

## Raymond Short Term Rental

6/10/2025 9:51

details

from Todd Roma <todddroma@gmail.com>

You replied to this message on 6/10/2025 12:26

to Freakinbeautiful <JESSICA\_DOBSON@hotmail.com> +2 more

**Sandy - Please include the following in the documentation for tomorrow's 6/11 planning board meeting.**

I am writing this email as a response to the email provided to the Raymond Planning Board by my neighbor, Kathy Plummer, on 5/27 and is meant to give you more perspective to her concerns.

Mrs. Plummer, the backbone of the Raymond Short Term Rental Initiative and the reason for us having these meetings, would like you to think that her neighbors at the Roma Farm are some wedding factory disturbing the peace and I would like to provide some clarity. You were told that we are a source of chaos through tent and caterers comings and goings. The truth is that since 2007 (18 years), there have been five occasions where a tent was set up in our yard. They were for our own wedding in 2007, hosting a wedding for our friend and coworker where 140 people attended, for a political function attended by 40 people (not hundreds as Mrs Plummer stated), an event for a close family friend in 2002 attended by 80 people, and in 2024, attended by 118 people. Over that same timeframe, there have been three times where caterers were contracted: Bread and Butter catering (recommended), a Bridgton caterer in 2022, and Mo's Barbecue in 2024, which was already prepared and required no onsite cooking. Mrs.Plummer is complaining about three incidents since 2007 and yet gracefully dismisses the fact that her neighbors (plural) have had to deal with the smell of her family cannabis operation much more than that. We live in an area on Raymond Hill where a children's camp can be heard through the summer and one of the more generous neighbors hosts an annual afternoon concert that runs into the evening and is attended by hundreds, yet her focus is on us alone.

Mrs Plummer hypothesised that the prior CEO, Mr Sirois, did not issue a notice of violation due to the fact that he was a DJ, and that prevented him from doing his job as a code enforcement officer. I never spoke with Mr. Sirois and only recently discovered that Mrs Plummer complained to him and other town officials, but I do know that the issue at the time was discussed among more than just the CEO, including with the town attorney, and the town officials decided at that time that no violation was warranted. Even before that, My wife and I had hosted an event on our property while Mr Dvorak was CEO and even though that CEO, who had issued an overreaching warning to us that we could not host weddings of any kind, did not follow through when we hosted our neighbor's event. In fact, it was only until CEO Hanson returned that anyone in this town has received a NOV for hosting a wedding on their property, even though it is commonplace in Raymond in the summer. Mr Hanson was less than forthcoming about his relationship with Kathy Plummer in our appeal meeting, but who has since made a house call to visit Kathy Plummer and noted that he has signed the Short Term Rental initiative. I again point out that CEO Hanson sent us an NOV 61 days after the event in question, but only a business day after we had an exchange with Kathy Plummer on October 25, 2024. No one seems to question the timing. The NOV itself was issued for having a tent, porta potty, and parking signs, to which there is no ordinance. This is where I will point to the fact that if any town ordinance, even short term rental initiative, cannot be fairly and equitably administered by our town officials, it will only be used as a tool to harass only certain townspeople.

One week prior to our event in 2024 the Plummers allow our other neighbor to use their property for parking, which is much more invasive than any of our events. But now, she is asking you to issue an edict that we cannot host unpaid functions on our own property for family and friends? I really appreciate her including this point in her email because it only supports that we are being singled out. She then joined the STR initiative because it gave her personal cause against us more numbers. She has **chosen** to spend "tens of thousands" of dollars in her pursuit to limit our rights on our property, which is her right to do.

I cannot speak to Mrs Plummer's anxiety about people turning around in her driveway other than to say that it happens throughout the year, and I document it because she has complained of it in the past. We are not solely the reason people turn around in her driveway. And as for her dog, dogs bark, and I have on more than one occasion listened to the dog bark non stop while her own son was visiting. Tents erected 20 feet from her house? Impossible. We own 45 acres and have an access road on the other side of our property.

And if she is truly concerned with the lack of affordable housing on Raymond Hill, she has an apartment above her garage that she can rent out, but over the past few years, it has been used for her son's drying operation.

Mrs. Plummer's concerns on the Short Term Rentals are contrived. There have been no public safety concerns and as for using up our natural resources, we are doing that on our own.

Through the pandemic and personal health challenges, it is clear to us that life is too short to give into the harassment of a poor neighbor. We will continue to invite family and friends to our property to enjoy the limited summer. We are supported by a majority of our neighbors, including those related to Kathy Plummer's husband, and who are also members of some of the oldest families in Raymond. They greatly appreciate how we have donated time and money to offer our home as a gathering place for fun, safe, family oriented events.

Sincerely,

Todd Roma and Jessica Dobson