village Residential II (VR-II) and Commercial zoning districts, the principal designated Growth areas of the 1991 Comprehensive Plan.

Clearly, both the waterfront and the large minimum lot size of inland rural districts, by themselves and together, have been more powerfully attractive to people building or buying new housing in Raymond. Permits in the LRR-II south of Route 302, on or close to Sebago Lake, totaled about 65 and in the LRR-I and LRR-II north of Route 302 they totaled about 71. There were no permits issued on Nubble Pond, but at least 3 were issued on Notched Pond, on least 4 at Thomas Pond, at least 15 on Panther Pond, at least 17 on Raymond Pond, and at least 24 on Crescent Lake.

By contrast to the rapid and ubiquitous residential growth, the growth and distribution of commercial and industrial uses in Raymond has changed very little over the last twelve years. Perhaps the largest change has been the addition of EmbedTech which was made possible by the extension of a public water main north along Rte 302 from Windham into the heart of Raymond's Commercial district.

New municipal uses include the new school, directly across Route 85 from the Jordan Elementary School, and the new Public Safety building on Route 302. The new school is well positioned with respect to the elementary school in that it will add to an existing draw for new residential development rather than creating a new one. But it will still amount to one more reason to move to what is now a rural area in the Town.

Overall, it is apparent that sprawling low to medium density residential development in waterfront and rural areas is the current predominant land use trend in nearly all parts of Raymond. It is also apparent that the 1991 Comprehensive Plan's goal of directing a majority of then projected growth, perhaps as

much as 70%, into designated growth areas was not met and that just the opposite trend actually occurred.

This trend of more development occurring in rural areas than in growth areas has been the dominant trend in nearly all rapidly growing communities in Southern Maine. The term used, in Maine and other states, to characterize this pattern of development is “sprawl”.

Long Term Land Use Trends: Past and Future

Town Planner Bob Faunce has prepared a series of maps that serve to present the big, long-term picture of changing settlement patterns and land use trends from the 1890s to the present and projected to the year 2026. Four of these have been reduced to a single map on page 9-6:

1892: The first panel on page 9-6 shows that there were 242 buildings in all of Raymond. It clearly shows a concentration at Raymond Village and another near where the present Town Office is located. There are no buildings on the lakes, just farms and houses along the main roads.

1941: The second panel shows that the number of buildings has nearly tripled to 673 and in addition there are now 6 organized summer camps. Development has begun to appear on the shores of nearly all the lakes in Raymond.

1975: The third panel shows that the number of buildings has more than doubled to 1,607. And in addition 3 more summer camps have been established. As before much though not all of the new development has taken place on lakes.

2001: The fourth panel shows that there are now about 2,560 buildings in Raymond, not including summer camps and most commercial businesses. The number of summer camp locations has increased from 9 to 10.

2026 Buildings: A final map on page 9-7 shows the projected 953 new buildings placed on the map along with the existing buildings in 2001, assuming a continuation of the existing pattern of development.

Future Land Use Policy Issues

It is clear from both reviewing both the recent history of development in Raymond and the long-term view, embodied in the maps just discussed, that the 1991 Comprehensive Plan’s goal of directing a majority of growth to designated growth areas and away from rural areas was not realized and will not be realized using current land use regulations. Improved incentives and/or regulations of some kind will be needed if this goal is to be achieved in the future.

Moreover, goals related to water quality, natural resources, wildlife habitat, community character, rural character, open space protection, safer roads, cost effective delivery of municipal services, and low tax rates all depend to a large extent on how well this central goal of directing most growth to growth areas and away from rural areas is achieved.

While only time will tell if the projected growth shown on page 9-7 will materialize in precisely the way shown, it is reasonable to presume that the general pattern, in the absence of better land use controls, will continue and a pattern approaching that shown on page 9-7 will come to pass. In some

ways, the map on page 9-7 is conservative in that it shows development massing relatively close to existing roads. In fact, as demonstrated in other rapidly growing Maine towns, new roads often accompany new housing development and as the existing road and shore frontage fills up, the pressure to make inroads into the back lands will increase. This means that if the same, or perhaps even a lesser number of projected housing development takes place in Raymond in the next 25 years, the division of large undeveloped areas into neighborhoods and dead-end roads will likely accelerate, and the quality of wildlife habitat, the number of wildlife species and the rural qualities of Raymond's rural character will all diminish at an accelerating pace.

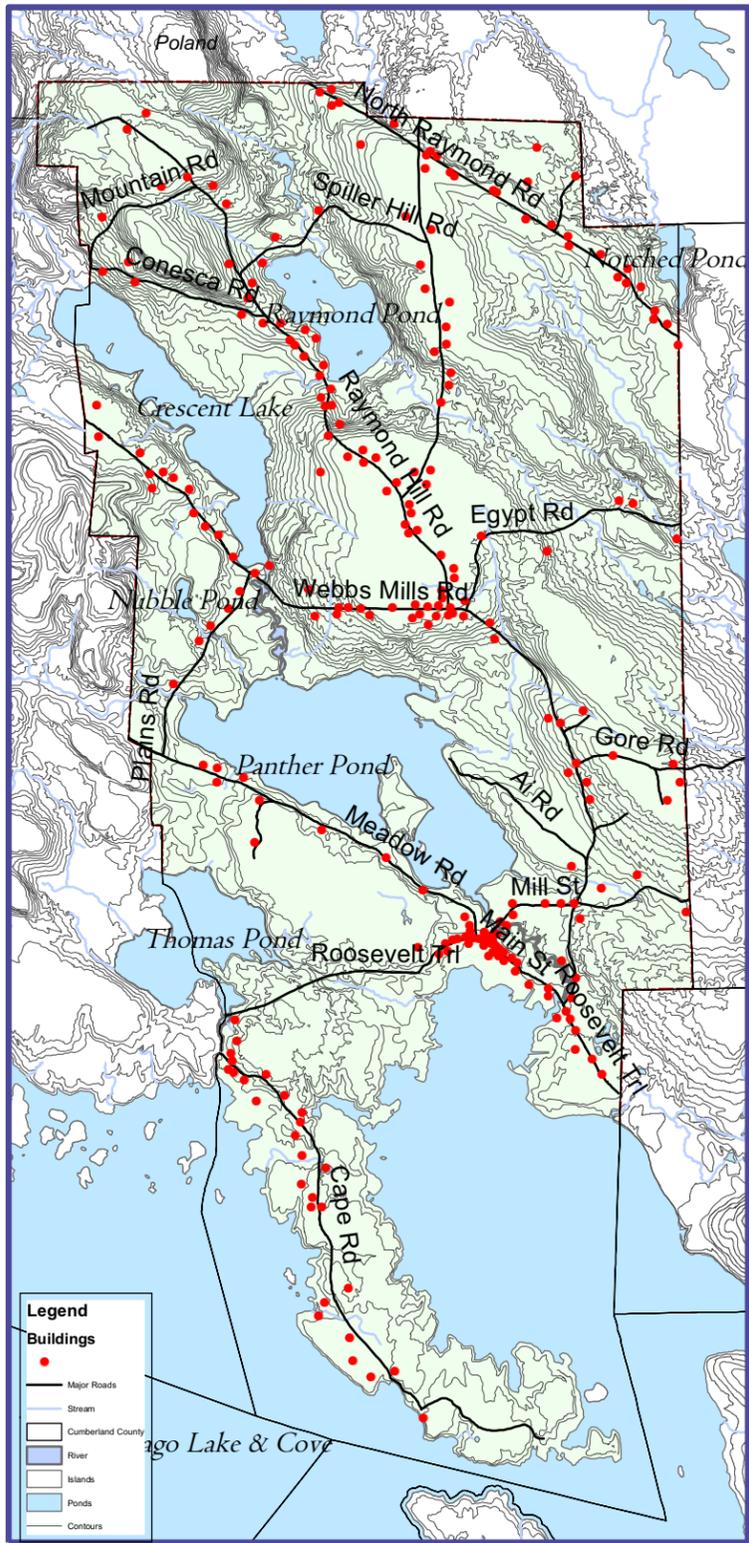
A faster rate of back land development will lead to a faster rate of road construction in relation to the number of new dwelling units constructed. Increasing total road mileage, whether public or private, will lead to higher total service costs for delivering several important municipal or association services. These include school bussing, snow plowing, general road and ditch maintenance, sheriff's patrols, and possibly others.

The cumulative length of new roads will strongly influence these additional service costs and the per capita share that taxpayers and road or homeowners associations pay to achieve them. It follows that these additional service costs can be strongly influenced by the minimum road frontage requirement, as well as overall density, and how frequently and intensively cluster subdivision provisions are used.

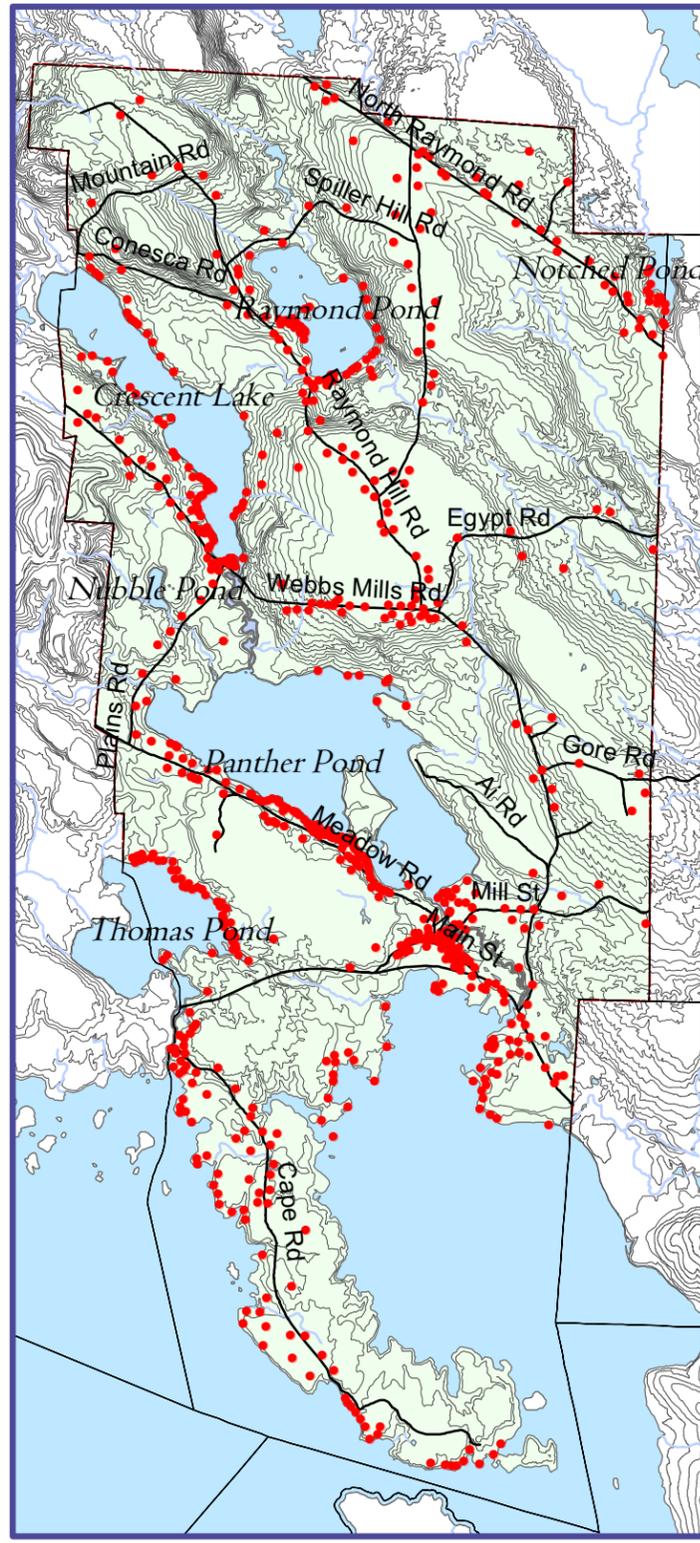
At the same time it must be recognized that traffic on existing local roads will increase with the population, and the safety and capacity of these roads will diminish. Increased traffic on existing roads will come from new development on these roads themselves and from new subdivision roads that feed into them. If the new roads added can be designed as new or potential connecting roads, rather than a series of cul-de-sacs, the new roads may create alternate routes for local or even regional travel that may help take additional traffic off of existing roads and provide travelers within Raymond a better choice of routes. Such networks, however, would need to be close to existing roads and small in scale, or they might risk accelerating the breakup of remaining large blocks of unfragmented wildlife habitat by development.

The new water line in Route 302 allows for the possibility of a higher density of development and/or types of development nearby. On the other hand it is also located on a sand and gravel aquifer that supplies some unknown portion of existing homes and businesses located on the aquifer (some wells may draw on bedrock below). Higher density would need to protect recharge rates and protect against excessive nitrate loading for existing uses.

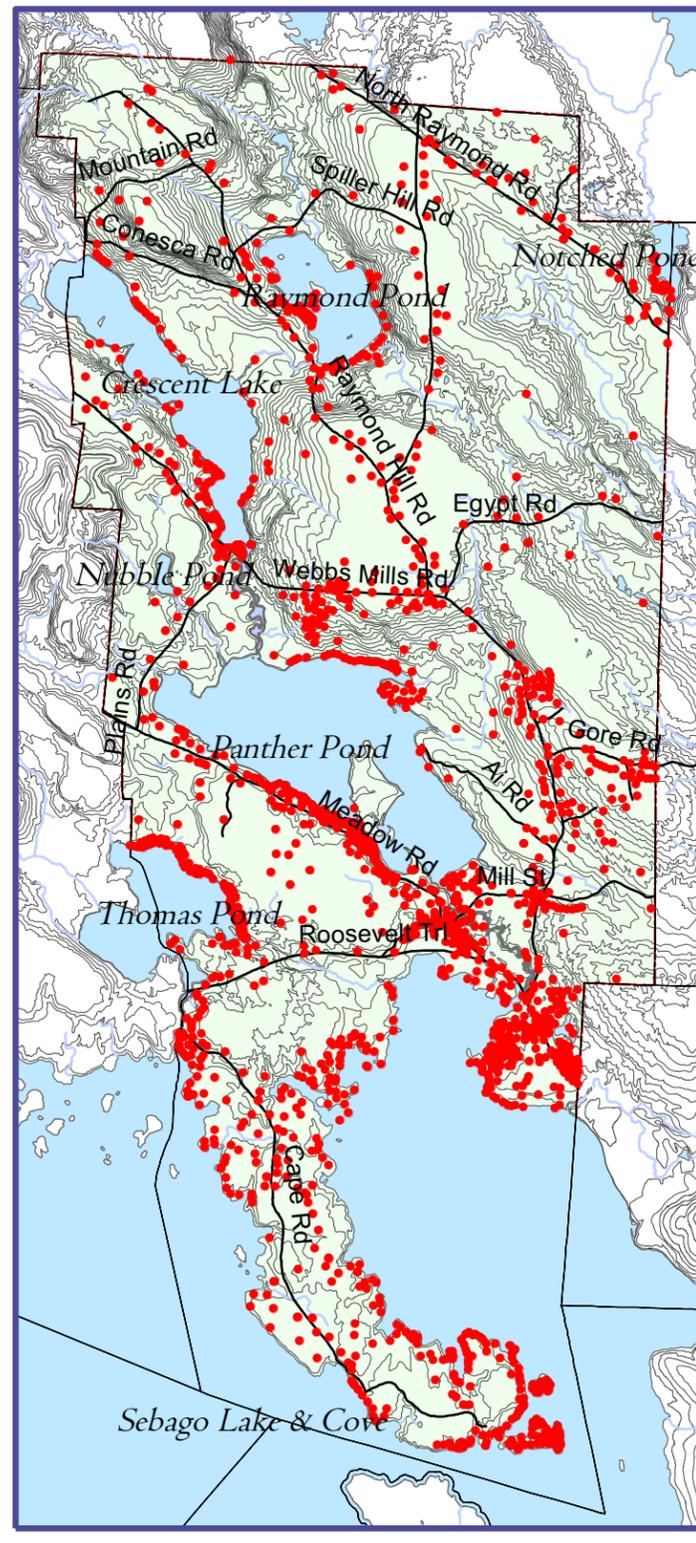
Buildings in Raymond, Maine: 1892-2001



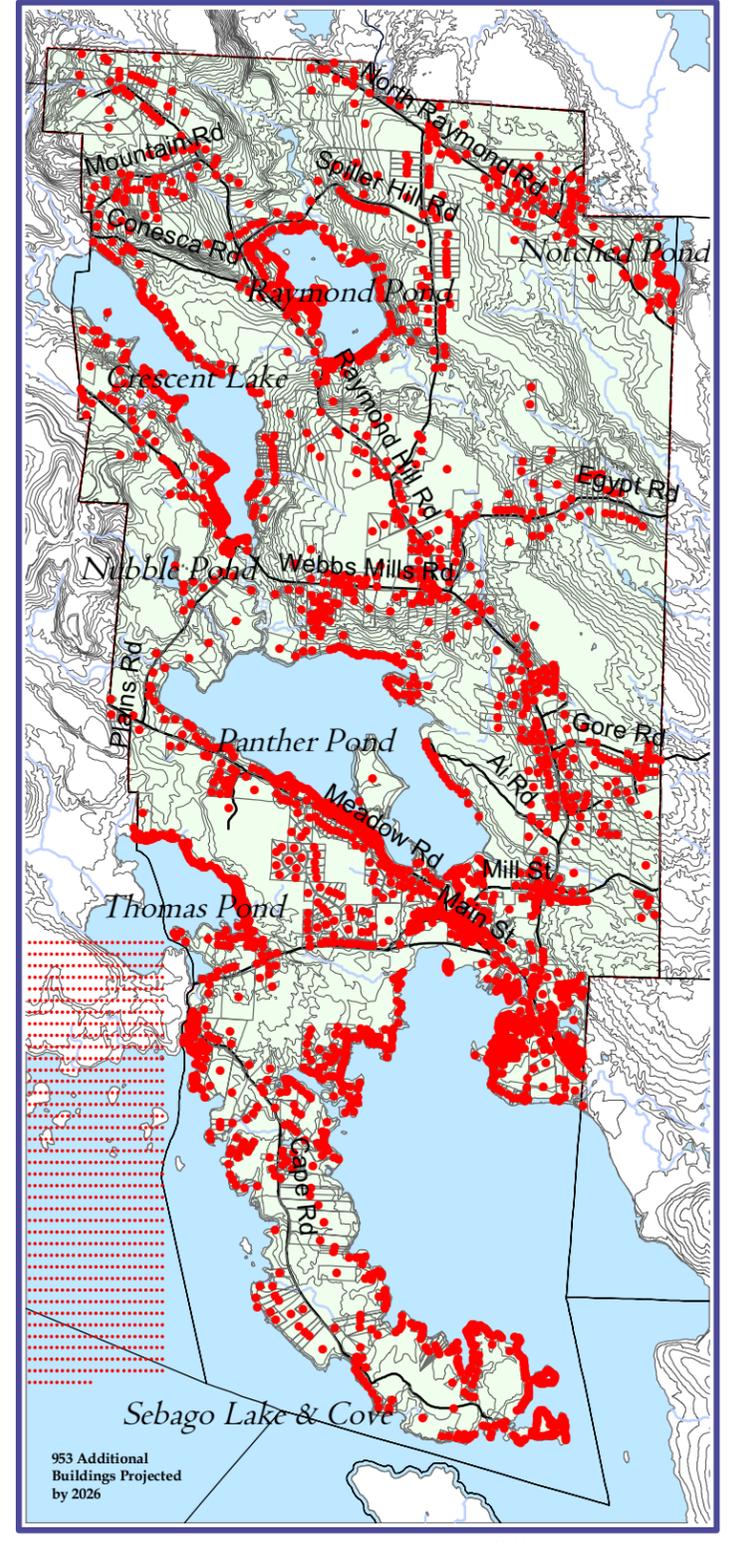
1892 (242 Buildings)



1941 (673 Buildings)

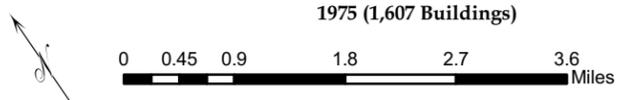


1975 (1,607 Buildings)



2001 (2,560 Buildings)

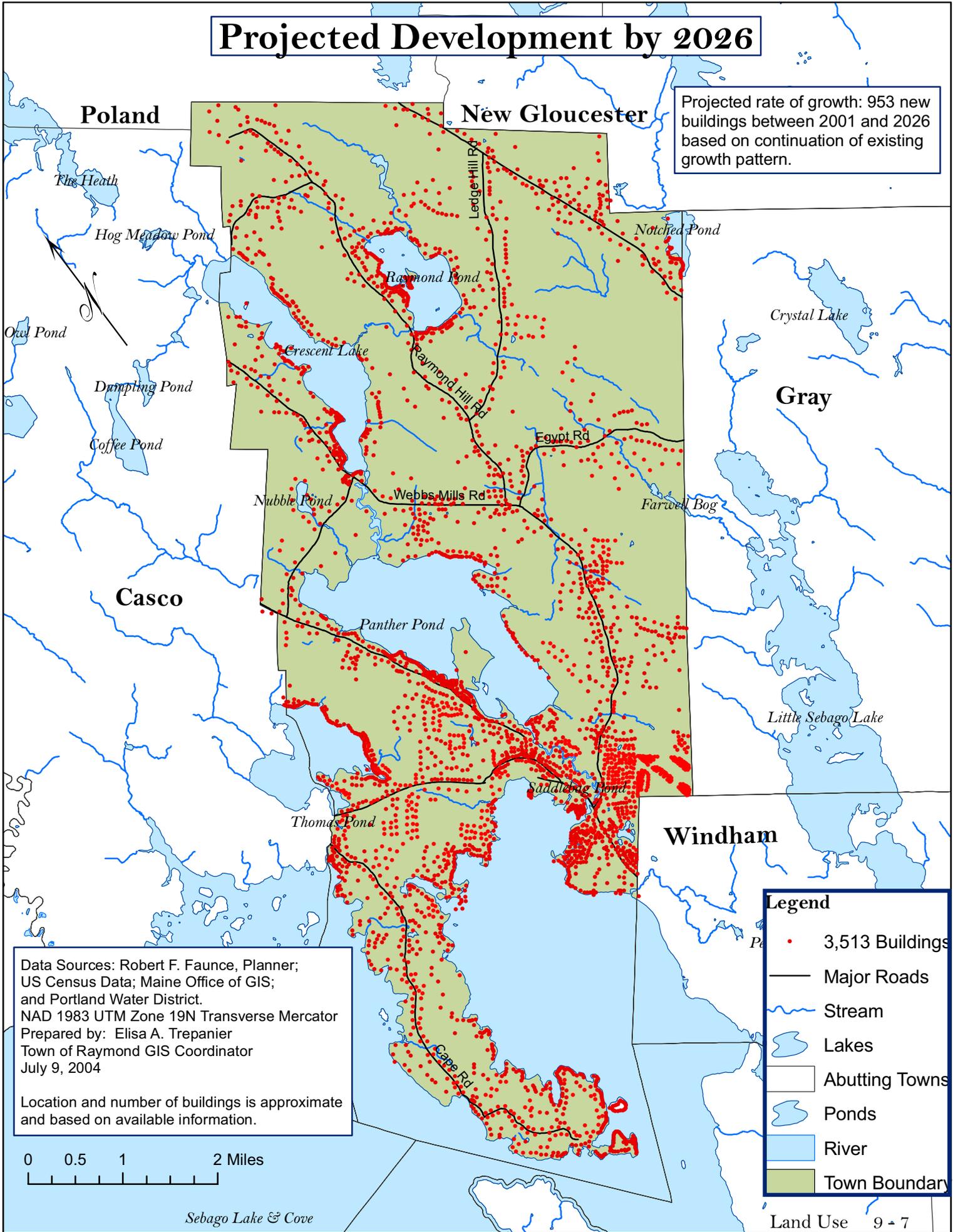
Data Sources: Robert F. Faunce, US Census Data. LOCATION AND NUMBER OF BUILDINGS IS APPROXIMATE BASED ON AVAILABLE INFORMATION. Road and water body names and locations are present day.



Sources: Maine Office of GIS; Portland Water District
 NAD 1983 UTM Zone 19N Transverse Mercator
 Prepared by: Elisa A. Trepanier, Town of Raymond GIS Coordinator
 January 6, 2004

Projected Development by 2026

Projected rate of growth: 953 new buildings between 2001 and 2026 based on continuation of existing growth pattern.



Data Sources: Robert F. Faunce, Planner;
 US Census Data; Maine Office of GIS;
 and Portland Water District.
 NAD 1983 UTM Zone 19N Transverse Mercator
 Prepared by: Elisa A. Trepanier
 Town of Raymond GIS Coordinator
 July 9, 2004

Location and number of buildings is approximate
 and based on available information.

- Legend**
- 3,513 Buildings
 - Major Roads
 - ~ Stream
 - Lakes
 - ▭ Abutting Towns
 - ▭ Ponds
 - ▭ River
 - ▭ Town Boundary

0 0.5 1 2 Miles

Summary of Land Use Districts

The Town of Raymond is governed by a Land Use Ordinance that contains land use (zoning) districts, performance standards, and a site plan review procedure for larger projects. The Town is also governed by a separate shoreland zoning ordinance and a subdivision ordinance. The following pages provide an overview of land use district requirements exclusive of the shoreland zone.

Purpose of districts. The purposes of the Land Use District are:

Village Residential I (VRI): To provide housing in a compact residential area. The areas encompassed in this district are to be of an urban nature with neighborhood shopping services and facilities to be provided within the district. The district is established to combine the convenience of urban life with the physical amenities of (the) rural environment.

Village Residential II (VR II): To allow residential development in the area north of Raymond Village and southwest of Route 121.

Rural District (R): The Town of Raymond has historically been a rural Town. It is the intent of this Ordinance to protect and preserve appropriate areas of Town from urban sprawl by designating uses and standards that are appropriate to a rural character.

Rural Residential District (RR): The Town of Raymond recognizes that certain areas of Town will experience residential growth due to rapid population growth in the region. It is the intent of this Ordinance to allow these uses while maintaining the basic rural orientation of the community.

Commercial District (C): 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 shall serve as the wholesale distribution center for the Town.

Industrial District (I): To provide for the creation of appropriate districts within the Town of Raymond for industrial facilities.

Lot Size Requirements. Table 1 contains a summary of lot size requirements by district.

<p align="center">Table 1 Town of Raymond – Summary of District Lot Size Requirements (exclusive of shoreland zone)</p>						
	VR-I Village Residential I	VR-II Village Residential II	R Rural	RR Rural Residential	C Commercial	I Industrial
Lot Size	60,000 square ft.	3 acres	3 acres	2 acres	20,000 square ft.	Not applicable
Road Frontage	225 ft.	150 ft.	225 ft.	225 ft.	0	Not applicable

Note: Most of Raymond Cape is in a shoreland district (LRR II); Lot size is 3 acres; shore and road frontage is 225 feet. The LRR I District, which applies to other areas, requires a 2-acre lot size requirement and 225 feet of shore and road frontage.

Uses by District. Table 2 contains a summary of permitted uses by district.

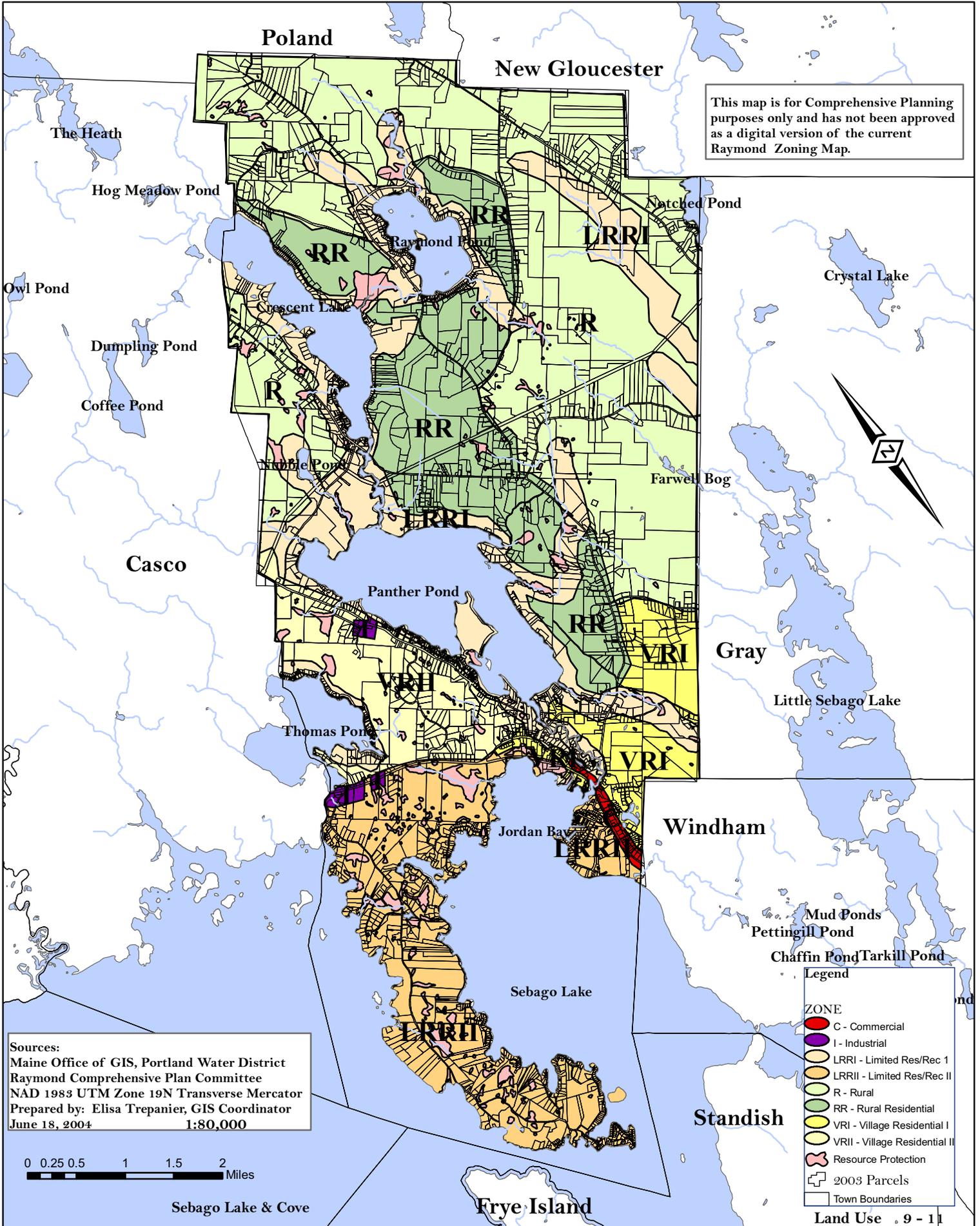
Table 2 Town of Raymond – Summary of Uses by District (exclusive of shoreland zone)						
P: Permitted C: Conditional Use						
	VR-I Village Residential I	VR-II Village Residential II	R Rural	RR Rural Residential	C Commercial	I Industrial
Open Space Uses						
Accessory uses	P	P				
Agriculture	P ¹	P ¹	P	P ¹		
Mineral extraction			C	C		
Residential Uses						
Accessory uses and buildings	P	P	P	P		
Boarding home	P		P ³	P ³		
Conversion of existing dwelling or accessory building into 3 units			P ⁵	P ⁵		
Home occupation	C	C	P			
Manufactured home		P ²	P ^{2, 6}	P ^{2, 6}		
Mobile home park		C				
Multi-family	P					
Single family	P	P	P	P		
Two family		P				
Institutional Uses						
Accessory uses and buildings	P	P	P	P		P
Cemetery			C	C		
Church	P	P	P	P		
Communications facility	C					
Nursing home	P			C		
Public buildings and facilities	P	P	P	P		
Public utilities	C	C	P	P		C
Recreation buildings and facilities			C	C		
Schools	P	P		P		
Commercial Uses						
Accessory uses and buildings	P	P	P	P	P	
Antique shop	C					
Auto repair, no body repair					P	
Bed, breakfast, inn	P ³		P ³	P ³		
Business and professional office					P	
Contractors – storage of vehicles and equipment			C ⁷	C ⁷		

Funeral parlor				C		
	VR-I Village Residential I	VR-II Village Residential II	R Rural	RR Rural Residential	C Commercial	I Industrial
General store	C ⁴	C ⁴				
Hotel, motel, inn					P	
Medical arts building				C		
Mixed use, single family/commercial					P	
Neighborhood grocery	C ⁴	C ⁴	C ⁴	C ⁴		
Outdoor sales and service						
Professional building	P					
Recreation facility				P		
Restaurant, drive-in					P	
Retail business				P		
Service establishment				P		
Wireless communication facility	C	C	C			
Industrial						
Accessory uses and buildings				P		P
Any industrial use						P ⁸
Automobile graveyards						C
Distribution and transportation				P		P
Research laboratories						P
Retail facilities and services accessory to principal uses						P
Warehousing and outdoor storage				P		P

Notes to table

1. Except for commercial poultry and piggery operations
2. Must be 14 feet wide with a pitched roof, manufactured in 1976 or later, with frost wall, grade beam or concrete slab
3. Not to exceed five rentable rooms
4. Not to exceed 1,000 square feet of retail space including storage
5. The minimum lot area per family shall be met. No expansion of the structure shall be permitted to accommodate a conversion
6. Must be so sited that the longest structural dimension is not more than 30 degrees from parallel with the street or road; if on a corner lot, the requirement shall apply to the more heavily traveled road
7. The shall be not more than five vehicles and pieces of equipment that are not screened from view from the surrounding property and street. When a piece of equipment is located on a trailer or truck, the combination shall be considered a vehicle and an additional piece of equipment.
8. Primary aspects of industrial use must be carried on within the structure; noise level of the industrial process shall not exceed 50 decibels at any property line; there shall be no land, water or air discharges or emissions other than sanitary facilities that meet the State's wastewater disposal rules.

Town of Raymond, Maine Zoning Map



10. REGIONAL COORDINATION

The Town of Raymond has worked closely with other towns in the region in the preparation of this Comprehensive Plan. In addition, Raymond continues to be linked in a number of ways to other nearby communities. The following is a summary of Raymond's regional coordination/cooperation efforts. This Plan envisions that these efforts will continue and that they will benefit all participating communities.

Regional Comprehensive Planning Committee. Representatives of the Comprehensive Plan Committee met on several occasions with representatives from up to 10 other communities that were at various stages of preparing their comprehensive plans. These representatives shared their thoughts and ideas, but also agreed that a series of regional, topical workshops would be very beneficial since they could draw resource people that might not otherwise be able to meet individually with each committee.

Regional Workshops. One of the Co-Chairs of the Raymond Comprehensive Plan Committee made arrangements for and coordinated several regional workshops, including one on transportation that was held in Naples on January 15, 2003, and one on land use that was held in Naples on May 6, 2003.

Lake Region Development Council. Raymond works with four other communities (Bridgton, Casco, Naples and Windham) to support the efforts of the Lake Region Development Council, an organization formed for the purpose of supporting and improving the economy of the Lake Region.

Route 302 and You Committee. The Route 302 and You Committee was formed in 2001 by the Lake Region Development Council. The Committee is an advocacy group that is committed to improving traffic conditions along the Route 302 corridor. The Committee is composed of representatives from Raymond, Bridgton, Casco, Frye Island, Gray, Harrison, Naples and Windham.

Dispatch Services. The Raymond Dispatch Center serves Raymond, Poland and Frye Island, as well as covering mutual aid for surrounding towns. Raymond is working with other communities to establish a coordinated dispatch facility in Raymond at the new Public Safety Building.

Fire Protection. The Fire Department works with other communities to provide mutual aid, with Casco, Naples and Windham being the primary assistance communities.

Solid Waste. The Town of Raymond works with a number of communities on solid waste services. Household trash is taken by a private hauler to the Mid-Maine Waste Action Corporation (MMWAC) facility in Auburn. Raymond is one of the original 12 owners of the facility. Recyclable items are taken by a private hauler to the City of Lewiston Solid Waste Recycling Facility. Bulky wastes are taken by individual citizens to the Lake Region Bulky Waste Facility in Casco.

Education. Raymond's School Department offers educational instruction from pre-school through the 8th grade. Students in grades K-4 attend Raymond Elementary while those in grades 5-8 attend Jordan-Small School. Students in grades 9-12 are then enrolled in high schools in other communities, with the Town paying the tuition for this service. The majority of students attend high school either in Windham, Gray, Westbrook or Poland.

Watershed Protection. Raymond’s Conservation Commission works with the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District on a number of watershed protection projects.

Comprehensive Plan Policies. There are a number of Comprehensive Plan policies and strategies that support continued regional coordination. These include the following:

Natural Resources

4. Work with neighboring towns and regional and state agencies to protect and manage the quality of the water in shared water bodies and watersheds.

Economy

- 2.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.

Transportation

- 2.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.
- 2.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.
- 4.a. Encourage additional public transit opportunities within the Lake Region and to and from regional employment and service centers. Encourage cooperation with neighboring communities.

Public Facilities and Services

- 1.a. Continue to work with the County Sheriff Department and other communities on the establishment of a coordinated dispatch facility in Raymond.
- 1.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.
- 1.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.

3. Work with local and regional community organizations to continue to provide quality community services to the Town.
- 4.e. Work with neighboring communities to establish a regional hazardous waste collection site as may be required by law.

11. SUMMARY OF FINDINGS

There are many challenges facing the Town of Raymond, not the least of which is the town's continuing high rate of growth. Raymond continues to be one of the fastest growing towns in Cumberland County.

Historic and Archaeological Resources

There are at least 25 significant historical properties and archaeological sites in Raymond, the importance of which are unrecognized by many local residents. Unfortunately, the importance and location of these sites are unknown by many Raymond residents. One negative consequence of this situation might be the accidental demolition or irreversible alteration of one of the Town's historic and archaeological resources. Unfortunately, little is being done to provide for recognition of and appreciation for Raymond's historic properties. Moreover, there is nothing in place to prevent archaeological sites from being destroyed as land is developed, or to educate the public about the importance and need of protecting these sites.

Natural Resources

Raymond has an abundance of fresh water lakes which draw a large population of summer residents to the community (the Town's estimated population in July and August is 12,000). These lakes include all or a portion of Sebago Lake, Raymond Pond, Crescent Lake, Panther Pond, Thomas Pond, Nubble Pond, and Notched Pond.

Raymond has taken a number of measures to protect its water bodies and other natural resources. Phosphorus controls have been implemented through the subdivision, site plan review, and shoreland zoning ordinances. These same ordinances all require written erosion and sedimentation plans as a condition of approval for new developments. The Town has improved its septic system regulations, it has included wetlands of two or more acres in the Resource Protection District, and it has added protection of fish and waterfowl habitats and deer wintering areas to the subdivision and land use ordinances. Raymond has also preserved significant parcels of open space including the Morgan Meadow area (which is over 1,000 acres in size) and a town beach area. The Town has recently amended its subdivision ordinance to include an open space subdivision provision.

These are just a few of the many steps the Town has taken to protect its surface water resources. However, given the intense development pressures facing Raymond over the next 10 years, these efforts may not be enough to protect Sebago Lake and the Town's other water bodies. Current and future threats to water quality include:

- Septic systems - Many septic systems bordering these lakes are very old and may not comply with current wastewater disposal requirements. Yet many are being used more intensely than in the past, particularly when seasonal dwellings are converted to year-round use.
- Non-point phosphorus pollution – Many areas of town are within the watershed area of Sebago Lake, but are not subject to the erosion and phosphorus control standards that apply to the immediate shoreland zone.
- Public education – The public may not fully understand the importance of actions they can take on a household level to protect water quality.

- Boat wastewater – Wastewater discharges from large boats are a continuing concern, but there currently are no facilities for disposing of this waste.
- Aquifers – The Town does not have specific standards aimed at protecting its sand and gravel aquifers.
- Open space programs – There is no organized effort aimed at working with large landowners who might be willing to participate in various programs aimed at keeping their land as open space. As more of these parcels are developed, there is the potential for increased runoff and possible pollution of the Town’s surface water resources.

The Town doesn’t have any tools for preserving important wildlife habitat areas.

There are a number of scenic areas in the community, but there has been no effort aimed at identifying and preserving them. In time, growth pressures may destroy some of the scenic values that contribute to Raymond’s rural character.

Raymond does not have an open space plan that would guide future open space preservation efforts. It is important that any expenditure of public funds be made strategically so as to maximize the benefits of such preservation efforts.

Despite significant progress in protecting natural resources, Raymond has fallen short in directing growth to designated growth areas, while minimizing growth in its rural areas. Most of the growth in recent years has taken place in the Town’s rural areas, most of it in the form of lot-by-lot development which is not subject to the same controls as larger developments. This pattern of scattered development negatively impacts many of the Town’s natural resources.

Population

Between 1990 and 2000, the Town’s population grew from 3,311 to 4,299, an increase of 988 people or 30%. Since 1960, when Raymond had 732 year-round residents, the population has grown by 487%. The Town is projected to grow from 4,299 people in 2000 to 5,335 people, an increase of 1,036 people or 24%. Approximately 82% of the growth is expected to occur in combined “45-64” and “65+” age categories. This is bound to have an effect on household size (2.66 in 2000). Assuming that Raymond’s household size approaches the 2000 County figure of 2.38, the additional 1,036 people will result in a demand for 435 additional housing units.

Since most of the Town’s projected population growth will be in the “45-64” and “65+” categories, affordable housing will be less of a problem than would be the case if most of the growth were projected to be in the “18-44” category. It is reasonable to assume that people in the two older categories will have had more opportunity to accumulate equity and buying power than younger people, and thus will be better able to afford housing in Raymond. It is also likely that some of the Town’s projected growth will include people who currently own seasonal property in Raymond, and will retire to these homes and convert them to year-round use.

Based on the 2000 Census, the median household income in Raymond (\$52,224) is significantly higher than in Cumberland County (\$44,049) and the State (\$37,240). The percentage of the Town’s population living below the poverty level (3.4%) is lower than in Cumberland County (8.3%) and the State (7.8%). Raymond residents thus are better able to afford a home than residents living outside the community.

Housing

Between 1990 and 2000, Raymond experienced an increase of 484 housing units, resulting in a growth rate of 24% (compared to 12% for Cumberland County and 11% for Maine). Most of the recent residential growth has been in the form of single-family dwellings. Single-family dwellings account for 93% of the housing stock, although the York Cumberland Housing Coalition Authority has constructed a 23-unit elderly housing project adjacent to Route 85 near Route 302. Based on 2000 Census data, the median value of a home in Raymond (\$126,900) was somewhat lower than it was in Cumberland County (\$131,200), but substantially higher than in the State as a whole (\$98,700). The 2000 Census also indicates that 20% of homeowners and 33% of renters are spending more than 30% of their income on shelter costs.

Some highlights of Raymond's housing growth over the past 10 years includes the following:

- **Rural area growth.** Raymond has undergone significant housing development during the past 10 years. Based on a review of that development, most of the development in the last five years has occurred within the rural areas. Recent seasonal conversions on lakeshores in the rural areas have exacerbated this trend. Approximately 75% of residential development has taken place on individual lots not created as part of a subdivision. The recommendation in the 1991 Plan to reduce lot sizes and road frontages in the growth zones has not been fully implemented.
- **Growth patterns.** Raymond remains rural. However, development has spread along Town roads, in old farm fields and wood lots and especially on lake frontages and gravel camp roads. There has been a gradual but pervasive fragmentation of large land tracts. The Town's subdivision ordinance encourages cluster development, but does not require it. There are no incentives to cluster. There have been relatively few subdivisions constructed in the last 10 years.
- **1991 Plan deficiency.** A major deficiency of the 1991 Comprehensive Plan (and subsequent ordinances) is its failure to direct growth into growth areas and away from rural areas. There is still significant open space in the community, but most of it is in the hands of private citizens. There is a real threat of losing open space as market pressures grow for developable lots and as increasing taxes force landowners to seek income from their land.
- **Housing types.** Most of the residential construction in Raymond has been in the form of single-family dwellings. Mobile home parks are permitted in the Village Residential II zone, but no parks have been built there or anywhere else in Town. Other than the senior housing project, there have been few multi-family dwellings constructed in the Village Residential I District where they are permitted.

The Town does not have an effective strategy for ensuring that at least 10% of all new housing units are affordable for people at 80% and above the median county household income, or that at least 10% of all new rentals are affordable for the same income group.

Economy

The Town of Raymond is not a major employment center (only 15% of residents work in the community), but is primarily a residential community with a number of small businesses. In 2001, Raymond had one of the lowest unemployment rates (2.8%) in the region. Approximately 42.5% of the

Town's labor force was employed in management, professional and related occupations (compared to 31.5% at the State level). A little over half (54%) of the labor force works in either Portland, Windham, Westbrook or South Portland. This means that over 1,000 people are commuting south every day, most likely on Route 302. As the population grows, it is likely that traffic volumes and congestion on Route 302 will increase because a growing number of Raymond commuters will join additional commuters from nearby, growing communities, all using Route 302. The Town has not been able to expand its employment base very much (more local jobs would mean less commuting). Nor has the Town taken strong steps to ensure that commercial growth along Route 302 does not interfere with the traffic carrying capacity of the arterial.

Transportation

Route 302 from the Raymond/Windham town line to the Raymond/Casco town line (3.81 miles) is classified by the Maine Department of Transportation as an arterial. Most of the Town's businesses are located along Route 302. Significant congestion occurs during most of the year, but especially during the summer months. The Town has restricted commercial zoning to approximately one-half the length of Route 302 in the community.

In 2003, the Town undertook a number of improvements to this corridor in conjunction with a State overlay of Route 302. The improvements were undertaken in accordance with a plan for improving safety, signage, aesthetics, and pedestrian amenities. The Town worked with the State and with businesses to implement the plan.

The major transportation challenge facing Raymond is increased congestion on Route 302 (see discussion above). Raymond cannot address this problem in a vacuum. Long-term solutions will require working cooperatively with the State and with other communities along the Route 302 corridor. The Town does not have sufficient local access management standards to regulate roadside development on Routes 302, 85 and 121.

In addition to the problems of Route 302, the Town has fallen behind in the maintenance of Town roads. The Town does not have a road improvement plan, and there is no policy for accepting private roads as public roads. Raymond's policy of accepting private roads in rural areas may have contributed to sprawl over the years.

Public Facilities and Services

Volunteers contribute significantly to the manner in which Raymond is governed by serving on various boards and committees, participating in the provision of recreation and library services, and manning crucial services such as fire and rescue. There have been a number of improvements in town facilities in recent years including a new school, a new public safety building, acquisition and development of a town beach, establishment of the Sheri Gagnon Park, acquisition of Morgan Meadow, and expansion of the range and number of recreation programs being offered to Raymond residents. In 2001, the Town voted to join the Portland Water District, and to extend a water main from the Windham Town line to the EmbedTech facility. In 2002, residents voted to extend the line even farther to the new public safety building. Challenges facing the community include creating a regional dispatching capability, and expanding town facilities and services including the town office, public works building and a community building. Other challenges include hazardous waste disposal, continuing to encourage communication among the town's board and committees and its residents, encouraging

responsible powerboat use, encouraging private efforts to establish a greenbelt, and developing a park or parks for community activities.

Municipal Finances

Raymond's full value per capita valuation (\$86,334) is higher than that of surrounding communities, and is also higher than that for Cumberland County (\$65,009) and the State of Maine (\$56,711). Based on a recent study prepared by the Maine Municipal Association, the tax burden in Raymond is lower than in nearby communities, in large part because the median household income (\$52,158) is higher than that of nearby communities.

The Town has created a Tax Increment Financing (TIF) District along the Portland Natural Gas Transmission System. Proceeds from the TIF District will be used to facilitate economic and community development in the Town's business district. Raymond also has a long-range Capital Improvements Plan (CIP) that includes reserve funds for anticipated capital expenditures during the next five years. However, there is a need to estimate major capital needs for the five-year period beyond the current CIP.

Challenges facing Raymond are the fact that the Town and the School do not always work cooperatively on the sharing of capital resources. The capital needs of the School Department are not fully included in the CIP. The Town does not have a system of impact fees to help offset the costs to Town services, nor does it have reserve funds for the expansion of Town facilities or the purchase of land for natural resources protection.

Land Use

Overall, it is apparent that sprawling, low-to-medium density residential development in waterfront and rural areas is the predominant land use trend in nearly all parts of Raymond. It is also apparent that the 1991 Comprehensive Plan's goal of directing a majority of the then-projected growth (perhaps as much as 70%) into designated growth areas was not met, and that just the opposite trend actually occurred.

Raymond is among Cumberland County's three fastest growing communities in recent years. The Town's population has almost doubled in just the past twenty years. Because land is still relatively inexpensive compared to Portland, Raymond has become a popular community for new housing starts and the conversion of seasonal dwelling units to year-round dwelling units. Some of the negative impacts of all this growth are:

- Loss of open space
- Fragmentation of large parcels of land
- Threats to the community's natural resources including water quality and ground water
- Congestion, particularly on Route 302
- Increased pressures on the town's facilities and services including schools and recreation
- Increased costs of providing public services
- A growing mil rate
- Reduction of the quality of life for existing residents

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
Historic and Archaeological Resources			
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
Natural Resources			
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

Policy	Strategy	Responsibility/Priority	Year
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
Housing			
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

Policy	Strategy	Responsibility/Priority	Year
Economy			
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
Transportation			
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

Policy	Strategy	Responsibility/Priority	Year
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
Public Facilities			
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

Policy	Strategy	Responsibility/Priority	Year
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
Municipal Finances			
1. Plan for Town's needs	a. Use Budget/Finance Committee for advice on Town needs	Selectmen/High	Ongoing

Policy	Strategy	Responsibility/Priority	Year
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
Land Use			
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 (see natural resources)	Planning Board/High	Ongoing
2. Preserve open space	-	-	-
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

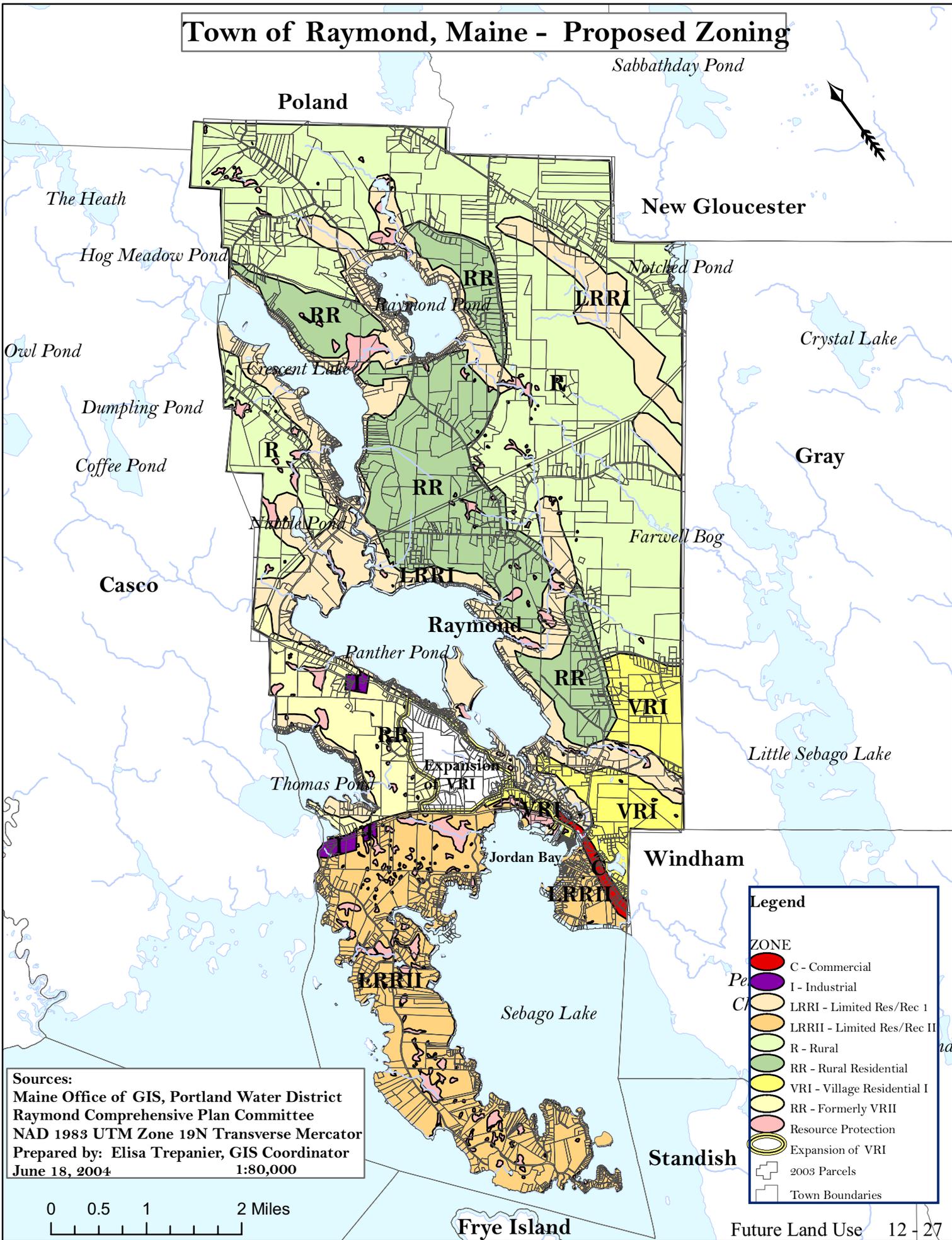
It is the intent of this Plan to direct most of the Town's growth over the next 10 years away from rural areas and, where it does occur, to encourage growth patterns that are sensitive to the rural nature of Raymond. The Town's growth districts include the following:

- 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.

Town of Raymond, Maine - Proposed Zoning



Sources:
 Maine Office of GIS, Portland Water District
 Raymond Comprehensive Plan Committee
 NAD 1983 UTM Zone 19N Transverse Mercator
 Prepared by: Elisa Trepanier, GIS Coordinator
 June 18, 2004 1:80,000

Legend

ZONE

- C - Commercial
- I - Industrial
- LRRRI - Limited Res/Rec 1
- LRRRII - Limited Res/Rec II
- R - Rural
- RR - Rural Residential
- VRI - Village Residential I
- RR - Formerly VRII
- Resource Protection
- Expansion of VRI
- 2003 Parcels
- Town Boundaries

