



# Town of Raymond Comprehensive Plan Committee ePacket April 3, 2024

(rescheduled due to storm)

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# Agenda

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## Comprehensive Plan Committee Agenda

April 3, 2024

6:30pm – Meeting

At Broadcast Studio & via ZOOM

- 1) **Call to order**
- 2) **Minutes of Previous Meeting**
  - a) March 6, 2024
- 3) **Public Comment**
- 4) **New Business**
  - a) Windham Economic Development Director, Tom Bartell
  - b) Future Land Use (FLU) Workshop Participant Comments
  - c) Vision Statement
  - d) Introduction to Goals, Policies & Strategies
- 5) **Next Meeting Date**
  - a) May 1, 2024
- 6) **Comp Plan Committee's Comment**
- 7) **Adjournment**

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# Previous Meeting Minutes

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## Comprehensive Plan Committee Minutes

March 6, 2024

6:30pm – Meeting

At Broadcast Studio & via ZOOM

**Committee Members Present:** John Clark, Greg Foster, Kaela Gonzalez, Peter Leavitt, Frank McDermott, Shawn McKillop, John Rand, Jackie Sawyer

**Committee Members Absent:** Danelle Milone

**NSP Staff Present:**

Kate Burch, Planner

Ben Smith, Planner

**Town Staff Present:**

Sue Look, Town Manager & Town Clerk

Chris Hanson, Assistant Code Enforcement Officer

Sandy Fredricks, Recording Secretary

1) **Called to order** at 6:30pm by Co-Chair Levitt and there is a quorum

2) **Minutes of Previous Meeting**

a) February 7, 2024

Mr. Rand would like a slight correction to the Minutes. Rather than saying “3 Raymonds” what he meant was there is an opportunity for three (3) Raymond Village areas given locations of downtown, Raymond Cape and this part here (Webbs Mills Road/Route 85).

**Motion** to approve as amended by Mr Rand. Seconded by Mr Foster

**Unanimously approved**

3) **Public Comment**

None

4) **Old Business**

a) Review of Revised Vision Statement

The Committee discussed the revisions presented. They discussed the terms “Climate

Resilient” After in depth discussion, Mr. Foster moved, Mrs Gonzalez seconded to amend paragraph 2 of the vision statement to read “Raymond will meet future challenges with improved sidewalks and roads, community spaces, town services and facilities, schools, broadband internet and climate resilience initiatives when appropriate.

**Unanimously approved**

## 5) New Business

### a) Future Land Use (FLU) Workshop Logistics – North Star Planning

This workshop will be held March 19<sup>th</sup> at the Raymond Public Safety Building, 1443 Roosevelt Trail, 6 pm to 8 pm. It will consist of a half-hour presentation and a 15-minute Q&A session. It will be Open House for one hour where people can view three (3) scenarios of maps with post-its , a DIY FLU scenario table to get different points of vision statements and we can report back on the input. North Star would like to see some committee members there. Looking to have snacks and water available like last workshop. Plan for less people that last time as we won't have parents attending a child's game. Perhaps 30-40 people. There are 23 people who have indicated they are interested in the event on Facebook.

Mr McKillop moved, Mr McDermott seconded the Committee will not spend more than \$100.00 on snacks and water for the FLU workshop.

**Unanimously approved**

b) FLU Workshop Advertising/Outreach - The Committee discussed options for advertising/outreach to get people at this workshop. Mr Levitt noted that it is on the reader board and inquired if it could be the only thing running on there that day. Mrs Look confirmed it could. The Committee discussed other ways to get the word out, personal contact, Facebook, signs.

c) North Star began to review the different scenarios with the Committee before they print anything out as these are just projections. Mr. Levitt stated there are two (2) types of goals; aspirational goals and realistic goals. The discussion is redirected to the scenarios.

d) The Committee reviewed the number of Permits issued for residential development is 256, 2 Permits for Commercial and very little growth has taken place on Main Street or 302. Project 150-200 year-round housing units in the next 20 years presuming 100+ single-family housing units in zones of Critical Rural, Rural, Transition and Growth.

e) Types of Focus - There are three (3) types of focus Conservation Focus, Villages Focus and Corridor Focus. Kate stated no scenario is supposed to be “right.” We want to hear things you like and don't like. Kate explained each Map to the Committee. Mr Hanson stated he likes the red, it's been our growth area. He doesn't like the keep as it is all shoreland and a lot of it is wetlands and wetlands of special significance. There should be more green there as Conservation. We may want to leave it like this for the workshop and see what comments we get from the Town. Mr Levitt raised the issue that the Planning Board is submitting the Select Board for relaxation of the Shoreland from 600' to 250'. Mr Foster explained the change is only the Map, not the wording. Village Focus, Corridor Focus and

Transition Zones are explained by Kate. Mr Levitt mentioned the proposed Ordinance change to allow Residential use in a Commercial Zone. The Committee discussed Affordable Housing and approximate available land in Raymond. Mr Hanson informed he found the old Growth Management Ordinance discussed at the last meeting and read the definition to the Committee and stated this is not in our current Ordinance, it was removed.

**6. Next Meeting Date**

- a. April 3, 2024

**7. Comp Plan Committee's Comment**

Mr Foster spoke about information received from the Contract Planner that the Army Corp of Engineers is implementing Impact Fees for filling wetlands at over \$6.00 per sq. ft. over 5,000 sq. ft. He went on to state landowners who have forested lands, what keeps them interested in keeping it rather than selling to developers? He feels this is something to discuss.

**8. Adjournment**

**Motion** to adjourn at 8:30 pm by Mr Foster. Seconded by Mr Rand.

**Unanimously approved**

*Respectfully submitted,*

*Sandy Fredricks, Planning & ZBA Admin.*

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# Revised Vision Statement & FLU Comments

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Raymond Comprehensive Plan  
March 2024

## Draft Vision Statement

Raymond is a small community in the heart of the Lakes Region within the larger, growing region of Southern Maine. We take pride in the natural beauty that surrounds us. Our identity as a place of peaceful respite from the more hectic energy of the larger centers within the region can only be maintained by dutifully stewarding the local and regional natural resources of Sebago Lake, Panther Pond, Crescent Lake, Raymond Pond, Thomas Pond, Raymond Community Forest, Morgan Meadow, and Rattlesnake Mountain. As a rural town within driving distance of Portland, we place priority and value on the features that set us apart: our beautiful environment and a quiet, small-town community with convenient access to nearby economic centers.

Our community is changing as a result of population growth, increased development, and the impacts of climate change. Raymond will proactively approach current issues by addressing traffic congestion and speeding, improving connections within and to the village, and supporting local businesses. Town policy and decision-making will be rooted in the need to preserve valued natural resources and to maintain and strengthen Raymond's sense of community. Raymond will meet future challenges with improved sidewalks and roads, community spaces, town services and facilities, schools, broadband internet access, and integrating climate resilience initiatives when appropriate.

Everyone who lives here, works here, grew up here, or wants to come here, should have a reasonable opportunity to make Raymond their home. While providing that opportunity, we must steward both our community resources and natural resources. Preserving our scenic and environmental assets and our strong sense of community will require an approach to the implementation of this plan that is centered on community input and values.

## Vision Statement Comments from FLU Workshop

- Recognize Raymond is tribal land given to Europeans for military service
- Add Notched Pond to list of water bodies
- Need to support more of a feeling of community. ie, if zoning changes are proposed, start talking to the people nearby when the conversation starts, not hope they'll hear about it or not. Let them be part of the solution from the beginning.
- Address traffic congestion without widening roads. More roads = more cars
- Add "appropriately sized" to town services
- Public water supply is vital to growth
- Do not encourage growth. Large lot zoning lots greater than 2 acres
- Prefer not to encourage people to move here
- Ordinances derived from the comp plan must support the comp plan
- Vision statement needs power over Planning Board
- What is a climate resilience initiative?
- My concern is over watershed & pollution in our drinking water - does a town sewer fix that?
- Prefer not to encourage extensive growth of businesses - support what we have here and go to Windham for further needs
- Raymond is a small community - let's not lose this to runaway growth!