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To: Sandy Fredricks <sandy.fredricks@raymondmaine.org>
Date: 09/03/2025 01:40 PM
Subject: Sept. Planning Materials

Hey Sandy,

Sending you these so you can pass along to the Board, as well as the summary from the legal mtg. below:

- The legal meeting to cover STR's was beneficial, and provided helpful context on how we can regulate STR's.
- At the heart of it, there are "three" types of rentals. For clarity, we'll call them Traditional Camps, Owner-Occupied STR's, and Non-Owner Occupied STR's (likely business owned).
- We cannot regulate or put on different standards based on ownership types. For example, because an STR is owned by an out of state corporation, we can't impose unreasonable fees or additional standards.
- We CAN, however, rework our definitions, which the attached proposed ordinance attempts to do. This would transition the "Traditional Camp" rental type to fall under the "Campground" use type.
- The 2 remaining types Owner-occupied vs. Not Owner-Occupied are what this revised ordinance attempts to regulate. This includes revised definitions, and as shown in the table included, there are different criteria that can be placed on each of them. This includes permitting or prohibiting them in certain zones, if desired.
- Different fees based on the amount of rentals held in a year is also an option.

I hope this is helpful, and happy to provide more clarification. Looking forward to next week's meeting!

Best,

Brett Wiemken

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Attachments:

File: <u>12204 STR Ordinance - DRAFT</u> <u>2025.09.10.pdf</u>	Size: 242k	Content Type: application/pdf
File: <u>12204 Raymond Planning Memo 2025-</u> <u>09-10.pdf</u>	Size: 206k	Content Type: application/pdf