



PLANNING MEMORANDUM

Date: September 10, 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 September 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, July, and August 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 gray circular background.

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

Note: For reference, §300-9.1 of the Land Use Ordinance which regulates Conditional Uses is provided below. These are the standards that a “Banquet Hall” use type would need to meet, as determined by the Zoning Board of Appeals:

§300-9.1 Conditional Uses: *The Board of Appeals shall approve, deny or approve with conditions all applications for a conditional use permit. The applicant shall have the burden of proving that his/her application is in compliance with the requirements of this chapter. After the submission of a complete application, the Board of Appeals shall approve an application or approve it with conditions if it makes a positive finding based on the information presented that the proposed use:*

- A.** *Will not depart from the general purpose and intent of this chapter, nor from the Town's Comprehensive Plan;*
- B.** *Will be compatible with permitted uses within the zone as determined by population; density; design; scale and bulk of any proposed new structures; and intensity of use;*

- C. Will not generate noise, vibrations, fumes, odors, dust or glare which is detectable at the lot boundaries, and all aspects of the conditional use will be carried on within the structure. Outdoor sales and service may take place outside of a structure as long as all other applicable sections of this chapter can be met, and the use does not generate noise, vibrations, fumes, odors, dust or glare which are detectable at the lot boundaries;*
- D. Will not cause water pollution, sedimentation, erosion, contaminate any water supply, nor reduce the capacity of the land to hold water, so that a dangerous or unhealthy condition may result;*
- E. Will not adversely impact any deer wintering area or other important plant or wildlife habitat or scenic area such as views of Sebago Lake or mountains from public places;*
- F. Will not deny light and air to surrounding properties;*
- G. Will not depreciate the economic value of surrounding properties;*
- H. Will have sufficient potable water available for its needs;*
- I. Will not create a hazard to either pedestrian or vehicular traffic on the roads and sidewalks serving the proposed use as determined by the size and condition of such roads and sidewalks, lighting, drainage, intensity of use by both pedestrians and also vehicles, and the visibility afforded to pedestrians and the operators of motor vehicles; and,*
- J. Will not overburden police, fire and rescue services, as determined by response time, accessibility to the site of the proposed use, and numbers and types of emergency personnel and equipment presently serving the community. All conditional use applications shall be reviewed and approved by the Fire Rescue Department for compliance with all applicable fire and life safety codes and ordinances*

If the Board would like to pursue additional standards related to minimum parking requirements, noise, frequency of use, restroom facility types (conventional vs. portable), timing limitations, or potential one-time use exemptions, then we can add a new section to Article 9 – Minimum Standards with explicitly listed standards. The Board should consider each of the above-listed standards, and if the Board wishes to regulate any or all of them. This will provide guidance in future ordinance development and allow the Planner to efficiently draft standards as desired.

Land Use Ordinance §300-9.28. Outdoor Medical 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 **adult use** marijuana **establishments-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 **at-legal limit the number of registered** 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.