



PLANNING MEMORANDUM

Date: August 13, 2025

To: Jason Williamson, *Code Enforcement Officer*
Town of Raymond Planning Board
401 Webbs Mills Rd., Raymond ME 04071

From: Brett Wiemken, *Planning Consultant*
Sebago Technics, Inc.
75 John Roberts Rd. Ste. 4A, South Portland ME 04106

Subject: Planning Memorandum for the August 13, 2025 Planning Board Meeting

Members of the Board,

This memorandum has been prepared to document and offer discussion topics for potential ordinance changes for consideration at the 2026 Town vote. This memo includes items as discussed at the June 11, 2025, and July 9, 2025, Planning Board meetings, which include a draft short-term rental ordinance, off-street parking standard considerations, mass gathering/events standards, and draft standards for outdoor cannabis growing operations. Items contained herein show proposed verbiage for the Board to consider and discuss with respect to their ordinance sections.

We look forward to this thoughtful discussion with the Town.

Sincerely,
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Brett Wiemken", is written over a light blue circular stamp.

Brett Wiemken
Planning Consultant

Land Use Ordinance §300-9.3. Off-Street Parking:

§300-9.3.A.2. One space for each sleeping room in a tourist home, boarding or lodging house, motel or hotel, **or short-term rentals.**

Land Use Ordinance §300-12.2. Terms Defined:

Banquet Hall: An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries, and other similar celebrations. Such a use may or may not include kitchen facilities for the preparation or catering of food; the sale of alcoholic beverages for on-premises consumption during scheduled events and not open to the general public; portable restrooms; outdoor gardens or reception facilities.

District Uses: The Planning Board should consider if a “Banquet Hall” use type should be a Permitted Use, Conditional Use, or a Prohibited Use in each of the following zoning district classifications:

Village Residential District (VR):	<i>(Permitted/Conditional/Prohibited)</i>
Manufactured Housing Overlay District (MHOD):	<i>(Permitted/Conditional/Prohibited)</i>
Rural District (R):	<i>(Permitted/Conditional/Prohibited)</i>
Rural Residential District (RR):	<i>(Permitted/Conditional/Prohibited)</i>
General Commercial District (C):	<i>(Permitted/Conditional/Prohibited)</i>
Industrial District (I):	<i>(Permitted/Conditional/Prohibited)</i>
Resource Protection District (RP):	<i>(Permitted/Conditional/Prohibited)</i>
Stream Protection District (SP):	<i>(Permitted/Conditional/Prohibited)</i>
Limited Residential – Recreation District I (LRR1):	<i>(Permitted/Conditional/Prohibited)</i>
Limited Residential – Recreation District II (LRR2):	<i>(Permitted/Conditional/Prohibited)</i>

Land Use Ordinance §300-9.28. Outdoor Cannabis Growing Operations:

A. Authority: The Town of Raymond, Maine, is not an “opt-in” town under Maine Law (28-B M.R.S. §403). Non-opt in towns do not permit the adult-use establishments, but medical marijuana caregiver cultivation is permitted. No portions of this Section are intended to make the Town opt-in to allow marijuana uses. Outdoor cannabis growing operations that are permitted by state law and are not otherwise prohibited by this ordinance shall comply with the requirements of this Section. Under Maine law, municipalities can regulate the location, odor, and setbacks of caregiver and cultivation activities, so long as they do not prohibit all legal caregiver activities entirely.

B. Standards:

1. **Enclosure & Setbacks:** All sun-grown cultivation and outdoor cannabis growing operations shall be conducted within fully enclosed structures or buildings. These structures shall comply with the setback requirements applicable to agricultural buildings under *§300-9.16 Agricultural Uses*. In no case shall such structures be located closer than fifty (50) feet to any abutting property line, or one hundred (100) feet to an existing dwelling on an abutting property, whichever distance is farthest.

Land Use Ordinance §300-12.2. Terms Defined:

Sun-Grown Cultivator: A caregiver who cultivates cannabis plants in the flowering stage without the use of artificial light.

Sun-Grown Cultivation: The cultivation of cannabis that uses sunlight as the primary source of light and uses one hundred (100) amperes or less per 1,500 square feet.

Indoor Cultivation: The cultivation of cannabis in an indoor space that uses more than one hundred (100) amperes of electricity per 1,500 square foot; or, that uses sunlight as a light source and uses more than one hundred (100) amperes of electricity per 1,500 square foot.