



## PLANNING MEMORANDUM

**Date:** December 10, 2025

**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 December 10, 2025 Planning Board Meeting

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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 here show proposed verbiage for the Board to consider, with new provisions added **in blue**. 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", written over a horizontal line.

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, 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; portable restrooms; outdoor gardens or reception facilities.

**District Uses:** Based on discussion at the previous Planning Board meetings, the Board has decided where the Banquet Hall use type should be a Permitted Use, Conditional Use, or a Prohibited Use within each of the following zoning district classifications:

Village Residential District (VR):	<i>Conditional</i>
Manufactured Housing Overlay District (MHOD):	<i>Conditional</i>
Rural District (R):	<i>Conditional</i>
Rural Residential District (RR):	<i>Conditional</i>
General Commercial District (C):	<i>Conditional</i>
Industrial District (I):	<i>Conditional</i>
Resource Protection District (RP):	<i>Prohibited</i>
Stream Protection District (SP):	<i>Prohibited</i>
Limited Residential – Recreation District I (LRR1):	<i>Prohibited</i>
Limited Residential – Recreation District II (LRR2):	<i>Prohibited</i>

### **Land Use Ordinance §300-9.29. Banquet Halls:**

**A. Setbacks:** Banquet hall uses shall contain 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 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 uses shall comply with the Town of Raymond's *Land Use Ordinance §300-9.3.A.7*.

**C. Applicability with Other Ordinances:** All Banquet Hall 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.

**Note: For reference, §300-9.1 of the Land Use Ordinance which regulates Conditional Uses is provided below. These are the standards that a “Banquet Hall” use type would need to meet, as determined by the Zoning Board of Appeals:**

**§300-9.1 Conditional Uses:** *The Board of Appeals shall approve, deny or approve with conditions all applications for a conditional use permit. The applicant shall have the burden of proving that his/her application is in compliance with the requirements of this chapter. After the submission of a complete application, the Board of Appeals shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:*

- A.** *Will not depart from the general purpose and intent of this chapter, nor from the Town's Comprehensive Plan;*
- B.** *Will be compatible with permitted uses within the zone as determined by population; density; design; scale and bulk of any proposed new structures; and intensity of use;*
- C.** *Will not generate noise, vibrations, fumes, odors, dust or glare which is detectable at the lot boundaries, and all aspects of the conditional use will be carried on within the structure. Outdoor sales and service may take place outside of a structure as long as all other applicable sections of this chapter can be met, and the use does not generate noise, vibrations, fumes, odors, dust or glare which are detectable at the lot boundaries;*
- D.** *Will not cause water pollution, sedimentation, erosion, contaminate any water supply, nor reduce the capacity of the land to hold water, so that a dangerous or unhealthy condition may result;*
- E.** *Will not adversely impact any deer wintering area or other important plant or wildlife habitat or scenic area such as views of Sebago Lake or mountains from public places;*
- F.** *Will not deny light and air to surrounding properties;*
- G.** *Will not depreciate the economic value of surrounding properties;*
- H.** *Will have sufficient potable water available for its needs;*
- I.** *Will not create a hazard to either pedestrian or vehicular traffic on the roads and sidewalks serving the proposed use as determined by the size and condition of such roads and sidewalks, lighting, drainage, intensity of use by both pedestrians and also vehicles, and the visibility afforded to pedestrians and the operators of motor vehicles; and,*
- J.** *Will not overburden police, fire and rescue services, as determined by response time, accessibility to the site of the proposed use, and numbers and types of emergency personnel and equipment presently serving the community. All conditional use applications shall be reviewed and approved by the Fire Rescue Department for compliance with all applicable fire and life safety codes and ordinances*

## MARIJUANA ORDINANCE

### **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.

### **Land Use Ordinance §300-12.2. Terms Defined:**

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

**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.

**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.