

# Article 1 Citizen Petition For Land Use Ordinance Amendment

The following sections of the Ordinance provide details on implementation.

- A. Purpose outlined above.
- B. Applicability. Defines Short Term Rental Residence and Short Term Rental Resort, as well as exemptions and prohibitions on type and use.
- C. Definitions. Defines terms used in this Ordinance.
- D. General Requirements. Includes initial and renewal licensing requirements and fees; minimum and maximum stays defined and limits on hosting events.
- E. Review Procedure. Includes information on how a new license is obtained and addresses existing STRs and the application process.
- F. Submission Requirements. Defines the license application information needed for completeness and approval.
- G. Standards. Outlines the standards that all short-term rentals must meet to be approved by the town Code Enforcement Officer and maintain good standing.
- H. Suspension and Revocation of License. Explains possible consequences for License and Ordinance violations.
- I. Limitations on Density and Annual Licenses for STR Units: Outlines the role of CEO in issuing Licenses and the Select Board in determining Density and Quantity of Licenses available.
- J. Penalties for Violations. Describes the enforcement and penalties for violations of the Ordinance.
- K. Additional Regulations. Provides power to the Select Board to make additional regulations to adopt this Ordinance.

A full copy of the Ordinance is available to review and is also available on the website- [www.raymondslr.com](http://www.raymondslr.com).

Shall an ordinance dated June 2025 and entitled "Short-Term Rental Ordinance for the Town of Raymond" be enacted.

*dates?*

*Cherry Hill?*

Signature	Printed Name	Street Address	Town of Residence
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**From:** Philip Saucier <psaucier@bernsteinshur.com>  
**To:** Melanie Fernald <melanie.fernald@raymondmaine.org>, Joseph Crocker <joseph.crocker@raymondmaine.org>, Matthew Tarasevich <mtarasevich@bernsteinshur.com>  
**Date:** 04/08/2025 04:59 PM  
**Subject:** RE: Short Term Rental Petition & Ordinance Review

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Good afternoon,

I would be happy to review this ordinance. Is the document you attached a copy of the petition that was signed by voters and submitted to the Town – and did it have the ordinance language attached or just the general language in this document with a link to the website?

The petition must include the text of the article that the petitioners wish to submit to town meeting. In my view the ordinance should be attached to the petition so that people see what they are signing, and in my view any proposed ordinance cannot be changes after the petitions are changed. Otherwise the signatories would not understand what they were agreeing to sign on for – and the Board similar cannot change the petitioned language.

I have an evening meeting tonight but am available tomorrow for a call if you have any follow-up questions.

Take care,  
Phil

**Philip Saucier**  
**Shareholder**  
**Municipal & Governmental Services Practice Group Leader**  
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**From:** Melanie Fernald <melanie.fernald@raymondmaine.org>  
**Sent:** Tuesday, April 8, 2025 10:27 AM  
**To:** Joseph Crocker <joseph.crocker@raymondmaine.org>; Matthew Tarasevich <mtarasevich@bernsteinshur.com>; Philip Saucier <psaucier@bernsteinshur.com>  
**Subject:** Re: Short Term Rental Petition & Ordinance Review

EXTERNAL EMAIL

Also of note on this is that they've changed the wording of the proposed ordinance (available on their website) AFTER collecting signatures. Someone from their group told me that their attorney said that's acceptable, since the signatures they collected were just for *an* ordinance as noted in the outline on the petition, not necessarily the specifics of the full ordinance language...

Does the fact that only the outline being included on the petitions have any impact on what decision Select Board can make on it when they review it tonight? Does that wording open the door to reject the petition, since it's incomplete on the petition?

*Mel*

Melanie Fernald

From: "Joseph Crocker" <[joseph.crocker@raymondmaine.org](mailto:joseph.crocker@raymondmaine.org)>  
To: "Matt Tarasevich" <[mtarasevich@bernsteinshur.com](mailto:mtarasevich@bernsteinshur.com)>, "Philip Saucier" <[psaucier@bernsteinshur.com](mailto:psaucier@bernsteinshur.com)>  
Cc: "Melanie Fernald" <[melanie.fernald@raymondmaine.org](mailto:melanie.fernald@raymondmaine.org)>  
Date: Tue, 08 Apr 2025 10:10:09 -0400  
Subject: Short Term Rental Petition & Ordinance Review

Hi Phill & Matt,

I was wondering if Sue ever brought to your attention the Short Term Rental Ordinance petition gathered for the Town of Raymond. I could not find any reference in Sue's old emails.

If you did review this, could you give me a synopsis of what you thought of this ordinance change in regard to its legal merit?

Attached is the proposed ordinance.

Thank you both for your time.

Joseph Crocker, CPRP  
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