

Hello Sandy and the Planning Board Members,

Please find enclosed the following documents for your review and consideration. While we understand you have chosen to start from scratch in developing a Short-Term Rental Ordinance, we hope that after the discussion you started at the Town Planning Board Workshop on 5/14/2025, you realize that this is not a simple endeavor that can be summed up in a couple of sentences or paragraphs, if this were the case we would have done so.

Please consider the following facts as you create the framework for the development of a completely new ordinance -

- We have spent the last 3 years working on this ordinance as a group, having monthly and sometimes weekly meetings to research/add/amend and create the document in your possession
- We acquired **294 signatures of Raymond residents** who wanted the Town to allow this discussion to continue.
- We have a live active website that has been available to the public for over a year now and has allowed for community feedback and interactive discussions around this ordinance before you (<https://raymondstr.com/>)
- The documents before you have been reviewed, and edited several times, with feedback from Raymond residents, and a Land Use Attorney
- We analyzed dozens of Short-Term Rental Ordinances from the State of Maine and from similar Towns across the country.
- We have presented our concerns to the Town of Raymond on several occasions in the past few years and have basically been ignored and told there is no issue nor one that the Town wants to take a stand on or that the Town will wait for State to impose guidelines - dating as far back as September, 2022
- We feel strongly that a price per occupant is necessary in any ordinance you create
- We feel strongly that occupancy should be based on the capacity of the septic system for the rental property and the number of bedrooms only. Allowing additional occupants above the limit of the septic system seems irresponsible
- We have heard and been told by many Board members on both the Planning Board and Select Board that you are not in the business of telling residents what they can and cannot do on 'their' property. Please consider that we are held to multiple Town regulations when we build homes and / or businesses by many different Zoning regulations. This ordinance is of the same magnitude and should be held to the same standards.
- Every new business in the Town of Raymond is required to go before the Select Board for consideration and approval. The STR businesses of Raymond (more than half time or full time) should be held to the same standard and required to

go before the Board for approval, which innately aids in the Town's ability to track, require registrations and acquire notable fees of such businesses. **Why should Short Term Rental businesses be exempt from this?**

- The other night a Board Member explained that he had recently used a Short-Term Rental with some friends in a respectful way. But if that was always the case we would not have joined together in this effort. In the STR's next to our homes we have un-hosted properties, owned by **businesses**, that have:
 - Full weddings with large tents, band and Porta-potties lined up
 - Bachelor parties
 - Bachelorette parties

These renters fill the property beyond capacity with little regard for those around them and then vacate the State. If the property owner takes any action to curb the misuse of their property whether it be an overcapacity situation or the misbehavior by the renters, those renters will just pick another STR in the area next time. A town wide ordinance will give owners a 'town regulation' to protect their investment and town support to enforce the misuse. This ordinance before you is specifically developed with this in mind and to ensure that the peaceful enjoyment can be had by all residents, STR owners, and renters alike in Raymond.

Please consider our group a resource - we have researched and educated ourselves on this matter fully and made thoughtful recommendations in creating this ordinance based on this.

Understand that if this ordinance is implemented in the correct way, it can be completely self-funding. Additionally, if you utilize the registration company, we previously provided you for consideration, the process can be seamless and easy to manage (Home | STR Enforcement LLC: <https://www.strenforcement.com/>)

Respectfully,
The Raymond Short-Term Rental Initiative Group