



Raymond Planning Board

Raymond Broadcast Studio

423 Webbs Mills Road

Minutes

HYBRID MEETING & WORKSHOP

Wednesday October 8th, 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, Wayne Jones, Fire Inspector and Recording Secretary/Administrative Assistant Sandy Fredricks

Guest Present: Vernon Malloch, OCP

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 September 10th, 2025 as written.

Steve seconded.

Any discussion? None.

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

Old Business: Short Term Rental Ordinance

Bob spoke about the timeline and proposed the Board move this Ordinance along. The review has come back from Phil Saucier, Esq. and those changes have been incorporated into the Ordinance.

Steve questioned the \$1 Million insurance. Brett stated it was from several other towns' ordinances. Greg stated he emailed a cousin who is insurance, and he stated regular homeowners insurance would cover back-ups but only for repair of septic not any other damages for others' property. Steve questioned if when the Town does its inspections, would they inspect the septic. Jason stated that would be required of a third party. Brett stated most STRs will, most likely, have to provide certain insurances through rental platforms.

Bob would like to change the effective date from a date certain to read "effective upon adoption of the Ordinance."

The Board determined to set the STR ordinance for Public Hearing on November 17, 2025.

FOR DETAILS, PLEASE SEE VIDEO, THE OFFICIAL RECORD OF THE MEETING

Marijuana Regulations:

Bob introduced Vernon Malloch from the OCP to those present. Vernon addressed the Board about marijuana regulations. To hear what Vernon spoke about and the Board's questions and discussions, please watch the **OFFICIAL VIDEO MINUTES** on the Town's website.

Bob opened the meeting to Public Comment.

Ray Richardson asked Vernon how to control the odor; how do the setbacks help with the odor. Ray had a photo of his property to show the Board. He spoke at length about the odor and size of the plants. He believed the neighbor has 36 plants. He further stated the neighbor just bought the house across the street and will probably grow there also.

Jennifer Danzig asked if we are not allowing outdoor growing. The Board explained that the outdoor grow is what they are discussing here. Vernon explained that you can regulate the caregivers. He further stated you can restrict it in certain zones if you wish. Jennifer asked for the Board to say no outdoor growing and indoor must have odor mitigation.

The Board again discussed the odor and odor emitted from six (6) mature plants and if the setbacks can control the odor. The Board also discussed ways to limit how many plants, i.e., per acre. Bob asked if the Board could say six (6) plants per lot and that is all. Vernon stated he believed they can, but that is for patient or personal use; caregivers can have more. Mark and Kevin stated they feel there should be no outdoor growing permitted. Steve stated he is kind of there as well. The outdoor growing was discussed in great length. Mark stated he liked the idea of limiting zones that cannabis growing is permitted.

Jason stated that since the Town has not opted in, he was concerned about allowing it in the Commercial zone. Vernon stated he has seen the limitation be per acreage. The Board continued discussions on how to regulate and whether to allow outdoor growing.

The Board wished to include the following as control methods:

- Setbacks
- Per acreage
- Indoor structures
- Additional structure setbacks – NOTE: Agricultural setbacks are 50'.

Jason stated we may wish to add a definition of "greenhouse."

Bob asked Vernon if a greenhouse can be considered sun grown. Vernon stated it can. He further addressed the different types of greenhouses and that some can be

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considered an indoor grow.

Bob stated he felt that one (1) plant per 10,000 s.f. may be acceptable, but the Board is leaving it up to Brett to come up with a number.

Bob thanked Vernon for coming and stated it was very informative for the Board.

Laurie Wallace asked if Ray's neighbor would be grandfathered. Bob stated no because it's so many plants per year requiring licensing by the Town which will change the timing.

Staff Communications and Updates:

Brett informed no new projects were submitted for review. He further stated he will have a Draft regarding regulation of Banquet Halls to be defined and reviewed next month.

Greg moved to adjourn.

Jackie seconded.

Any discussion? None.

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