PROPOSED ORDINANCE CHANGE MEMORANDUM

To: **Town of Raymond Planning Board**

From: **James R. Seymour, P.E. & Brett Wiemken**
Planning Consultants, Sebago Technics, Inc.

Date: **January 8, 2025**

Subject: **Proposed Ordinance Changes Public Hearing & Workshop Discussion**

Members of the Board,

This memorandum has been prepared to document and offer discussion topics for proposed ordinance amendments of the 2025 calendar year. This memo includes items as discussed at the December 11, 2024, Planning Board meeting, which are reflected on the agenda.

Each of the three (3) discussion items include external documents appended for the Board's review and discussion. Items contained herein show proposed verbiage for the Board to consider and discuss in respect to their ordinance sections. For certain topics, alterations to the ordinance are shown using ~~red strikeout~~ text for verbiage to be removed, and **bolded and underlined in blue** text for verbiage to be added. The information contained herein only contain suggestions and merely offer guidance.

We look forward to this thoughtful discussion with the Town.

Respectfully Submitted,
SEBAGO TECHNICS, INC.

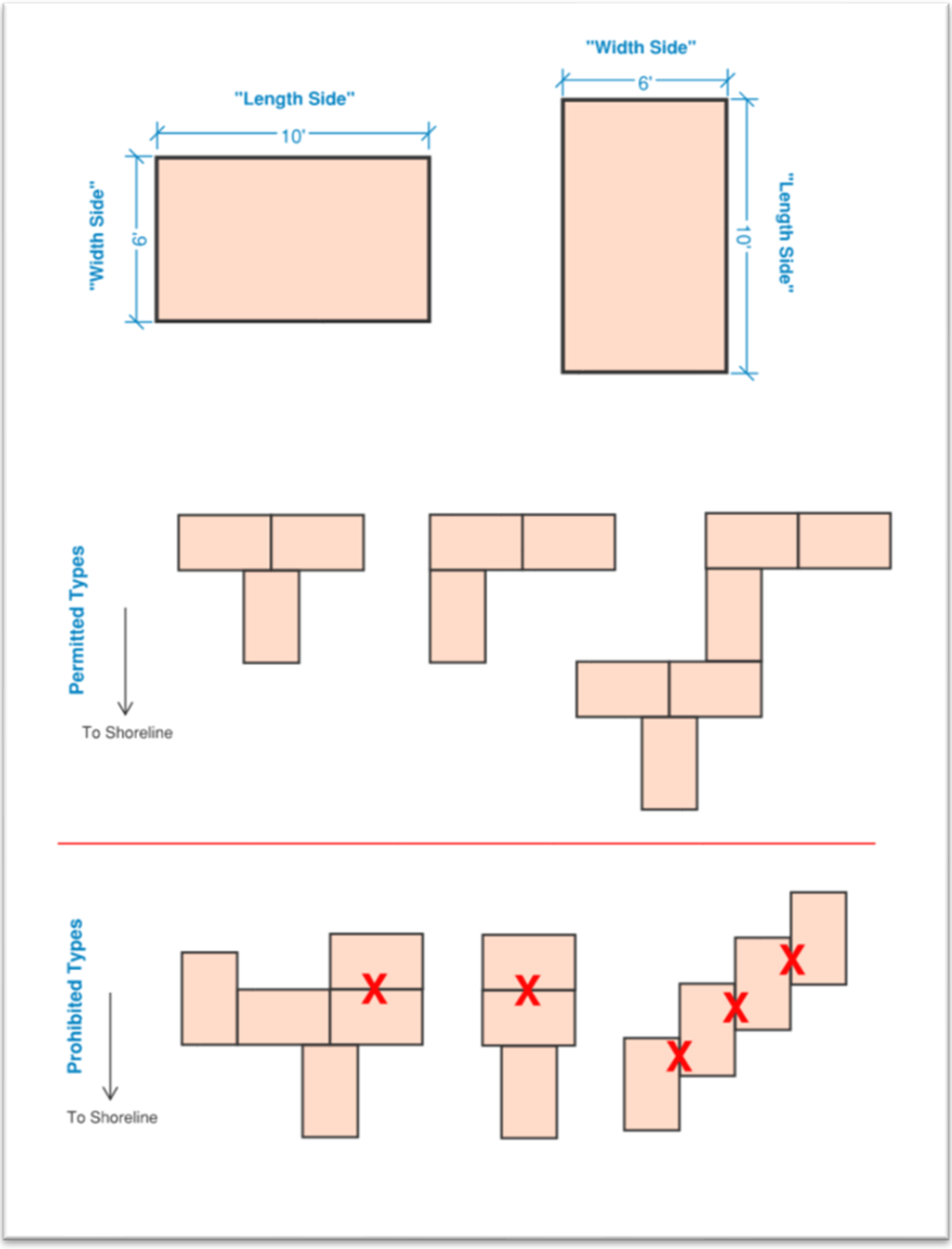
James R. Seymour, P.E.
Engineering & Planning Consultant

Brett Wiemken
Assistant Planning Consultant

I. Dock Discussion

SHORELAND ZONING ORDINANCE §350-6.4.E.

E. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character of the area. A temporary pier, dock, or wharf in nontidal waters shall not be wider than six feet for noncommercial uses. ***No design of dock shall be permitted where the length side, or longest side of each module, shares an edge with another length side. For reference, please see the Diagram below.***



II. Solar Discussion

CURRENT DEFINITIONS

Solar Energy System:
A device or structural design feature principally used to capture solar energy and convert it to electrical or thermal power. A solar energy system consists of one or more freestanding ground-mounted, or building-mounted, solar arrays or modules, or solar-related equipment.

Solar Energy System, Building Mounted:
A solar energy system that is mounted to the roof or sides of a building.

Solar Energy System, Ground-Mounted:
A solar energy system that is structurally mounted to the ground and is not attached to a permitted building.

PROPOSED DEFINITIONS

Solar Energy System:
A complete assembly consisting of one or more solar collectors and associated mounting hardware or equipment, intended to provide for the collection, storage, and distribution of solar energy for heating or cooling, electricity generation, or solar/thermal hot water systems. Solar energy systems shall include the following:

A. **Solar Energy System, Accessory:** A system as defined above, where power generation is incidental to a principal use. Accessory solar energy systems include building-integrated or roof-mounted systems of any size, or ground mounted systems.
B. **Solar Energy System, Principal:** A system as defined above, where power generation is considered a principal use. Principal solar energy systems may take the form of either a building-integrated or roof-mounted solar array, or a ground-mounted system.

Solar Energy System, Building-Integrated:
A solar energy system that is an integral part of a principal or accessory building and include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, walls, skylights, and awnings.

Solar Energy System, Ground-Mounted:
Also known as free-standing energy systems, a solar energy system that is structurally mounted to the ground. The panels may be stationary or revolving and of any size.

Solar Energy System, Roof-Mounted:
A solar energy system in which solar panels are mounted on top of the structure of a roof either as a flush-mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle.

III. Lot Size Discussion

Please see the highlighted section of Mr. Greg Foster's recommendations for 2025 ordinance sections attached.

Goal: Better Conserve Open Space and the Timber Resource

Policies: Reduce the rate at which land is consumed for development.

Reduce the volume of timber lost due to oversized house lots and the limit on clearing a lot.

Strategy: Reduce the minimum lot size in the shoreland zone outside of 250 feet to one acre, and the road frontage to 150 feet

Reduce the minimum lot size in the RR and R zones to one acre. Reduce the road frontage requirement to 150 feet.

Allow 100% of a lot to be developed in a cluster type development without requiring open space.

Eliminate the ordinance that limits the ability of lot owners to clearing only 25% of a lot

Goal: Return certain freedoms to the people

Policy: Make portions of the town more property owner friendly.

Strategy: Reduce shoreland zone to state minimum standards, 250 feet for a Great Pond, and 75 feet for streams. Change the former shoreland property to Rural Residential.

Goal: Help make property more affordable

Policy: Reduce property Taxes.

Strategy: Use tree growth penalties and other current use penalties paid to the Town to reduce the property tax burden by calculating those penalties into the mil rate.

Goal: Keep the mil rate from rising or rising at a very low rate

Policy: Keep property on the tax roll.

Strategy: Limit the purchase of property by the town to those of significant need for the residence, IE boat launch.

Goal: Make housing more affordable

Policy: Improve Building Code

Strategy: Adopt more reasonable and easier to understand building codes
Introduce Legislation to eliminate the requirement that contractors be licensed
Eliminate the requirement that certain homes have sprinkler systems

By Greg Foster