



## Raymond Planning Board

Raymond Broadcast Studio

423 Webbs Mills Road

### Minutes

## HYBRID MEETING & WORKSHOP

Wednesday July 9th, 2025

7:00 PM

**Present:** Chair Bob O'Neill, Vice-Chair Ed Kranich, Greg Foster, Kevin Woodbrey, Mark Childs, Steve Clark and Jackie Sawyer

**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 7:00 p.m. by Chair Bob O'Neill.

Mark nominated Bob as Chair

Greg seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain

Bob nominated Ed as Vice Chair.

Greg seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain

### Approval of Minutes:

Greg moved to approve Minutes of June 11<sup>th</sup>, 2025 as written.

Mark seconded.

Any discussion? None.

All in favor? 6 yes/0 no/1 abstain (Ed)

### New Business:

#### SKETCH PLAN REVIEW

Applicant	1250 302 LLC by Craig Sweet P.E., Terradyn Consultants LLC
Location	Map: 055 Lot: 5 Zone C & LRR2 1250 Roosevelt Trail
Description	Sketch Plan Review for Proposed 12,000 s.f. total Commercial/Industrial Building consisting of 40'x75' mixed use building w/apartments above and three (3) storage unit structures in rear of property

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Bob asked Brett to give a summation of the application. Brett gave a quick rundown of the sketch plan submitted. There will be a mixed use building and three storage units in the back. Turning radii is a concern in the back, we need to see calculations for imperious, fencing, security, water runoff and coordination with the Portland Water District.

Craig gave an overview. The applicants are still looking to determine what the uses will be; they're working on getting some easements to facilitate the turning radius. They are looking to do a chambered septic. Proposed design will funnel all the stormwater to the rear. The hatched area on the Plan will remain wooded.

As it is laid out, it is about 19,500 s.f. of new impervious, so it is in the threshold of Maine DEP permitting. They are looking to put some green space between building and 302. They will address the items in the Fire Department Memo in their preliminary submission. They had a wetlands specialist at the property and there are no wetlands on the property.

Ed asked if there would be fencing and a gate separating the storage areas from the commercial/residential building. Craig stated there will be. Ed asked Wayne how the Fire Department addresses locked gates. Wayne explained it is usually done with a Knox Box.

The Board asked about lighting. Craig stated they would be wall packs with nothing shining off the property. Lighting for storage unit area would be motion lights.

Bob informed the public that some of the emails the Board has received are inappropriate and will only review emails that address only issues that contain relevant information to assist in creating the Ordinances.

Bob explained the entire process to craft an ordinance. And in that explanation, he advised the Board is not the final word of what the ordinances are. The final word is through Town Meeting and vote by the public.

Short term rental ordinance – Brett explained red is out, blue is in along with a draft application form. A few items reference back to the LUO i.e., the parking. Also, we talked about Mass Gatherings and Events, so he included those definitions as well. The very last page of his memo addressed Cannabis and that can wait until the end.

Jackie questioned occupancy, subletting and hosting events. Not sure if it's in the Board's purview to limit the number of people. Mark agreed with Jackie's thoughts on limiting the people. He is not in favor of any occupancy limits at all. Jason pointed out that the State has a specific flow rate for STRs that are different than for an owner occupied home.

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Steve asked if camps are subject to the same inspections of septs as we are trying to put through on STRs. Jason stated we don't have any of those type regulations on those uses. Mark asked how it would differ if there were sewers rather than septic to determine occupancy. The Board continued discussions about occupancy and septic. They also discussed safety issues and inspections of home.

The Board discussed what they like as "Good Neighbor" behavior and require that information be posted in the home.

Ed stated the thing that most people get annoyed by are the midnight parties with people being drunk and loud. Wayne stated the only concern of the Fire Department is some of those properties are listed as 16-20 people and in the dark in an unfamiliar home, it makes it hard to get everyone out. Safety is very important. Kevin stated he agreed with Wayne. He further stated there should be a way for people to review some of the ordinances and layout of the home.

Jennifer Danzig stated the owner should post a bond in case the septic failed and ruined the lake. When she was part of an HOA in Windham, they were required to have certain things inspected and provide the inspections to the HOA. She also addressed that homeowners are required to do certain things to their properties as well as those that are STRs.

Robert French spoke to the claim there are only 200 STRs in town. Does that include all the rentals we know nothing about? What are we going to do on that rental. He also spoke about no two STRs next to each other. He lives between two properties that are most likely going to be STRs, and he wouldn't be able to have one. Bob explained that is no longer being considered a part of the ordinance.

Katherine Plummer spoke at length about the occupancy rating for a residence being rented. She spoke about unhosted and hosted rentals and the differences you see between them.

Peter Levitt spoke about the Comp Plan and their discussions on STRs. He further spoke about parking and ADUs not requiring any additional parking.

Rob Courier addressed things in his neighborhood. An Airbnb that holds 16 people and turn over weekly. They pay to maintain their road and those rentals tear the road up. Every time a house on the road goes up for sale, there is a 50/50 chance it will be an Airbnb. The road cannot handle all these rentals in wear and tear.

Stu Fred spoke about what people can do with their home. Not everyone is acknowledging owner occupied homes vs owner airbnbs.

Douglas Donohue spoke about various items. Two houses next to each other look the

same, but the fundamental difference is one is family owned and the other is owned by a corporation and operates for profit.

Mark Meister spoke about his home on Panther Pond and his rental property owned by himself and two other families. Limiting occupancy is fairly valid, but it depends on the house itself. Occupancy should be looked at more closely. He requested report from CCSO regarding noise complaints in Raymond. There were 10, 5 of which were at Tire Warehouse.

Desiree Berry spoke about the occupancy issue. Sebago Lake Watershed is protected and the Town should step in if there are 30 people on a property weekly, the DEP would step in.

Jennifer spoke about ordinances vs road associations. Can the association create rules? Jackie explained the layers of rules and conditions on properties.

Katherine Plummer spoke about 27% of sales were to investors.

The Board discussed Section 3, Registration Requirements. It should be one year from date of issuance so they would be staggered. Next line says renew annually January 1<sup>st</sup>. It would be better to track annually not January 1<sup>st</sup>. Brett stated we would have better data with the January 1 date.

Mark addressed the HHE 200 as being a requirement and proof of pumping. We can just say "if applicable." Mark stated he keeps going back to the camps. Jason stated if they don't have an HHE 200, they may want to do an inspection.

Mark asked for additional information regarding Parking per the LUO. If it's an ADU, we can't require additional parking. We can say there is no parking on the street.

Mark would like to see the occupancy be for 24-hour guests. He feels it is a rabbit hole we are going to have to go down as far as rowdy people go. The CEO doesn't have authority to enforce that.

Steve questioned the 3 hour response time. How will that be regulated? Jason stated we could make it 24-hours, not to exceed 24-hours. Wayne stated for an emergency situation, you may want immediate contact. Steve stated he was thinking for noise complaints, not true emergencies. The Board struck the language referring to not having quiet enjoyment of property to call CCSO.

The Board discussed number of complaints vs. severity of the complaints relating to renewal of the registration. Jackie brought up Section 7, Waivers, and doesn't know why the Board would want to grant any waivers. Bob stated it may be better to have process for waivers or state nothing is waiverable. Waivers will not be issued for life

safety or codes.

Bob summed up 2 per bedroom + 2 additional. He doesn't feel it is undue burden for the +2; it is the constant turnover of people who don't care how long the shower runs. Jackie stated if they have overbuilt their septic, then it can be waived.

Bob asked if the Board is ready to put this to bed or want another cut. The Board wanted to put it to bed. Katherine Plummer spoke about noise ordinance. Bob explained the noise ordinance would be something separate. She further stated that the waiver procedure isn't set out. They would like to see something on the Registration that they are in good standing with the Town i.e., paid taxes. Mark Meister stated it should be +4. Bob again asked if the Board wants to see the changes again or have Brett make the revisions and send to legal. The Board stated they will look at it again after it is reviewed by legal.

David Murch pointed out that some of the Draft pages are not watermarked and should be.

Should be full name of owner as shown on Deed.

Kevin spoke about limiting the number of STRs as we don't want the entire town to be nothing but STRs. Mark stated we need to gather data before we can put a cap on it. Jason stated that if it is owner occupied, they are exempt and put a cap on the business operations.

The Board moved on to marijuana ordinance workshop. Bob stated he takes exception to the odor control. If we do it for marijuana, why don't we put odor control on flowers. Mark stated the line for this is that flowers are naturally occurring and marijuana plants are not naturally occurring. He further stated it is like when people could smoke in restaurants; one person's rights end where someone else's begin.

Jennifer Danzig spoke about differences between marijuana odor and floral odor. Marijuana is a gateway drug and could trigger someone in recovery. She spoke about this issue for a time.

Bob asked Desiree Berry to give the Board input on this proposed ordinance. She gave the Board her background. She then spoke about odor scrubbers for care giver growers of marijuana and wouldn't apply to recreational growers of their three plants. Desiree explained about two bills in Legislation which would change some of the regulations. There are limits on electrical amps that you can use and for sun grown you have to have a gate on your driveway and no trespassing signs posted.

The Board would like to have the setback be 50' from property lines.

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Desiree also spoke about who is permitted to go in to medical marijuana growers to inspect; it is a very limited authority. She also hopes the Board will read the two new legislative bills.

Mark stated he would like to make it clear that the Board is not trying to prohibit people from growing their plants and we are not trying to prohibit or limit their access to medicine.

Bob asked Jason if utilizing the agricultural setback in these residential zones would help with the issue being addressed. Jason stated he believed it would go a long way. The Board discussed the setback matter for some time. Brett stated it is in the Standards section B1 that it is the agricultural setback. The Board discussed if people would have to relocate their grow or not. This would have to apply to next year's operations. Mark asked if we could get consent from the neighbors. He is informed we cannot disclose who has a growing operation due to HIPPA laws. Kevin and Desiree discuss the odor scrubbers in depth. Desiree again explained the sun grown operations verses greenhouse grows.

Jennifer addressed the Board reiterating the information given to the Selectboard and it being under the Town's Home Occupation ordinance. Desiree spoke about sun grown again as it is allowed by the State and does not need to be an indoor grow. Mark talked about the Indoor/Outdoor grows.

Bob stated he felt this can be sent to legal after we strike odor scrubbers from it.

### **Staff Communications and Updates - None**

Greg moved to adjourn.

Steve seconded.

Any discussion? None.

All in favor? 7 yes/0 no/0 abstain