



PLANNING MEMORANDUM

Date: January 7, 2026

To: Jason Williamson, *Code Enforcement Officer*
Town of Raymond Planning Board
401 Webbs Mills Rd., Raymond ME 04071

From: Brett Wiemken, *Planning Consultant*
Sebago Technics, Inc.
75 John Roberts Rd. Ste. 4A, South Portland ME 04106

Subject: Planning Memorandum for the January 2026 Planning Board Meeting

Members of the Board,

This memorandum has been prepared to document and workshop ordinance change amendments for the Planning Board which are to be considered at the 2026 Town vote. This memo includes items discussed at prior Planning Board meetings, which include off-street parking standards for short-term rentals, banquet halls and associated standards, and outdoor cannabis growing operations and associated standards. Items contained herein show proposed verbiage for the Board to consider, with **new provisions added in blue** and removed language **stricken out in red**. We look forward to this thoughtful discussion with the Town.

Sincerely,
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Brett Wiemken".

Brett Wiemken
Planning Consultant

PARKING FOR SHORT TERM RENTALS

Land Use Ordinance §300-9.3. Off-Street Parking:

§300-9.3.A.2. One space for each sleeping room in a tourist home, boarding or lodging house, motel or hotel, or **short-term rental**.

BANQUET HALLS

Land Use Ordinance §300-12.2. Terms Defined:

Banquet Hall: An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, conferences, weddings, anniversaries, and other similar celebrations. Such a use may or may not include kitchen facilities for the preparation or catering of food; the sale of alcoholic beverages for on-premises consumption during scheduled events and not open to the general public, and where functions are hosted entirely within an enclosed structure; ~~portable restrooms; outdoor gardens or reception facilities.~~

Outdoor Event Establishment: An established which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, conferences, weddings, anniversaries, and other similar celebrations. Such a use may or may not include kitchen facilities for the preparation or catering of food; the sale of alcoholic beverages for on-premises consumption during scheduled events and not open to the general public, and where functions are hosted partially or entirely outdoors; portable restrooms; outdoor gardens or reception facilities.

Establishment Type:	Banquet Hall	Outdoor
Village Residential District (VR):	Conditional	Prohibited
Manufactured Housing Overlay District (MHOD):	Permitted	Prohibited
Rural District (R):	Permitted	Permitted
Rural Residential District (RR):	Permitted	Permitted
General Commercial District (C):	Prohibited	Permitted
Industrial District (I):	Prohibited	Permitted
Resource Protection District (RP):	Prohibited**	Prohibited
Stream Protection District (SP):	Prohibited**	Prohibited
Limited Residential-Recreation District I (LRR1):	Permitted**	Prohibited
Limited Residential-Recreation District II (LRR2):	Permitted**	Prohibited

** Home occupations are those land uses that conform with the requirements of Article 9. A home occupation that conforms to Article 9 and that is specifically permitted by Article 11 of the Raymond Land Use Ordinance shall be considered a permitted use in the Limited Residential/Recreation I and II Districts. All other home occupations not specifically listed in the definitions of home occupations in Article 12 of the Raymond Land Use Ordinance shall be considered conditional uses that must conform to the standards set forth in Article 9, § 300-9.2, of the Raymond Land Use Ordinance and that must be reviewed and approved by the Appeals Board

Home Occupation:

- A.** An occupation or profession that is customarily carried on in a dwelling unit and clearly incidental and secondary to the use of the dwelling unit for residential purposes. A home occupation must conform to the standards set forth in Article 9 of this chapter.
- B.** Examples; conditions.
 - 1.** The following are examples of permitted uses under this definition:
 - a.** Beauty shop;

- b.** Arts and crafts studio or shop;
 - c.** Professional office;
 - d.** Woodworking;
 - e.** Day-care center;
 - f.** Seamstress/Tailor;
 - g.** Small engine repair, excluding motorized vehicles such as mopeds, motorcycles, ATVs and snowmobiles;
 - h. Banquet halls.**
 - 2.** No retail sales of repaired goods shall be permitted.
- C.** The following uses are specifically prohibited as a home occupation:
- 1.** Auto repair;
 - 2.** Auto body repair.

Land Use Ordinance §300-9.29. Banquet Halls & Outdoor Event Establishments:

- A. Setbacks:** Banquet hall and outdoor event establishment structures and uses shall comply with the following minimum setbacks:
 - 1.** Front Setback: 50 ft.
 - 2.** Side Setback: 50 ft.
 - 3.** Rear Setback: 50 ft.
 - 4.** In no case shall such banquet hall or outdoor event establishment structures be located closer than fifty (50) ft. to any abutting residential-zoned property line.
- B. Minimum Parking:** The minimum parking requirements for banquet hall and outdoor event establishment uses shall comply with the Town of Raymond's *Land Use Ordinance §300-9.3.A.7*. The Reviewing Authority may require a parking plan in addition to the permit application to provide evidence that the site contains sufficient parking for internal vehicular circulation and room for the maneuverability of emergency vehicle services.
- C. Applicability with Other Ordinances:** All banquet hall and outdoor event establishment operations shall comply with all other applicable Town ordinances, including but not limited to:
 - 1.** The Town of Raymond Peddler's Ordinance
 - 2.** All applicable fire and life safety codes.

Land Use Ordinance §300-9.3. Off-Street Parking:

- A.7.** One space for each three seats, permanent or otherwise, for patron use for restaurants, and other places serving food or beverage, and for theaters, auditoriums and other places of amusement or assembly.

MARIJUANA ORDINANCE

Land Use Ordinance §300-12.2. Terms Defined:

Indoor Cultivation: The cultivation of cannabis in an indoor space that uses more than one hundred (100) amperes of electricity per 1,500 square foot; or, that uses sunlight as a light source and uses more than one hundred (100) amperes of electricity per 1,500 square foot.

Medical Marijuana Caregiver: Caregiver means an individual who provides care for a qualifying patient in accordance with State of Maine statute M.R.S. Title 22 §2421-A.

Cultivation: Cultivation means the planting, propagation, growing, harvesting, drying, curing, grading, trimming, or other processing of cannabis for use or sale.

Sun-Grown Cultivation: The cultivation of cannabis that uses sunlight as the primary source of light and uses one hundred (100) amperes or less per 1,500 square feet.

Sun-Grown Cultivator: A caregiver who cultivates cannabis plants in the flower stage without the use of artificial light.

District Uses: Based on discussion at prior Planning Board meetings, the Board has decided where Sun-Grown (Outdoor) and Indoor Cultivation uses might be appropriate, resulting in the proposed language below for where they should be a Permitted Use, Conditional Use, or a Prohibited Use within each of the following zoning district classifications:

Cultivation Type:	Sun-Grown	Indoor
Village Residential District (VR):	Prohibited	Conditional
Manufactured Housing Overlay District (MHOD):	Prohibited	Conditional
Rural District (R):	Conditional	Conditional
Rural Residential District (RR):	Conditional	Conditional
General Commercial District (C):	Conditional	Conditional
Industrial District (I):	Conditional	Conditional
Resource Protection District (RP):	Prohibited	Conditional
Stream Protection District (SP):	Prohibited	Conditional
Limited Residential-Recreation District I (LRR1):	Conditional	Conditional
Limited Residential-Recreation District II (LRR2):	Conditional	Conditional

Land Use Ordinance §300-9.28. Outdoor Medical Cannabis Growing Operations:

A. Authority: The Town of Raymond, Maine, is not an “opt-in” town under Maine Law (28-B M.R.S. §403). Non-opt in towns do not permit the adult-use establishments, but medical marijuana caregiver cultivation is permitted. No portions of this Section are intended to make the Town opt-in to allow adult use marijuana establishments. Outdoor cannabis growing operations that are permitted by state law and are not otherwise prohibited by this ordinance shall comply with the requirements of this Section. Under Maine law,

municipalities can regulate the location, odor, and setbacks of caregiver and cultivation activities, so long as they do not limit the number of registered caregivers.

B. Standards:

- 1. Enclosure & Setbacks:** All sun-grown cultivation and outdoor cannabis growing operations shall be conducted within fully enclosed structures or buildings. These structures shall comply with the setback requirements applicable to agricultural buildings under *§300-9.16 Agricultural Uses*. In no case shall such structures be located closer than fifty (50) feet to any abutting property line, or one hundred (100) feet to an existing dwelling on an abutting property, whichever distance is farthest.
- 2. Odor Control:** All enclosed growing structures shall be equipped with operational odor mitigation systems, such as a carbon filtration or other effective air-scrubbing technologies, designed to prevent the detection of cannabis odors perceivable beyond property lines.
- 3. Violation:** Failure to maintain effective odor control shall constitute a violation subject to enforcement under the provisions of this Land Use Ordinance.