

From: Katherine Plummer <katherineplmmr@gmail.com>
To: sandy Fredricks <Sandy.fredricks@raymondmaine.org>
Date: 07/10/2025 09:01 AM
Subject: Fwd: Please send to Planning Board

Sent from my iPhone

Begin forwarded message:

From: Katherine Plummer <katherineplmmr@gmail.com>
Date: July 10, 2025 at 8:36:42 AM EDT
To: sand.fredricks@raymondmaine.org
Subject: Please send to Planning Board

The following comments on the draft Short Term Rental ordinance are a summary from members of the Short Term Rental Initiative, a large group made up of a cross section of Raymond residences and property owners and is reflective of our collective experiences with Short Term Rentals in our neighborhoods.

After reviewing hundreds of STR ordinances that exist in Maine and across the country plus information from large expert organizations that assist towns in developing Short Term Rental ordinances and policies, we believe the draft that was presented to the Planning Board was aligned with the more moderate - conservative types of Ordinances.

STRs are NOT standard residential use

- STRs host a rotating door of transient guests, often without any local accountability
- this changes the character, traffic, and burden on neighborhood resources
- unlike a full-time homeowner or even long term renter, guests don't have any long term investment in the community's safety, noise levels, or environmental impacts.

Occupancy standards are the backbone and the boilerplate to any Short Term Rental Ordinance and are standard measures across the industry. The Airbnbs of the world use it to determine fees, rates, occupancy rates for marketing and determining success or failure with their clients. These occ rates are strictly enforced because of problems these STRs have caused in communities and the liability they have created for the towns and owners. These are places to stay and overnight but not a facility to host gatherings/events/parties, etc. These rules can and should be in place, can be enforced to protect the safety and environment. If I rent a 3 bedroom home and have 8 "guests" but have 30 people there during the day and evening, using the bathrooms, making noise, increase traffic, then we have not solved the problems that many in this town feel the impact of everyday right now at the height of summer. Listen to your

constituents and the Chariman of the Select Board, who mentioned the need for occupancy rates in STRs just two nights ago.

Back to the draft ordinance:

Section 4

B. Occupancy limits:

? why is there a plus 2 in the occupancy limit. Ask Brett

Have you considered an overall limit or cap say of 12?

Most STR ordinances have an overall cap

In the conditional use ordinance that already exists, Bed and Breakfast are limited to a max of 5 bedrooms (or 10 occupants?) with a plus 2 = 12 You could align both areas with an overall cap of 12

Using the septic system as standard you are controlling the impacts on the environment; phosphorus and other PFAS chemicals are pouring into our waterways and theses types of high turnover activities are impacting this with currently NO controls

Section 7: Waivers

Many have commented that this section is confusing and contradicts the rest of the ordinance. If you want to override an ordinance or get a conditional use, the town has a process for this with an application, notice of a public hearing, appeal process and follows state regulations. This is vague and feels like it could be a backdoor process with little public input and just up to the Planning Board. We suggest it be removed.

Also, the 2nd sentence does not make sense. "The application of the standards is NOT a requisite to public health, safety, and general welfare; Perhaps the NOT should be removed, as it SHOULD be a requisite to public health, safety, and general welfare

You tabled any discussion on limits to how many STRs could be supported in Raymond. Please revisit this area when you have good reliable data. You currently do not know how many STRs exist, the saturation areas, or where or not you have clusters, adjacent or rows of these in neighborhoods.

Registration form:

Applicant Information: Replace full name with Name As It Appears on the DEED. This is a better and more accurate legal description and may give insight into investors or individuals, where or not multiple LLCs are used.

Staff Use only Section: Add must be in GOOD STANDING: this means all taxes on the property are paid and up to date. There are no violations or issues with the town for other reasons. Etc.

Banquet Hall ordinance feedback will come in a separate note.

Some additional thoughts: As the "Planning Board" for the Town of Raymond, you are setting policy for the Town that could have impacts now and in the future. The Board needs to be as educated as possible on the topics they are discussing and making decisions on for the future. They need to listen to the town's people and build consensus with the residences. We all come with our own views, biases, prejudices thru our unique life experiences. As a Board, your ability to work through those lenses and have a broader holistic view is very important. There are bigger questions here: asking why certain language was included, what do other communities do and why are they going in that direction.

If we allow a saturation of STRS in Raymond, what are we giving up as a town? Are we a town or a resort? Enrollment in our schools is down because many cannot afford to move here due to the cost of housing...so we will just turn them into STRS. We have very limited funds to run the town since 70% of our taxes goes to the RSU. Why not generate some fees from STRS and help get some revenue for the town?

We need a balance in the town and build/maintain a town feel otherwise will be known as West Windham.

If you need more studies, information, data, etc. , please do not hesitate to ask. The Raymond Short Term Initiative group has a lot of information to help you present a clear vision for the policies you are contemplating regarding this type of ordinance. It is a big change and we do not down play that. We have worked on this for more than 3 years. We have resources available to help

Regards,

Katherine Plummer
And the Raymond Short Term Initiative Group