



Raymond Planning Board

Raymond Broadcast Studio

423 Webbs Mills Road

Minutes

HYBRID MEETING & WORKSHOP Wednesday September 10th, 2025

7:00 PM

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

Absent: Vice-Chair Ed Kranich

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

Guest Present: Phil Saucier, Esq. Attorney for Town of Raymond

The meeting was called to order at 7:00 p.m. by Chair Bob O'Neill.

Approval of Minutes:

Greg moved to approve Minutes of August 13th, 2025 as written.

Mark seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

Old Business:

Greg moved to remove STR Ordinance from the table.

Mark seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

Bob introduced Town Attorney Phil Saucier to those present. Phil addressed the Board and spoke about STR ordinances and how they can be regulated. Bob asked if an STR is a business. Phil stated they are typically not seen that way. If it is regulated, you can define it as a use and where it is allowed. You can have performance standards. Most ordinances specifically say it is not a commercial use.

Phil continued, that the draft is in a pretty good place but still needs definition of an STR which is typically less than thirty (30) days per rental. Phil continued that you can have fees for licensing but it has to be reasonable to cover the costs of the program. You can have different tiers of fees. You have to define the tiers. Additionally, you can have different standards such as owner occupied or non-owner occupied. There is a Federal Court case in Louisiana that has determined it is not permitted to designate as

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such but that is not in our district. Bob asked about regulating and having different tiers in different zones. Phil stated it is permissible. Greg asked if there could be an overlay zone for STRs. Phil stated you could do it that way, but you would have to make sure the Zoning Map is adopted as well.

Bob discussed the occupancy during the day and for overnight. Phil stated that the rules must be enforceable. Jackie asked how do you regulate the number of times it is rented out. Phil explained that there are companies that monitor STRs. Jason informed the Board that a program he currently uses for permitting recently reached out offering a service for this.

Mark stated he felt they have covered a lot about the STRs. Greg asked who determines if an STR is a health or safety issue. He was advised that could be Code Enforcement, Fire Department and/or the Health Officer.

Brett stated that in terms of long-range planning efforts, he felt Raymond is close to middle ground to address this ordinance and it will be a living document.

Jennifer Danzig asked about Private Roads that are maintained by the property owners that the STRs are causing increased costs for maintenance, if there is a way for them to recover costs and protect the other residents who are not STRs. Phil explained that the Board can regulate where the STRs are appropriate. The Road Associations could also create their own rules as it pertains to the road maintenance.

Mark Meister asked if the Board was still looking at the August 25th Memo or if there is a new one. He was advised there is a draft for September 10th. He continued that they don't want Hosted and Unhosted differentiation. Phil advised that the current draft does not have the Hosted and Unhosted difference. Mark M. continued that the occupancy being based on the septic system is inappropriate and he would rather see it based on square footage. He further stated that violations should not be based on people calling on others. Phil stated he has not seen that as an issue.

Peter Levitt asked if this addresses ADUs with respect to parking. Brett stated the only parking reference is in the Land Use Ordinance for Off-Street Parking.

Todd Roma asked if they can quantify the impact of STRs versus regular homes. Phil stated that is not something he can provide.

Marilyn Wescott stated we are getting too complicated and enforcement could be an issue. She further stated she is afraid if it is too complex, it will get voted down. We should have casual rental and business.

Mark Meister asked about removal of waiver provision. Phil gave a summation of how the waivers would work if they are put back in.

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Bob asked what the Board felt about Licensing. Mark asked if it was a Registration or License. Bob stated it is a License. Bob and Mark discussed the way it would be tiered. Steve stated he agreed with the tiered aspect. Jackie stated rather than trying to enforce the number of rentals, the size of the rental could be considered as well as occupancy level. This discussion continued at length among the Board members.

Jason advised that perhaps a Performance Bond should be required for failing septic systems. Mark questioned the Performance Bond issue. The Board next addressed the occupancy as being based on how many bedrooms the septic system was designed for. Jason further stated we would like a replacement design on file.

Bob stated he doesn't feel we want to rule out STRs in certain zones but we need to address the three (3) tiered numbers. After much discussion, the Board determined the tiers would be:

1. Up to five (5) weeks
2. Up to ten (10) weeks
3. Over 10 weeks

The Board also agreed we have a set of regulations i.e. Code and Fire inspections and the tiered fees. Brett stated that the parking standards would also increase on the higher occupancies.

Jackie asked if we should at least define Hosted and Unhosted.

Robert French stated he was following the Sebago Lake violations and the Town was happy to get their money reimbursed. Can we have that in the Ordinance that the violator would have to reimburse the party who brought the suit. He was advised that cannot be added to the Ordinance as that is a Court issue.

Mark Meister asked about the licensing portion. Peter Levitt spoke about the view of the Comprehensive Plan. We need some data from VRBO and Airbnb as the majority are rented through those platforms.

Nicole Richman questioned the septic and Waiver system. Can an individual homeowner get that waiver. Jason stated primarily no and explained how it would work for individual residences.

The Board went back to discussing Registration versus Licensing.

Bob stated the Marijuana Ordinance was tabled August 13th. Mr. Malloch is coming to address the Board on October 8th. The Board wished to leave this on the table.

Port Harbor Site Plan Amendment. Bob asked Will if he considered this a minor revision to the approved Plan. Will stated he does feel it is minor change and as such does not require Public Hearing. Will continued that essentially, they are adding 6,300 s.f., they

are not reducing parking spaces and the roof line is the only change.

Rob McSorley of Sebago Technics addressed the Board about the roof line. He also summed up where they were on the project. He also informed that on the rendering the Board will note the old buildings in the background have been painted to match the new building. Bob asked Wayne for his comments. Wayne stated that he wanted to point out on Page 6 of 13, the water mains underground should reflect the new Fire Department connections and he wanted to be sure it is on the Maintenance Contract as well. Rob stated the Plan has that on it.

Greg moved to accept the Amended Site Plan for Port Harbor and approve same as submitted.

Kevin seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain

Sebago Solar Site Plan Amendment to an Approved Staff Review. Dave Fowler stated he is present tonight along with Kirk Ball appearing via Zoom. Dave summed up the project and how they got here, for the Board. He continued that Jason was new and being cautious he didn't want to approve this reduction through Staff Review. He continued to explain how the road was never properly turned over to the Town by the Quinn Estate. He further gave the information on the condition of the road itself and spoke about giving an easement for the town to maintain it. He further informed he was originally going to improve Pipeline as well as Maisie Drive. The entire area there needs stormwater control. He further stated that he will still be doing the improvements to Maisie Drive but not the Pipeline intersection.

The Board discussed if this is a Planning Board issue or Staff Review. The Board questioned how Dave got Staff approval without ownership. Dave explained how it all transpired. The Board next discussed sending this back down to Staff Review and determined this should go back to Staff Review level.

The Board next addressed changing the date of the November Planning Board meeting and setting the January Planning Board meeting to accommodate the Videographer's schedule. After reviewing available dates, the Board rescheduled the November 12th 2025 meeting to November 17th, 2025 and set the January meeting for January 7th, 2026.

Workshop – Banquet Halls. The Board feels these should be Conditional Use in all zones. Brett informed he put in conditional uses and if the Board wished anything else put in for conditions, he will add them.

Bob stated it needs off-street parking and we should check if the State has any time limits on banquet halls. Jason stated that RP and Shoreland will have to go on our

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Table of Uses. Brett stated anything added to Shoreland Zoning has to receive State approval. The Board discussed zones again and determined to remove the Use from RP and Stream Protection. Brett stated that we need to address restrooms and frequency of the use. Jason raised the issue that over 50 people requires input from the State Fire Marshall's Office. Conditional Use Permits are applied for and granted or denied by the Zoning Board of Appeals.

Jackie asked what enclosed area means as it applies to the Marijuana regulations. Jason explained. Steve stated that's State law. Bob reminded the Board that we will have a presentation from Vernon Malloch from the State on this matter on October 8th.

Greg moved to adjourn.

Kevin seconded.

Any discussion? None.

All in favor? 6 yes/0 no/0 abstain