



Raymond Planning Board

Raymond Broadcast Studio

423 Webbs Mills Road

Minutes

HYBRID MEETING & WORKSHOP

Monday November 17th, 2025

7:00 PM

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

Absent: Vice-Chair Ed Kranich

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.

Bob read the opening statement and agenda into the record. He also added a review of the status of the Marijuana Ordinance to the agenda.

Approval of Minutes:

Greg moved to approve Minutes of October 8th, 2025 as written.

Steve seconded.

Any discussion? None.

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

Old Business: PUBLIC HEARING ON Short Term Rental Ordinance

Bob gave a review of the process so far and stated the Board's actions tonight are to forward to the Selectboard with or without a recommendation for approval.

Bob opened the Public Hearing.

Marilyn Wescott, AI Road asked if the information from Digger Donahue can be added to the Ordinance. Bob informed that it is too late to add it to this draft. Marilyn stated she is not in favor as it is drafted now.

Robert French, AI Road, stated the problem he has is enforcement. It says to call the Code Enforcement Officer; it doesn't say any way to resolve noise complaints and he feels the enforcement is very weak. Bob explained that you would have an ordinance in place if you called the Sheriffs and they could enforce it.

Peter Levitt stated he is in favor of the ordinance. He believes this is only the beginning of this.

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Nicole Keough, Treehouse Way, stated she is in favor of the ordinance. She asked who would be drafting the Good Neighbor Guideline. She was informed that it is at the end of the packet posted online.

Todd Roma, Raymond Hill Road, stated he is opposed to the ordinance. He stated the process didn't begin because of a townwide problem; it's a neighbor having issues with a neighbor. He referred to Katherine Plummer's letter of May 27, 20 and he finds the Banquet Hall issue to be very pointed. Bob advised that what he is speaking about is not on the Short Term Rental Ordinance.

Jennifer Danzig, Pulpit Rock Road, stated she isn't for or against the ordinance. She suggested that if anyone has a problem with a short term rental that they take video to send to the Code Enforcement Officer.

Digger Donahue, AI Road, he explained why he sent the additional information to the Board. He is just concerned about specific consequences to violating the Good Neighbor Policy. He further stated he would like to see some teeth in the behavioral portion of this ordinance.

Bob closed the Public Hearing at 7:25.

Mark suggested sending this Ordinance to the Selectboard without recommendation. Bob stated he would like to send it with a recommendation for approval. The Board discussed this among themselves.

Mark moved to send the Short Term Rental Ordinance to the Selectboard for review without recommendation.

Greg seconded.

Any discussion? None.

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

Banquet Halls – Brett stated the last discussions by the Board were to make this a Conditional Use in all zones except for Shoreland Zones. He continued that the Land Use Ordinance has very specific Conditional Use requirements and we can add more specific information for the Banquet Halls; we can add additional Performance Standards. Brett further stated that other towns have time cut-offs. We also could require additional buffering. The Board discussed the distance measurement for setbacks at length. Brett stated he will compare some other ordinances to see what we can find that would be useful. He further stated that he will see what he finds on some additional parking standards, he stated some are based on occupancy of buildings to determine parking spaces. He continued that restrooms are also a standard that can be considered; the Board affirmed they are fine with allowing port-a-potties.

Wayne stated Fire and Life Safety inspections should be considered; they are

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considered assembly and there are standards that have to be met.

Brett stated additionally some towns limit the frequency of events; the Board didn't feel a need to limit at this time. Brett stated that waste management and our Peddler's Ordinance should also be referenced.

Todd Roma & Jessica Dobson wanted to know who Banquet Halls apply to. Bob explained.

Brett read the definition of a Banquet Hall into the record.

Nicole Keough asked if they are a commercial business in a residential zone. It was explained to her how Conditional Use would work.

Peter Levitt stated he is neither for nor against this. He stated this Board has dealt with solar, short-term rentals, marijuana and banquet halls this past year or so. These all have something in common – encroachment on others' property.

Bob asked Brett if he had enough to work with. Brett stated he does.

Staff Communications and Updates:

Jason spoke about LD 1829 and explained it, in general, to the Board. He advised we will have to make changes to ordinances and that we all will need to attend a training.

Jason informed that we had received a new request for Sketch Plan review for a project by Sebago View LLC for a 46-lot subdivision off Webbs Mills Road and Honey Hill Lane.

Greg moved to adjourn.

Mark seconded.

Any discussion? None.

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