



Raymond Planning Board

Raymond Broadcast Studio

423 Webbs Mills Road

Minutes

HYBRID MEETING & WORKSHOP

Wednesday June 11, 2025

7:00 PM

Present: Chair Bob O'Neill, Greg Foster, Kevin Woodbrey, Mark Childs and Jackie Sawyer

Absent: Vice-Chair Edward Kranich and Steve Clark

Staff: Code Enforcement Officer Jason Williamson, Assistant Contract Town Planner Brett Wiemken, Wayne Jones, Fire Inspector and Recording Secretary/Administrative Assistant Sandy Fredricks

The meeting was called to order at 7:05 p.m. by Chair Bob O'Neill. The delay was due to difficulties with Zoom link. Roll was called, and a quorum was declared.

Approval of Minutes:

Greg moved to approve Minutes of April 9th, 2025 as written.

Jackie seconded.

Any discussion? None.

All in favor? 4 yes/0 no/1 abstain (Mark)

Old Business: None

New Business:

PRELIMINARY PLAN REVIEW

| | |
|-------------|---|
| Applicant | Brandon Chase by Andy Morrell – BH2M |
| Location | Map: 004 Lot: 29 Zone LRR2 Raymond Cape Road |
| Description | Preliminary Subdivision Plan Review for Proposed 11-lot Cluster Subdivision to be known as Pine Ridge Estates |

Bob asked Brett to give a summation of the application. Brett stated he would like to see some clarity on the net area calculations and same should be shown on the plans. He also stated Easement ownership will be needed for Final Plan, however, at this point the application can be deemed complete.

Andy Morrell of BH2M presented the application on behalf of Brandon Chase, who was also present. He stated it is a 37.3 acre parcel. As the Board was aware Mr. Chase had

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come before the Board with a proposed subdivision with which they did not proceed. He continued that they did locate three (3) non-significant vernal pools which will not be disturbed and there will be 15.7 acres of open space. They will have underground electric, septic systems and drilled wells. Andy further stated they do need a permit from DEP; however, they wanted to get through this initial review prior to filing for that permit. He acknowledged receipt of the Planner Review Memo and there are some outstanding items. They will show the non-significant vernal pools as well. They have designed the road to maximize sight distance on Raymond Cape Road and will add the distance to the Plan. They hope to get a Waiver on nitrate analysis. Andy further stated they will provide Homeowner documents for final approval. Additionally, they will provide auto-turn calculations for the Fire Department. The applicant will be sprinkling the homes and will add Note to Plan.

Bob stated the Plan changed significantly from Sketch Plan review and the Ordinance requires both Open Space and Conventional plans for review. After discussion among themselves, the Board determined it made sense to move forward with the Open Space Subdivision without requiring submission of a Conventional Subdivision Plan. Bob further stated that you have to meet all requirements for the nitrate Waiver, the Board has not waived nitrates before, and he did not believe applicant would meet the requirements for the Waiver. Andy stated they will provide the nitrate information.

Greg stated he would like to see some notation that the Open Space will allow for Forestry operations and asked if the Board could have some standard language for that.

Jackie questioned the grading and if the drainage was sufficient. She was satisfied with the response.

Greg moved to deem the application complete.

Mark seconded.

Any discussion? None.

All in favor? 5 yes/0 no/0 abstain

Wayne advised the applicant may want to address the road name issue with the word "Pine" in Pine Ridge Road.

Short-Term Rental Ordinance

Bob stated this is a discussion and review of the first draft of a proposed STR ordinance and not a public hearing. The Board is looking at one (1) maybe two (2) more workshops, however, he would like to hear comments this evening.

Mark stated as a general comment, this is way too restrictive and would like to discuss the matter more. Greg agreed and stated there are always unintentional consequences with any ordinance or changes. Mark stated he is also concerned about enforceability.

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Kevin stated he agreed with Mark a lot; there are two sides to the issues, there are some who will be impacted negatively and others who will benefit and we don't want to put something forth that is meaningless. Jackie stated she felt this is more in line with a permitting or licensing process to create a registry and yearly renewal seems not overly restrictive. She further stated she feels this is more in line with a lot of our existing ordinances; we want to be sure the properties are safe and protect the environment and she believed it to be within reason. Kevin stated he felt §5 is where the most problems arise as we're throwing it to CEO, who will throw it to Selectboard and then it can go to Court where they will say we didn't delineate it. Greg stated if there was any complaint about noise or something else, it would take a few days to address those issues. The Board continued to discuss noise issues. The Board members were concerned with Certificate of Occupancy for old camps and enforcement of occupancy limits. Jason stated we are concerned about septic failures if we don't limit the number of people.

Bob questioned if there are a series of ordinances or check marks you have to go through. The first three (3) or four (4) items to be addressed are safety issues. The Board had a lengthy discussion on Casco's "Good Neighbor" policy.

Peter Levitt spoke from a Comprehensive Plan perspective that STRs came to their attention by Northstar Planning who assisted with the creation of the new Comprehensive Plan. They stated about six percent (6%) of residential dwellings were Short Term rentals and the realtors on the Comprehensive Plan Committee felt that was a low percentage. The Comprehensive Plan Committee wanted to have a way for the Town to know how many STRs we have. He continued that your home rule will not always be the applicable law, the State mandates some things. He further stated the first two (2) things that need to be addressed are safety and noise. There is no noise ordinance in Raymond, but there are State regulations on noise. He next stated he isn't sure you can legislate noise. With a registry, we can at least keep track of any complaints.

Bob would like to hear from someone on the STR Initiative committee. Mike Richman addressed the Board on behalf of the STR Initiative. He stated this draft is a good start and the STR Initiative understands most people are respectful of the property and the neighbors. Unhosted rentals often have large numbers of people, leave trash outside etc. We are trying to protect our environment and our right to quiet, peaceful use of property. If you rent out your property for less than thirty (30) days, this doesn't apply to you. This will not be the most restrictive ordinance. The State is putting out an STR ordinance in the unincorporated towns in the State.

Mike continued that the changes to consider in this draft are:

1. Good Neighbor guidelines
2. File needs to be kept on STRs. Ten percent (10%) of properties within Raymond

have access to Shoreland.

3. There should be a way to cap STRs being built on adjacent properties which include properties on opposite sides of the street
4. Limit number of people to align with septic capacity
5. Minimum stay of three (3) days. One (1) and two (2) day renters come just to party; also limited to one (1) rental per week
6. STRs built to be a home subject to inspections by CEO and Fire Department
7. Need deadline to submit paperwork
8. §3.d.h; display rental agreement at the property showing maximum number of people
9. This process can be self-funded. Town needs to decide on a fee structure to ensure it is done properly. There is a local company to track all this

Brett inquired if the STR Initiative had a database they were working from on the unhosted rentals. Mark Meister stated it is information received from people who have joined the Initiative. He further stated this will probably be a living ordinance for the first year or so then it will need changes.

Peter stated you need an ordinance to get the ball rolling; we need a way to track them. Obviously, it will be a living document. He further brought up the Town of Newry residents rejected an STR ordinance. The CEO of Newry brought it to the attention of the people it was affecting the wells. He further stated Chris told him that a septic is always built for one (1) extra bedroom. Jason explained that is correct except in Shoreland Zone. Peter next stated that an ADU doesn't require any parking. If this is an STR, how many cars will be parking? Kevin stated he agreed with Peter on this, but we need to have ordinances that regulate things all across town then build on it.

Jessica Dobson stated she has been a victim of the Town of Raymond. They can't tell you how many people are renting. A Good Neighbor Policy? She inquired how you know who the good neighbor is? Bob asked if they currently have an STR on their property. Jessica stated they had rented their property in the past. She continued, we have to be very careful going forward just because someone doesn't like that neighbor.

Robert French, AI Road stated there is an old saying "If it walks like a duck and flies like a duck, maybe it's a duck." If someone tries to tell him it is a goose, he has a problem. If there are properties that never have anyone living there, then maybe it's a business. He asked who do they call at 2:00 a.m. to break up the party? There is a two (2) bedroom cottage, unhosted that was rented to multiple young couples; there were cars in the street because there is no driveway at that property; someone would be drinking until the early morning, urinating in the lake and he called the local realtor who was renting the property. There are 34 (thirty-four) properties on the street, four (4) are rentals and all are unhosted.

Stu Fred, Whittemore Cove, stated one (1) property recently sold and now it is listed on Air BnB for up to sixteen (16) people. He continued that the parking issue isn't just an inconvenience. If the road were to be obstructed, it could result in a death. The house listed on Air BnB is not used as a residence at all. He further stated the traffic on Whittemore Cove had gotten so bad, they recently installed speed bumps on the road.

Sylvia Roma stated as far as drawing young families to Raymond, renting out property will show people where Raymond is, and they will get to know Raymond and the younger families could be moving here. She feels it is beneficial.

David Murch stated that the ZBA has to review if there is an appeal. In §1, Purpose and Authority should include Title 30A. In §2, Definitions, Dwelling Unit was from the Raymond LUO, but he would like both definitions of Dwelling Unit to be part of the definitions in the STR ordinance. SLZ regulations are required by the State, but the LUO can be tailored. The wording of "on or before January 1st" is a bit confusing and should be a set date. He continued that the language of registration is not transferable should be clarified to state a new registration is required and the current registration terminated. Regarding occupancy limits, wording of property is confusing because it is dwelling occupancy. §6 Appeals, Decisions of violations appealed to Selectboard doesn't match our ordinance that says appeals go to the ZBA.

Victor Otley, Jordan Lane stated there is a long history on Panther Pond of people renting out some cottage (unoccupied in winter), just rented periodically. Supportive of STR Initiative. He's seen many STRs in his travels. Seasonal cottages that are shut down in winter should be considered differently than year-round rentals. It is important we allow those owners to cover their taxes and to create monies to cover maintenance, especially of septic system; limited to thirty (30) days doesn't permit this, limit should be six (6) to eight (8) weeks.

Marilyn Wescott, AI Road stated it is a tricky situation. In addition to STRs, we need to have ordinances to cover all rental properties. In Residential zone, you don't want a business next door. There are things that are difficult to enforce; we should have to have everyone's septic checked not just STRs. Speak to the neighbor if there is a problem, but if that doesn't work, there has to be some recourse.

Mark Meister stated he feels the draft ordinance is fair. He has STRs and knows things have to be regulated fairly. Occupancy limits, you can shortchange or over change properties. Two (2) per bedroom is not the way to determine it. Larger properties with a bunk house etc. can hold more. Complaints need to be treated fairly and accurately as it is highly subject to interpretation. Do we count infants and toddlers? Bob asked if this is a fair occupancy limit beginning number with a way to have properties apply for higher occupancy?

Jackie questioned how we can beef up some of our other ordinances on septic, noise,

trash etc. Can we address those first then go into this. Bob stated we have discussed noise regulation and didn't move forward. Brett explained how we can address some things in definitions in the next round of 2026 amendments. Jasone stated that as Peter mentioned, the State is passing legislation that doesn't allow us to control some things such as an ADU doesn't require any additional parking space.

Bob stated we can address off-street parking, definitions and events. Jackie questioned if we need to identify the difference between supplementing income and STRs on property that are never occupied by the owner.

Bob summed up from comments to give Brett guidance on what to get into the next draft:

1. Occupancy – stick with two (2) per bedroom plus an additional two (2)
2. Enforceability Issues – hold until the end
3. Difference between Long Term Rental and Short Term Rental – on hold
4. Seven (7) weeks for seasonal property rentals
5. Advertising in conformance with what registration goes with
6. Parking will be addressed separately which the Board discussed at length
7. Waiver section
8. Need to nail costs down for Fee Schedule – the Board is leaving that to CEO.
Will there be different fees for Hosted versus Unhosted rentals or seasonal vs. year-round rentals. Jason stated the costs will be the same for the Town.
9. How the property is used – home versus business
10. Minimum stay three (3) days, one (1) group per week.
11. Limit number per area - Mark Meister stated there are only 200 in all of Raymond. Wayne stated is not looking to limit it, but look at what it's doing to access for the Fire Rescue Department
12. Cap on the number of STRs – on hold
13. Good Neighbor Policy – Include in Registration
14. Porta-Potties – Bob thinks that goes into event. Brett stated that it goes to the septic; if you need porta-potties, you have more people than septic can handle.
No porta-potties

The Board moved on to the issue of Marijuana ordinance.

Jason stated he spoke with Vernon Mallik from the State who confirmed we don't have to opt in to craft an ordinance. He advised we may want to state in the ordinance specifically we aren't opting in. Vernon also informed Jason there is new legislation coming along and he is willing to answer questions to help the Board address these issues. He continued we can also state that outdoor cultivation is strictly prohibited. The question of odor is difficult to enforce. Jackie questioned if these (referring to photos of garage shelters) were considered enclosed. Jason stated it is a question of is it a greenhouse or not. If it is fully enclosed, it is okay. Jackie asked if we have any

agricultural zoning. Jason stated we have a short ordinance which referenced farm animals, agricultural buildings and feed lots.

Staff Communications and Updates

Jason informed the Board he is officially the Director of Code Enforcement and Chris has stepped down to Assistant Code Officer. There being no additional comments from Staff, the Board adjourned.

Greg moved to adjourn.

Mark seconded.

Any discussion? None.

All in favor? 5 yes/0 no/0 abstain