



Town of Raymond
Board of Selectmen ePacket
May 10, 2022

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Agenda



BOARD OF SELECTMEN Agenda

May 10, 2022

6:30pm – Regular Meeting

Via Zoom & on YouTube

Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

1) Call to order

2) Minutes of previous meetings

- a) April 19, 2022

3) Public Hearing

- a) Annual Town Meeting Warrant Articles

4) New Business

- a) Consideration of Awarding Audit Contract – Charisse Keach, Finance Director
- b) Consideration of a Liquor License Renewal – Rob & Pam Wing, The Beacon
- c) Consideration of Setting the 2023-24 Tassel Top Cabin Rental Weekly Fees – Joe Crocker, Parks & Recreation Director
- d) Consideration of New Road Names – Bruce Tupper, Fire Chief & E-911 Addressing Officer
- Settlers Ridge Road – Cape Road new subdivision – numbering must begin at 100 due to similar road names in Windham and Casco
 - Jenny Lane – previously a driveway off Tarkiln Hill Road
 - Prouteys Island Road – off Meridian Lane on Raymond Pond
 - Hillside Drive – off Patricia Avenue – new subdivision
 - Honey Hill Road – off Webbs Mills Road – new subdivision

5) Public Comment

6) Selectman Comment

7) Town Manager's Report and Communications

Selectman's Meeting Agenda (Page 1 of 2) May 10, 2022

a) **Confirm Dates for Upcoming Regular Meetings**

- June 21, 2022
- July 12, 2022

b) **Reminder of Upcoming Election Schedule**

- May 18, 2022 – Budget Vote at Windham High School Auditorium – 6:30pm
- May 27, 2022 – Deadline to change parties to vote in the Primary on June 14th
- June 9, 2022 – Deadline to request absentee ballots
- June 14, 2022 – State Primary, Municipal Officers & RSU #14 Budget Elections at Jordan Small Middle School Gym – 7:00am to 8:00pm

c) **Reminder of Upcoming Holiday Schedule**

- Monday, May 30th – Memorial Day

8) **Executive session**

- a) Consideration and Award of Scholarship Applications and Student Recognition (Pursuant to MRSA 1 §405 (6)(F))
- b) Discussion of Labor Contracts and Proposals – pursuant to 1 MRSA §405 (6) (D)

9) **Adjournment**

Previous Meeting Minutes



BOARD OF SELECTMEN Minutes

April 19, 2022

6:30pm – Regular Meeting

Via Zoom & on YouTube

Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.

Select Board members in attendance: Rolf Olsen, Joe Bruno, Teresa Sadak, Samuel Gifford, Lawrence Taylor

Select Board members absent: none

Town Staff in attendance:

Don Willard – Town Manager
Alex Sirois – CEO
Wayne Jones – Fire Inspector
Kevin Woodbrey – Technology Contractor
Sue Carr – Tax Collector
Sue Look – Town Clerk

1) **Called to order** at 6:30pm by Chair Sadak

2) **Minutes of previous meetings**

- a) April 4, 2022 – approved at April 14, 2022 meeting
- b) April 6, 2022 – approved at April 14, 2022 meeting
- c) April 14, 2022

Motion to approve as presented by Selectman Bruno. Seconded by Selectman Gifford.

Unanimously approved

3) **New Business**

- a) Consideration of Issuing a Business License – Brighter Days LLC (Daycare), Holly Flynn, owner

Fire Inspector Jones – The outstanding items from the March 25, 2022, Fire & Life Safety Inspection have been corrected.

Additionally, the State Fire Marshal's Office (SFMO) completed a licensing inspection on April 7, 2022. The SFMO issued a report with four deficiency items listed. The

* Taken out of order

Selectman's Meeting Minutes (Page 1 of 10) April 19, 2022

applicant, current daycare owner, and the property owner have been working at addressing the deficiencies noted in both inspection reports. The RFRD would recommend "conditional" approval of this Business License subject to the parties completing all outstanding items on the SFMO Inspection Report. A copy of the written Plan of Correction (POC) submitted to the SFMO shall be forwarded to the RFRD for the file.

Ms Flynn has been running a daycare in Bridgton for the past 10 years. She has a degree in elementary education. The strobes will be installed tomorrow.

Motion to issue the Business License contingent upon completing any outstanding issues with the State Fire Marshall's report to Brighter Days LLC by Selectman Bruno. Seconded by Selectman Taylor.

Unanimously approved

- b) Consideration of Issuing a Business License – Bea's Blooms Floral Design, Hannah Quinn, owner

Fire Inspector Jones – The outstanding items from the March 29, 2022, Fire & Life Safety Inspection have been corrected. The RFRD would recommend approval for this Business License application.

Motion to issue the Business License to Bea's Blooms Floral Design by Selectman Bruno. Seconded by Selectman Olsen.

Unanimously approved

- c) Consideration of Liquor License Renewal – Fisherman's Catch, William Coppersmith, owner

Fire Inspector Jones – The outstanding items from the April 1, 2022, Fire & Life Safety Inspection have been corrected. The RFRD would recommend approval of this Liquor License Application, conditional on bathroom fixtures being installed prior to opening.

Motion to approve the renewal of Fisherman's Catch's liquor license by Selectman Bruno. Seconded by Selectman Taylor.

Unanimously approved

- d) Consideration of Quit Claim Deeds – Sue Carr, Tax Collector

Patricia & Dorren Cole – Map 014 Lot 001-H – Over Drive – land only – Patricia passed away and the son forgot about this parcel. Once notified he paid in full.

Motion to approve a Quit Claim Deed for Patricia & Dorren Cole for Map-Lot 014-001-H by Selectman Bruno. Seconded by Selectman Taylor.

Unanimously approved

* Taken out of order

e) Update of Tax Liens and Foreclosures – Sue Carr, Tax Collector

Town of Raymond Liened Properties

Acct #	Name	Tax Year Liened	Amount Liened	Payments	Balance
124	DRESSER II DANA W		\$ 10,145.14	\$ -	\$ 10,145.14
296	BRUM WHITNEY A	2021	\$ 3,748.95	\$ 367.42	\$ 3,381.53
335	K J BANCROFT LLC	2021	\$ 218.72	\$ -	\$ 218.72
347	DREW FRANKLIN D SR	2021	\$ 514.44	\$ 326.11	\$ 188.33
575	DOLLOFF C RICHARD	2021	\$ 1,602.42	\$ -	\$ 1,602.42
968	KNIGHT CHARLES B JR	2021	\$ 1,083.68	\$ 488.97	\$ 594.71
1136	GODWIN PAUL R	2021	\$ 1,328.79	\$ -	\$ 1,328.79
1186	BROWN RICHARD	2021	\$ 723.37	\$ -	\$ 723.37
1248	MADSEN DAVID L	2021	\$ 2,524.04	\$ -	\$ 2,524.04
1575	CHUTE DEBORAH	2021	\$ 917.03	\$ -	\$ 917.03
1722	MESERVE NORMA J	2021	\$ 298.15	\$ -	\$ 298.15
1880	LOLLEY JAMES R	2021	\$ 802.99	\$ 353.58	\$ 449.41
1910	TARBOX SEAN J	2021	\$ 63.50	\$ -	\$ 63.50
2075	TAYLOR MARIA	2021	\$ 864.61	\$ -	\$ 864.61
2444	POWELL ANDREA D	2021	\$ 3,032.60	\$ -	\$ 3,032.60
2642	MARTIN ROBERT	2021	\$ 1,899.82	\$ -	\$ 1,899.82
3056	SPARROW SHARON L	2021	\$ 60.58	\$ -	\$ 60.58
3094	HINES COMMUNITY PROPERTIES LLC	2021	\$ 1,774.18	\$ -	\$ 1,774.18
3198	DIPIETRO STEVEN	2021	\$ 3,983.36	\$ -	\$ 3,983.36
3610	41 SUNSET CHIMNEYS LLC	2021	\$ 39,776.15	\$ -	\$ 39,776.15
3629	JODAKE LLC	2021	\$ 1,137.14	\$ 688.47	\$ 448.67
3700	SCHERMERHORN ROBERT M	2021	\$ 3,041.32	\$ 2.11	\$ 3,039.21
3857	DRESSER II DANA W	2021	\$ 10,434.85	\$ -	\$ 10,434.85
TOTAL			\$ 89,975.83		\$ 87,749.17

Foreclosures:

ACCT	NAME	ADDRESS	AMOUNT	PAYMENT	OLD	DIFF	YR	WHAT	PAY OFF	RESPOND
1171	COLE	OVERDRIVE	\$ 712.00	\$ 712.00	\$ -	\$ 712.00	2021	PASS AWAY	1 MONTHS	PAID IN FULL
1310	CONLEY	8 CRAGGY KNOLL RD	\$ 14,737.00	\$ 300.00	\$ 250.00	\$ 50.00	2010	HOME	6.5 YEARS	SIGNED AGREEMENT
3092	COX	1246 ROOSEVELT TRAIL	\$ 39,914.00	\$ 1,200.00	\$ 850.00	\$ 350.00	2010	BUSINESS	4 YEARS	MADE NEW PAYMENT NOT SIGNED
1273	CURTIS	86 HANCOCK RD	\$ 12,637.00	\$ 600.00	\$ 400.00	\$ 200.00	2013	HOME	3 YEARS	SIGNED AGREEMENT
2609	DANIE	5 MILL ST	\$ 4,771.00	\$ 300.00	\$ -	\$ 300.00	2016	HOME	2 YEARS	MADE A LARGE PAYMENT NOT SIGN AGREEMENT
172	EMERSON	ROOSEVELT TRAIL	\$ 3,032.54	\$ 300.00			2022	HOME	3.5 YEARS	TRYING TO FIND HER
603	FLOYD	53 AI RD	\$ 21,756.00	\$ 675.00	\$ 100.00	\$ 575.00	2017	HOME	4 YEARS	TALK TO REAL ESTATE AGENT
1334	HURD	326 RAYMOND HILL RD	\$ 3,065.16	\$ 200.00			2022	HOME	2 YEARS	
734	KAUTER	63 SLOANS COVE RD	\$ 4,836.94	\$ 200.00			2022	HOME	3.5 YEARS	SIGNED AGREEMENT
1674	LIPTON	382 NO RAYMOND RD	\$ 20,442.00	\$ 1,000.00	\$ 500.00	\$ 500.00	2019	RENTAL	2.5 YEARS	SIGNED AGREEMENT
1695	MARSTON	9 SHAKER WOODS RD	\$ 18,421.00	\$ 450.00	\$ 400.00	\$ 50.00	2010	HOME	5 YEARS	CALLED WILL TRY TO MAKE PAYMENTS
3749	MASH	112 THOMAS POND TER	\$ 4,430.00	\$ 335.00	\$ -	\$ 335.00	2019	HOME	2 YEARS	
2929	M MURRAY	6 BOATERS WAY	\$ 4,744.00	\$ 500.00	\$ 250.00	\$ 250.00	2012	VACATION	1 YEARS	WILL SEE IF SHE CAN MAKE THE PAYMENTS
3785	R MURRAY	SHORE RD	\$ 3,295.00	\$ 3,295.00	\$ -	\$ -	2017	LAND	1 MONTHS	RETURNED MAIL (TRYING TO FIND)
1528	PROCTOR	23 OUTLAW RIDGE	\$ 10,904.00	\$ 450.00	\$ -	\$ 350.00	2017	HOME	3 YEARS	PAID IN FULL
1512	RIDEOUT	34 NO RAYMOND RD	\$ 5,086.00	\$ 175.00	\$ 50.00	\$ 125.00	2020	HOME	3 YEARS	SIGNED NEW AGREEMENT
2668	SIMPSON	MAIN ST	\$ 691.95	\$ 691.95	\$ -	\$ 691.95	2022	LAND	1 MONTHS	PAID IN FULL
2750	SORENSEN	41 CROCKETT RD	\$ 5,104.00	\$ 500.00	\$ 250.00	\$ 250.00	2020	VACATION	1.5 YEARS	WILL BE IN TO SIGN WHEN HE GETS BACK
3821	SO Me CONST	CAPE	\$ 1,557.00	\$ 225.00	\$ -	\$ -	2020	LAND	2.5 YEARS	
1309	STANLEY	184 MOUNTAIN RD	\$ 6,338.00	\$ 250.00	\$ 200.00	\$ 50.00	2019	HOME	3.5 YEARS	CALLED WILL PAY WHEN RECEIVES DISABILITY
1401	THORNE	SPRING VALLEY RD	\$ 30,002.00	\$ 1,150.00	\$ 750.00	\$ 400.00	2011	LAND	3 YEARS	WILL BE IN NEXT WEEK TO SIGNED AGGREMENT
3074	THORNE	PETERSON	\$ 5,658.00	\$ 225.00	\$ 100.00	\$ 125.00	2011	LAND	3 YEARS	WILL BE IN NEXT WEEK TO SIGNED AGGREMENT
2127	WEEKS	31 HASKELL AVE	\$ 21,739.00	\$ 21,739.00	\$ -	\$ -	2011	PASS AWAY	1 MONTHS	WAITING FOR FAMILY TO DO PROBATE COURT
			\$243,873.59	\$ 35,472.95	\$ 4,100.00	\$ 5,313.95				

Tax Collector Carr – The process is as follows:

1. In July I send out 30-day notices of past due taxes.
2. After 30 days if the taxes remain unpaid, then a lien is automatically placed on

* Taken out of order

the property.

3. After 18 months if the taxes still remain unpaid, then the property is automatically placed in foreclosure.
4. Once a property is in foreclosure, I begin the process of contacting the owner or a family member to resolve the taxes or setting up a payment arrangement.

During COVID I did not want to increase the payments due to the financial circumstances of many. This year I sent out letters (*a sample of which is in your epackets*) to move people to payments that would allow their taxes be paid off within 5 years. The only one I am having issues with is Southern Maine Construction, but he has said he would agree to the terms I sent. Most of the people in foreclosure I know their situation and have worked with them. In the 15 years I have been here we have not taken a home due to foreclosure.

Select Board consensus is that as long as people continue to try and keep in touch with Tax Collector Carr, the Select Board will not be taking possession of the property. The number of foreclosures is very small.

- f) * Recognition of Barry Alden, Tassel Top Park Maintenance Manager, Awarded the Maine Recreation and Parks Association (MRPA) - Outstanding Parks Professional Award – Joe Crocker, Parks & Recreation Director

Parks & Recreation Director Crocker – Barry does not want recognition, but he certainly earns it. We are formally announcing that Barry is the MRPA 2022 recipient of the Outstanding Parks Professional Award. I can't say enough about what it has meant to work with Barry over the past 2 years during the craziest of conditions! We could not have done it without Barry! On top of that, his years of dedication and service to the park has made it such a welcoming place. Thank you, Barry, on behalf of me and the Select Board.

Town Manager Willard – Over the years that I have worked with Barry I have been amazed at the transformation of the park. There is not a place in there that his hand has not touched. The cabin improvements, the trail system, snack shack, benches, picnic tables, you name it he has done it and been a big part of Tassel Top in the past and I am hopeful that he will be in the future along with his wife. I am thrilled that he was nominated and got this significant award from his peers. Congratulations and thank you.

- g) Update on Plans for Sheri Gagnon Park with Discussion of Ball Field Ideas – Joe Crocker, Parks & Recreation Director

Parks & Recreation Director Crocker outlined his long-range plans for Sheri Gagnon Park. He said that we should not underestimate the retention of water at the park (he did until he lost a shoe in the park! 😊). I see this as a community, leisurely, family site. This means dropping in, playing on the playground, shooting hoops, etc. It is a bus stop and the kids would like the playground back. I have had people ask for outdoor pickleball courts (we currently have 70 signed up for indoor), tennis courts, dog park, skate park, walking path, those types of items.

2020 there was no Little League, numbers were down and COVID. 2021 saw only tee-ball in Raymond. In the Fall of 2021 we tried to reform the Little League board

* Taken out of order

(due to Little League rules it must be a parent run board, the Town of Raymond may not run Little League, but can be involved in the field maintenance, etc.) and only had a couple of volunteers. It has to be community driven to succeed. A few years ago, we had a couple of teams for each of Little League, Cal Ripken and girls' softball. It is a shame the numbers are so low now. The Raymond board voted to merge with Gray-New Gloucester for Little League. Right now Raymond has one seat on the board and it is a 2 year process to complete the merge. It is a national trend that the numbers are down. RSU #14 will not allow notices like Little League to be sent out, only their notices.



There is always someone at Sherri Gagnon Park, it is a high traffic area. We will be updating the signage. Public works has removed some trees to give it more visibility. The front field will be rented this summer for another revenue source. The field has to be lit with LED, galvanized, and concreted in due to Little League standards if it is going to be used for Little League games. The lights were put in by volunteers about 20 years ago. Selectman Taylor bought the existing scoreboards and said he would buy replacements and help in many ways due to what the park has meant to his family. There are grants, especially for tennis courts. The perimeter path is currently partially swamp. There are grants for ADA walking paths. We have better site lines which will

* Taken out of order

help with security. The buildings need some work. The basketball court is in good shape since Public Works fixed the hoop. The batting cage next to the basketball court will be turned into a place for picnic tables. This is a 2-10 year plan.

- h) Consideration of Funding the Cumberland Oxford Lakes Area Broadband (COLAB) from American Rescue Plan Monies and Authorize Town Manager to Execute MOU – Don Willard, Town Manager; Kevin Woodbrey, Technology Director; Melissa McConkey, Communications Director

Town Manager Willard – over the past year there has been 10 communities working with GPCOG to get geo-mapping and a contractor to get a feel for what the communities wanted to do. Kevin Woodbrey has been key to getting the proper direction for this project.

Mr Woodbrey explained that they are looking to develop an infrastructure that will serve the 3 areas of Raymond – residential, commercial, and municipal. The way to do this is with a fiber optical network. We are trying to create a structure that will support the current and future needs of the Town of Raymond. We need service level agreements with the vendor we go with. The fiber will last for at least 50 years.

Definitions:

- Dark Fiber – unused optical fiber that has been laid but is not currently being used in fiber-optic communications. Because fiber-optic cable transmits information in the form of light pulses, a "dark" cable refers to one through which light pulses are not being transmitted.
- DHCP – Dynamic Host Configuration Protocol – an under-the-covers mechanism that automates the assignment of IP addresses to fixed and mobile hosts that are connected wired or wirelessly
- Optical Fiber Ring – a fiber ring network connects your building to redundant nodes with different physical paths. This mitigates the risk of a single fiber cut taking down service.
- FTTP – Fiber To The Premise - refers to equipment used in fiber access deployments where fibers extend all the way to the end-user premises
- IPv4 – Internet Protocol version 4 – limited by the number of addresses available
- IPv6 – Internet Protocol version 6 – almost unlimited addresses available
- ISP – Internet Service Provider
- Jitter – any deviation in, or displacement of, the signal pulses in a high-frequency digital signal. Jitter can cause a display monitor to flicker, affect the ability of the processor in a desktop or server to perform as intended, introduce clicks or other undesired effects in audio signals, and lead to loss of transmitted data between network devices.
- Latency – how long it takes to receive a response when you send a packet, during speed tests, it's referred to as a ping response time

* Taken out of order

- Optical Networks – key difference between AON and PON is how the signal is split between the multiple fibers going to each customer:
 - AON – Active Optical Network – uses active, electrically powered devices to direct the appropriate signal only to the relevant customer
 - PON – Passive Optical Network – uses optical splitters, which require no electrical power, to send the signal to each customers
- Redundant Paths to the ISP – used when the service provider link is down and all traffic needs to be routed to the remaining service provider backup link or an alternate service provider
- Static – A static IP address is simply an address that doesn't change. Once your device is assigned a static IP address, that number typically stays the same until the device is decommissioned or your network architecture changes. Static IP addresses generally are used by servers or other important equipment.
- Symmetrical – both upload and download at the same speed
- Tier 2 Regional Provider – an Internet service provider which engages in the practice of peering with other networks, but which also purchases IP transit to reach some portion of the Internet

These are the minimum acceptable levels:

Residential

- PON FTTP to all residential locations.
- Symmetrical 1 Gbps (Gigabits per second).
- Latency < 30 milliseconds to the ISP vendors interconnect to their Tier 2 regional provider.
- Jitter < 15 milliseconds to the ISP vendors interconnect to their Tier 2 regional provider.
- IPv4 with DHCP.

Business

- AON (Active Optical Network) FTTP to all business locations.
- Symmetrical 1 Gbps (Gigabits per second) with 10 Gbps available.
- Latency < 20 milliseconds to the ISP vendors interconnect to their Tier 2 regional provider.
- Jitter < 10 milliseconds to the ISP vendors interconnect to their Tier 2 regional provider.
- IPv4 with Static and DHCP. IPV6 with Static and DHCP. Support of advertising Business owned IPV6 blocks.
- Fiber ring to create local redundancy.

* Taken out of order

- Redundant paths to ISP.

Municipal

- AON (Active Optical Network) FTTP to all municipal locations including public locations such as parks and beaches.
- Symmetrical 1 Gbps (Gigabits per second) with 10 Gbps to 40Gbps available.
- Latency < 20 milliseconds to the ISP vendors interconnect to their Tier 2 regional provider.
- Jitter < 10 milliseconds to the ISP vendors interconnect to their Tier 2 regional provider.
- IPV4 with Static and DHCP. IPV6 with Static and DHCP. Support of advertising Business owned IPV6 blocks.
- Available dark fiber dedicated to the Municipality to use as a private Municipal intranet.
- Fiber ring to create local redundancy.
- Redundant paths to ISP.

Town Manager Willard said we are trying to build it once and build it right and with Mr Woodbrey this will be the case. There is only 1 vendor, GWI, right now who meets our requirements. GWI has the best cost model as well. It may be more expensive up front and will be less expensive over time. We need a plan to be ready when ARPA funds are available. GPCOG is overseeing the administration of the project and Mission Broadband has been selected to do the work. The State and the County also have a hand in this.

Motion to approve authorizing Town Manager Don Willard to use the funds from ARPA and to execute an MOU with GPCOG by Selectman Bruno. Seconded by Selectman Olsen.

Unanimously approved

- i) Consider Appointments of Representatives to the COLAB Steering Committee and the Regional Broadband Communications Team – Don Willard, Town Manager

Consensus that Rolf Olsen and Kevin Woodbrey will be the representatives to the COLAB Steering Committee.

- j) Consider Appointment of Election Clerks Nominated by Democratic Party – Sue Look, Town Clerk

Motion to appoint Janice Miller and Edward Kranich as Election Clerks by Selectman Bruno. Seconded by Selectman Olsen.

Unanimously approved

- k) Consider Appointment of Warden for June 14th Primary Election – Sue Look, Town Clerk

* Taken out of order

Motion to appoint Suzanne Carr as Warden for the June 14th Primary Election by Selectman Bruno. Seconded by Selectman Olsen.

Unanimously approved

4) **Public Comment** – none

5) **Selectman Comment** – none

6) **Town Manager's Report and Communications**

Thank you to Charisse for her first budget.

Thank you to Sue for keeping all the meetings, minutes, etc. straight through budget season.

Thank you to the Select Board for attending all the various meetings to get the warrant completed.

a) **Confirm Dates for Upcoming Regular Meetings**

- May 10, 2022
- June 21, 2022

b) **Reminder of Upcoming Election Schedule**

- May 18, 2022 – Budget Vote at Windham High School Auditorium – 6:30pm
- May 27, 2022 – Deadline to change parties to vote in the Primary on June 14th
- June 9, 2022 – Deadline to request absentee ballots
- June 14, 2022 – State Primary, Municipal Officers & RSU #14 Budget Elections at Jordan Small Middle School Gym – 7:00am to 8:00pm

7) **Executive Session**

a) Discussion of Labor Contracts and Proposals – pursuant to 1 MRSA §405 (6) (D)

The meeting was postponed that was going to be discussed. This will be moved to the May 10, 2022, meeting.

b) Code Enforcement Violations Updates – pursuant to 1 MRSA §405 (6) (H)

Motion to enter executive session at 7:40pm as noted above by Selectman Taylor. Seconded by Selectman Bruno.

Unanimously approved

Motion to leave executive session at 8:11pm by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved

* Taken out of order

8) Adjournment

Motion to adjourn at 8:11pm by Selectman Olsen. Seconded by Selectman Taylor.

Unanimously approved

Respectfully submitted,

Susan L Look, Town Clerk

** Taken out of order*

Selectman's Meeting Minutes (Page 10 of 10) April 19, 2022

Annual Town Meeting Warrant

Town of Raymond
June 14, 2022
ANNUAL TOWN MEETING WARRANT

TO: Nathan White, a constable of the Town of Raymond, in the County of Cumberland and State of Maine.

GREETINGS:

In the name of the State of Maine, you are hereby required to notify and warn the inhabitants of the Town of Raymond, qualified by law to vote in Town affairs, to assemble in the Jordan-Small Middle School Gymnasium of said town on Tuesday, the 14th day of June, A.D. 2022 at seven (7:00) o'clock in the forenoon, then and there to act on the articles listed below.

The polls will open as soon as Article 1 has been acted upon and will remain open to vote on Articles 2 through 36 until eight (8:00) o'clock in the evening.

The Registrar hereby gives notice that the Town Clerk's Office will be open for the purpose of registering voters and correcting the list of voters on Friday, June 3, 2022, from 8:30 a.m. to 4:00 p.m.; Tuesday, June 7, 2022, from 8:30 a.m. to 7:00 p.m.; and Wednesday, June 8, 2022, from 8:30 a.m. to 4:00 p.m.; Thursday, June 9, 2022, from 8:30 a.m. to 5:00 p.m.; and Friday, June 10, 2022, from 8:30 a.m. to 5:00 p.m. The Registrar will be in the Jordan-Small Middle School Gymnasium on Election Day, June 14, 2022, until the closing of the polls to register voters and to correct names and addresses.

ARTICLE 1: To elect a moderator by written ballot.

ARTICLE 2: To elect by secret ballot the following Town Officials, namely two (2) Select Board members, for three-year terms; three (3) members for the Budget-Finance Committee, for three-year terms; one (1) member of the RSU School Board of Directors, for a one-year term; and one (1) member for the RSU School Board of Directors, for a three-year term.

ARTICLE 3: Referendum Question A: To see if the Town will vote to:

1. Set the date the 1st half of taxes due to October 31, 2022, and the 2nd half of taxes due to April 30, 2023;
2. Set the interest rate for unpaid balances and for abated taxes at four percent (4%) for the fiscal year;
3. Authorize the Tax Collector or Treasurer to accept prepayments of taxes not yet committed pursuant to 36 M.R.S.A. §506, with no interest; and
4. Authorize the Select Board on behalf of the Town to sell and dispose of any property acquired by the Town for nonpayment of taxes pursuant to the policy adopted by the Select Board, as may be amended from time to time, the policy to remain consistent with State statutes and laws; in all cases conveyance to be made by municipal quitclaim deed.

Select Board recommends Article 3
Budget-Finance Committee recommends Article 3

ARTICLE 4: Referendum Question B: To see if the Town will vote to raise and appropriate **\$2,166,464** for General Government Services (Administration; Employee Compensation and Training; Insurances, Worker Comp and Benefits; Assessing; Code Enforcement; Parks & Recreation; Technology; and General Assistance).

The budget figures will be assigned as follows:

<i>Administration</i>	<i>\$516,490</i>
<i>Employee Compensation and Training</i>	<i>\$55,000</i>
<i>Insurances, Worker Comp, and Benefits</i>	<i>\$934,087</i>
<i>Assessing</i>	<i>\$79,481</i>
<i>Code Enforcement</i>	<i>\$213,412</i>
<i>Parks & Recreation</i>	<i>\$153,334</i>
<i>Technology</i>	<i>\$204,660</i>
<i>General Assistance</i>	<i>\$10,000</i>

Select Board recommends Article 4
Budget-Finance Committee recommends Article 4

ARTICLE 5: Referendum Question C: To see if the Town will vote to raise and appropriate **\$1,353,910** for Public Works.

The budget figures will be assigned as follows:

<i>Public Works</i>	<i>\$891,519</i>
<i>Town Buildings</i>	<i>\$37,000</i>
<i>Solid Waste</i>	<i>\$381,000</i>
<i>Cemeteries</i>	<i>\$44,391</i>

Select Board recommends Article 5
Budget-Finance Committee recommends Article 5

ARTICLE 6: Referendum Question D: To see if the Town will vote to raise and appropriate \$1,207,714 for Public Safety.

The budget figures will be assigned as follows:

<u>Fire/Rescue Department</u>	<u>\$1,168,669</u>
<u>Animal Control</u>	<u>\$39,045</u>

Select Board recommends Article 6
Budget-Finance Committee recommends Article 6

ARTICLE 7: Referendum Question E: To see if the Town will vote to authorize the Select Board to dispose of Town owned personal property with value not to exceed \$35,000.

Select Board recommends Article 7
Budget-Finance Committee recommends Article 7

ARTICLE 8: Referendum Question F: To see if the Town will vote to authorize the Select Board to appropriate from undesignated fund balance (surplus) to meet the unanticipated needs of the community that occur during the fiscal year and/or to adjust the tax rate as the Select Board deem advisable, an amount not to exceed \$75,000.

Select Board recommends Article 8
Budget-Finance Committee recommends Article 8

ARTICLE 9: Referendum Question G: To see if the Town will vote to authorize the Select Board to transfer funds between appropriation accounts as long as the grand total of all appropriation is not exceeded, any such transfers to be approved only at a properly called public meeting of the Select Board.

Select Board recommends Article 9
Budget-Finance Committee recommends Article 9

ARTICLE 10: Referendum Question H: To see if the Town will vote to authorize the Select Board to:

- Allow Town Staff to make application for and execute any documents related to a grant;
- Accept or reject grants, donations and/or gifts of money to the Town of Raymond; and
- Authorize the expenditure of monies awarded, donated and/or gifted for the purposes specified in the grant, donation, and/or gift.

Select Board recommends Article 10
Budget-Finance Committee recommends Article 10

ARTICLE 11: Referendum Question I: To see if the Town will vote to authorize the Select Board to appropriate from undesignated fund balance (surplus) to reduce the property tax commitment as the Select Board deem advisable an amount not to exceed \$200,000.

Select Board recommends Article 11
Budget-Finance Committee recommends Article 11

ARTICLE 12: Referendum Question J: To see if the Town will vote to appropriate \$420,000 from the tax increment of the Pipeline/RT 302 Tax Increment Financing District for FY 2022-2023 project proposed in the Tax Increment Financing District Development Program (*for details see Addendum 1*).

Select Board recommends Article 12
Budget-Finance Committee recommends Article 12

ARTICLE 13: Referendum Question K: To see if the Town will vote to appropriate from the Tassel Top Park Enterprise fund the amount of \$109,210 for the administration of activities at the Park, and to allocate all revenues generated by Park operations to be recorded in and retained by the Tassel Top Park Enterprise fund.

Select Board recommends Article 13
Budget-Finance Committee recommends Article 13

ARTICLE 14: Referendum Question L: To see if the town will vote to raise and appropriate \$299,550 for Debt Services.

The budget figures will be assigned as follows:

<u>2013 Public Works Road Construction Bond</u>	<u>\$212,000</u>
<u>2015 Bond Payment</u>	<u>\$87,550</u>

Select Board recommends Article 14
Budget-Finance Committee recommends Article 14

ARTICLE 15: Referendum Question M: To see if the Town will vote to:

1. Authorize the Select Board to enter into a lease purchase agreement for an amount not to exceed \$500,000 on such terms as they deem advisable for the purpose of purchasing a new Rescue Pumper truck, and
2. Raise and appropriate an amount not to exceed \$58,064 for the payment due in fiscal year 2022-2023.

Treasurer's Statement

Total Indebtedness as of June 30, 2022:

<i>Outstanding Principal Balance</i>	<i>\$ 855,000</i>
<i>Authorized but unissued debt</i>	<i>\$ 0</i>
<i>New Debt to be issued if Article 15 passes</i>	<i><u>\$ 500,000</u></i>
<i>Total Debt Outstanding if Article 15 passes</i>	<i><u>\$1,355,000</u></i>

Costs

The projected interest rate is a maximum rate of 3.49% per annum and for a (10) ten-year term the estimated costs of this lease purchase will be as follows:

<i>Principal</i>	<i>\$500,000</i>
<i>Interest</i>	<i><u>\$ 80,634</u></i>
<i>Total Debt Service</i>	<i><u>\$580,634</u></i>

Validity Disclaimer

The validity and voters' ratification of the new debt may not be affected by any errors in the above estimates. If the actual amount of the new debt varies from the estimate, the ratification by the voters is nevertheless conclusive and the validity of the new debt is not affected by reason of the variance.

Respectfully,

Charisse A. Keach

*Charisse A. Keach
Finance Director*

Select Board recommends Article 15
Budget-Finance Committee recommends Article 15

ARTICLE 16: Referendum Question N: To see if the town will vote to raise and appropriate \$890,000 for the Capital Improvement Program.

The budget figures will be assigned as follows:

<u>Public Works Equipment Reserve</u>	<u>\$225,000</u>
<u>Public Works Paving/Road Reserve</u>	<u>\$410,000</u>
<u>Municipal Facilities Improvements</u>	<u>\$50,000</u>
<u>Technology</u>	<u>\$30,000</u>
<u>Revaluation Reserve</u>	<u>\$100,000</u>
<u>Public Safety Fire Apparatus</u>	<u>\$75,000</u>

Select Board recommends Article 16

Budget-Finance Committee recommends Article 16

ARTICLE 17: Referendum Question O: To see whether the Town will vote to carry forward any existing fund balance in the Capital Improvement Program (C.I.P.) accounts, the Healthcare Reimbursement Accounts (H.R.A.), and the Employee Compensation Account.

Select Board recommends Article 17

Budget-Finance Committee recommends Article 17

ARTICLE 18: Referendum Question P: To see if the Town will vote to raise and appropriate \$817,347 for the County Tax.

Select Board recommends Article 18

Budget-Finance Committee recommends Article 18

ARTICLE 19: Referendum Question Q: To see if the Town will vote to raise and appropriate \$3,000 for Provider Agencies and Regional Transportation.

The budget figures will be assigned as follows:

<u>Provider Agencies</u>	<u>\$2,000</u>
<u>Regional Transportation</u>	<u>\$1,000</u>

Select Board recommends Article 19

Budget-Finance Committee recommends Article 19

ARTICLE 20: Referendum Question R: To see if the Town will vote to appropriate the total sum of \$1,631,800 from estimated non-property tax revenues to reduce the property tax commitment, together with all categories of funds, which may be available from the federal government, and any other sources.

Select Board recommends Article 20
Budget-Finance Committee recommends Article 20

ARTICLE 21: Referendum Question S: To see if the Town will vote to accept certain State Funds as provided by the Maine State Legislature during the fiscal year beginning July 1, 2022, and any other funds provided by any other entity including but not limited to:

- Municipal Revenue Sharing
- Local Road Assistance
- Emergency Management Assistance
- Snowmobile Registration Money
- Homestead Exemption
- Tree Growth Reimbursement
- General Assistance Reimbursement
- Veteran's Exemption Reimbursement
- Business Equipment Tax Exemption (B.E.T.E.) Reimbursement
- State Grant or Other Funds

Select Board recommends Article 21
Budget-Finance Committee recommends Article 21

ARTICLE 22: Referendum Question T: To see if the Town will vote to authorize the use of Town employees and/or Town owned equipment or independent contractor(s) hired by the Town for maintenance on private roads in special and certain circumstances where in the public's interest.

Select Board recommends Article 22
Budget-Finance Committee recommends Article 22

ARTICLE 23: Referendum Question U: To see if the Town will vote to appropriate the money received from the State for snowmobile registration, not to exceed \$2,000, to the Raymond Rattlers Snowmobile Club for maintenance of their network of snowmobile trails, on condition that those trails be open in snow season to the public for outdoor recreation purposes at no charge, and to authorize the municipal officers to enter into an agreement with the Club, under such terms and conditions as the municipal officers may deem advisable, for that purpose.

Select Board recommends Article 23
Budget-Finance Committee recommends Article 23

ARTICLE 24: Referendum Question V: To see if the Town will:

1. Accept as a conditional gift from the Raymond Village Library (“RVL”) the assets of RVL including the land, building, books and all personal property, and all monetary assets as of June 30, 2022, minus \$15,000 for start-up costs (total net estimated as of April 4, 2022, is approximately \$195,000), as outlined in the Memorandum of Understanding between RVL and the Town of Raymond signed 10/12/2021 (available for view at the Raymond Town Office upon request), such funds to be set aside in a non-lapsing Town account separate from the general fund and to be used for library purposes only;
2. Establish the Library as a Town Department;
3. Appropriate **\$60,000** from the non-lapsing Town library account to be used for fiscal year 2022-2023 for the new Library Department; and
4. Also, to raise and appropriate **\$135,876** for the new Library Department.

Select Board recommends Article 24

Budget-Finance Committee recommends Article 24

ARTICLE 25: Referendum Question W: To see if the Town will raise and appropriate **\$66,000** for the Raymond Village Library, such funds to be raised and appropriated ONLY in the event Article 24 does not pass?

Select Board recommends Article 25

Budget-Finance Committee recommends Article 25

ARTICLE 26: Referendum Question X: LD1: To see if the Town will vote to increase the property tax levy limit of **\$3,401,749.27** established for the Town of Raymond by State law in the event that the municipal budget approved under the preceding articles will result in a tax commitment that is greater than that property tax levy limit.

Select Board recommends Article 26

Budget-Finance Committee recommends Article 26

ARTICLE 27: Referendum Question Y: Non-binding referendum. Do you support allowing adult use and medical marijuana establishments to operate in the Town of Raymond and the development of an ordinance to regulate the location and operation of those uses?

ARTICLE 28: Referendum Question Z: Shall Article 6(B)(1)(b) "Powers and Duties" and Article 6(D) "Reduction from Minimum Setbacks" of the Land Use Ordinance as adopted May 21, 1994, and amended through June 8, 2021; and Section 16(G)(2) "Variance Appeals" of the Shoreland Zoning Provisions, as adopted May 21, 1994, and amended through June 8, 2021, be further amended by adding the underscored language and removing the language in ~~strikeout text~~ as in Addendum 2?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 28

Select Board recommends Article 28

DESCRIPTION: Removal of the Setback Reduction Variance Option

ARTICLE 29: Referendum Question AA: Shall Article 9 "Minimum Standards" and Article 12 "Applicability and Definition of Terms Used in this Ordinance" of the Land Use Ordinance as adopted May 21, 1994, and amended through June 8, 2021; and Section 17 "Definitions" of the Shoreland Zoning Provisions, as adopted May 21, 1994, and amended through June 8, 2021, be further amended by adding the underscored language and removing the language in ~~strikeout text~~ as in Addendum 3?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 29

Select Board recommends Article 29

DESCRIPTION: Adoption of Language Specific to Solar Energy Systems

ARTICLE 30: Referendum Question AB: Shall Article 9(A) "Conditional Uses" and Article 12 "Applicability and Definition of Terms Used in this Ordinance" of the Land Use Ordinance as adopted May 21, 1994, and amended through June 8, 2021, be further amended by adding the underscored language and removing the language in ~~strikeout text~~ as in Addendum 4?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 30

Select Board recommends Article 30

DESCRIPTION: Defining Outdoor Sales and Service, and Amending the Conditional Use Standards

ARTICLE 31: Referendum Question AC: Shall Article 12 “Applicability and Definition of Terms Used in this Ordinance” of the Land Use Ordinance as adopted May 21, 1994, and amended through June 8, 2021; and Section 17 “Definitions” of the Shoreland Zoning Provisions, as adopted May 21, 1994, and amended through June 8, 2021; and Article 3 “Definitions” of the Subdivision Regulations, as adopted May 21, 1994, and amended through June 4, 2019, be further amended by adding the underscored language and removing the language in ~~strikeout~~ text as in Addendum 5?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk’s Office, on the Town’s website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 31

Select Board recommends Article 31

DESCRIPTION: Correcting Inconsistencies with the Definition of “Structure” and “Setback” Across Multiple Ordinances

ARTICLE 32: Referendum Question AD: Shall Article 10(3)(B)(5)&(6) “Layout” of the Subdivision Regulations, as adopted May 21, 1994, and amended through June 4, 2019, be further amended by adding the underscored language and removing the language in ~~strikeout~~ text as in Addendum 6?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk’s Office, on the Town’s website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 32

Select Board recommends Article 32

DESCRIPTION: Correcting an Error that Creates Confusion Pertaining to Which Subsection a Twenty-five (25) Unit Subdivision Would Need to Adhere To

ARTICLE 33: Referendum Question AE: Shall Article 4 “District Regulations” of the Land Use Ordinance as adopted May 21, 1994, and amended through June 8, 2021; and Section 14 “Table of Land Uses” of the Shoreland Zoning Provisions, as adopted May 21, 1994, and amended through June 8, 2021, be further amended by adding the underscored language and removing the language in ~~strikeout~~ text as in Addendum 7?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk’s Office, on the Town’s website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 33

Select Board recommends Article 33

DESCRIPTION: Adding the Permission of Solar Energy System Use in Certain Districts

ARTICLE 34: Referendum Question AF: Shall Article 12 "Applicability and Definition of terms Used in this Ordinance" of the Land Use Ordinance as adopted May 21, 1994, and amended through June 8, 2021; and Section 17 "Definitions" of the Shoreland Zoning Provisions, as adopted May 21, 1994, and amended through June 8, 2021, be further amended by adding the underscored language and removing the language in ~~strikeout~~ text as in Addendum 8?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 34
Select Board recommends Article 34

DESCRIPTION: Defining the Term of Outdoor Storage

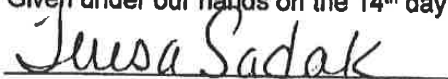
ARTICLE 35: Referendum Question AG: Shall Article 13(C)§4 "Space Standards" of the Land Use Ordinance as adopted May 21, 1994, and amended through June 8, 2021, be further amended by adding the underscored language and removing the language in ~~strikeout~~ text as in Addendum 9?

(A copy of the full text of the proposed change is available for review and inspection at the Town Clerk's Office, on the Town's website at www.raymondmaine.org, or at the polling place prior to voting.)

Planning Board recommends Article 35
Select Board recommends Article 35



DESCRIPTION: Reducing the Cluster Subdivision Minimum Lot Size from 21,780 Square Feet to 20,000 Square Feet

Given under our hands on the 14th day of April AD 2022.


Teresa Sadak, Chair

Rolf Olsen, Vice Chair


Joseph Bruno, Parliamentarian


Samuel Gifford

Lawrence Taylor III


I attest that this is a true copy.


Susan L Look
Town Clerk



Town of Raymond
Annual Town Meeting
Warrant Addendum

(Click on item to go to that page)

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Addendum 1 - TIF

Tax Increment Financing District (TIF) Details

Salaries	\$ 7,700.00
Mapping & GIS	\$ 15,000.00
Planning Services	\$ 30,000.00
Streetlight Fixtures	\$ 6,500.00
Advertising	\$ 4,100.00
Historical Society	\$ 1,800.00
RWPA Milfoil	\$ 15,000.00
Street Flag Replacement	\$ 1,100.00
Hawthorne House	\$ 1,000.00
Undesignated TIF Projects	\$ 100,000.00
Rte 302 Maintenance	\$ 37,000.00
Hydrant Rental	\$ 7,000.00
Supplies General	\$ 3,000.00
Streetlights	\$ 4,800.00
Paving/Roads	\$ 60,000.00
Fiber Network Infrastructure CIP	\$ 100,000.00
Network Hardware Upgrades (PS)	\$ 16,000.00
Comprehensive Plan Update	\$ 10,000.00
Total	\$ 420,000.00

Land Use & Shoreland Zoning Ordinance Changes Summary

2022 ZONING AMENDMENTS

22-01

Land Use Ordinance, Article 6(B)(1)(b) – Powers and Duties
Land Use Ordinance, Article 6(D) – Reductions From Minimum Setbacks
Shoreland Zoning Provisions, Section 16(G)(2) – Variance Appeals
Removal of the Setback Reduction Variance option

22-02

Land Use Ordinance, Article 9 – Minimum Standards
Land Use Ordinance, Article 12 – Applicability and Definition of Terms Used in this Ordinance
Shoreland Zoning Provisions, Section 17 – Definitions
Adoption of language specific to Solar Energy Systems

22-03

Land Use Ordinance, Article 9(A) – Conditional Uses
Land Use Ordinance, Article 12 – Applicability and Definition of Terms Used in this Ordinance
Defining Outdoor Sales and Service, and amending the Conditional Use Standards

22-04

Land Use Ordinance, Article 12 – Applicability and Definition of Terms Used in this Ordinance
Shoreland Zoning Provisions, Section 17 – Definitions
Subdivision Regulations, Article 3 – Definitions
Correcting inconsistencies with the definition of “structure” and “setback” across multiple ordinances

22-05

Subdivision Regulations, Article 10(3)(B)(5)&(6) – Layout
Correcting an error that creates confusion as to which subsection a twenty-five (25) unit subdivision would need to adhere to

22-06

Land Use Ordinance, Article 4 – District Regulations
Shoreland Zoning Provisions, Section 14 – Table of Land Uses
Adding the permission of Solar Energy System use in certain districts

22-07

Land Use Ordinance, Article 12 – Applicability and Definition of Terms Used in this Ordinance
Shoreland Zoning Provisions, Section 17 – Definitions
Defining the term Outdoor Storage

22-08

Land Use Ordinance, Article 13(C) § 4 – Space Standards
Reducing the cluster subdivision minimum lot size from 21,780 square feet to 20,000 square feet

Addendum 2 - Setback Variance Hardship Criteria

22-01

PROPOSED AMENDMENT OF

the
**LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE**

ARTICLE 6(B)(1)(b)– POWERS AND DUTIES
ARTICLE 6(D) – REDUCTIONS FROM MINIMUM SETBACKS

&

The
**SHORELAND ZONING PROVISIONS
FOR THE TOWN OF RAYMOND, MAINE**

SECTION 16(G)(2) – VARIANCE APPEALS
SECTION 16(G)(2) – VARIANCE APPEALS

Summary of Changes: This amendment to the Land Use Ordinance and Shoreland Zoning Provisions would require all applicants for a setback variance to meet the hardship requirements of a variance. The much more forgiving setback reduction option would be removed from both ordinances. A setback variance with less strict hardship criteria would replace the setback reduction in the Shoreland Zoning Provisions. This less strict variance already exists in the Land Use Ordinance.

The proposed text is shown in red with an underline, and revised or removed language is shown in ~~red with a strikethrough~~.

LAND USE ORDINANCE

Article 6(B)(1)(b) – Powers and Duties

b. Subject to the provisions of this Ordinance, to hear and grant or deny applications for variances from the terms of the Land Use Ordinance. A variance may be granted for lot areas, lot coverage by structure, and setbacks. A variance shall not be granted to permit a use or structure otherwise prohibited, except for nonconforming uses, structures, and lots as described in Subsection d. below. Except as provided in Subsection c below, A variance can only be granted where undue hardship is proven. Undue hardship is defined to mean:

LAND USE ORDINANCE

Article 6(D) – ~~Reductions From Minimum Setbacks~~Reserved

~~The Board of Appeals may grant reductions from the minimum setback requirements set forth in Article 4 of this Ordinance according to all of the following criteria:~~

1

- ~~1. Setback reduction appeals are only available to reduce the minimum requirements for setbacks of structures from lot boundary lines. Setback reduction appeals shall not be used, and are not available from bodies of water as provided in this Ordinance.~~
- ~~2. Setback reduction appeals may only be granted and are only available for lots with a residential dwelling as the principal structure.~~
- ~~3. The Board of Appeals may grant a setback reduction appeal if the Board finds that granting the setback reduction will not result in unreasonable interference with the privacy interests of the abutting landowners.~~
- ~~4. In granting a setback reduction the Board of Appeals may attach reasonable conditions, which it may deem necessary to serve the purposes of this Ordinance.~~
- ~~5. A setback reduction appeal shall not be granted to enable construction or renovation that will create additional dwelling units.~~
- ~~6. A setback reduction appeal shall not be granted to enable construction or renovation that will result in more than one garage on the lot that is the subject of the appeal.~~
- ~~7. No setback reduction appeal may be granted that will result in impervious surface lot coverage of greater than 15%.~~
- ~~8. Setback reduction appeals may only be granted the minimum extent necessary to accomplish the purpose of the appeal. Setbacks may not be reduced by setback reduction appeal to less than the following absolute minimum setbacks:~~

VR Zone	
Front yard	12 ½ feet
Side yard	10 feet *
Rear yard	10 feet *
R Zone	
Front yard	20 feet
Side yard	10 feet
Rear yard	10 feet
RR Zone	
Front yard	15 feet
Side yard	10 feet
Rear yard	10 feet

(*) See ordinance. [Adopted 3/18/00] [Amended 5/21/05]

SHORELAND ZONING PROVISIONS

Section 16(G)(2)– Variance Appeals

2. **Variance Appeals** – Except as provided in Section 16(G)(2)(f) below, Variances may be granted only under the following conditions:
- a. Variance may be granted only from dimensional requirements including but not limited to, lot width, structure height, percent of lot coverage, and setback requirements.
 - b. Variances shall not be granted for the establishment of any uses otherwise prohibited by these ordinance provisions.
 - c. The Board shall not grant a variance unless it finds that:
 - 1) The proposed structure or use would meet the provisions of Section 15 after for the specific provision which has created the non-conformity and from which relief is sought; and
 - 2) The strict application of the terms of these ordinance provisions would result in undue hardship. The term "undue hardship" shall mean:
 - i. that the land in question cannot yield a reasonable return unless a variance is granted;
 - ii. that the need for a variance is due to the unique circumstances of the property and not to the general conditions in the neighborhood;
 - iii. that the granting of a variance will not alter the essential character of the locality; and
 - iv. that the hardship is not the result of action taken by the applicant or a prior owner.

SHORELAND ZONING PROVISIONS

Section 16(G)(2)(f) – Minimum Setback Variance Appeals

- f. To grant a setback variance for a single-family dwelling only when strict application of the Shoreland Zoning Provisions to the applicant and the applicant's property would cause undue hardship. The term "undue hardship" as used in this subsection means: The Board of Appeals may grant reductions from the minimum setback requirements set forth

in Section 15 (A) of these provisions according to all of the following criteria:

- 1) ~~The need for the variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood; Setback reduction appeals are only available to reduce the minimum requirements for setbacks of structures from lot boundary lines. Setback reduction appeals shall not be used, and are not available from bodies of water as provided in these provisions.~~
- 2) ~~The granting of the variance will not alter the essential character of the locality; Setback reduction appeals may only be granted and are only available for lots with an existing residential dwelling as the principal structure. [Amended 07/14/2020]~~
- 3) ~~The hardship is not the result of action taken by the applicant or a prior owner; The Board of Appeals may grant a setback reduction appeal if the Board finds that granting the setback reduction will not result in unreasonable interference with the privacy interests of the abutting landowners.~~
- 4) ~~The granting of the variance will not substantially reduce or impair the use of abutting property; In granting a setback reduction the Board of Appeals may attach reasonable conditions, which it may deem necessary to serve the purposes of these provisions.~~
- 5) ~~That the granting of a variance is based upon demonstrated need, not convenience, and no other feasible alternative is available. A setback reduction appeal shall not be granted to enable construction or renovation that will create additional dwelling units.~~
- 6) ~~This variance is strictly limited to permitting a variance from a set-back requirement for a single-family dwelling that is the primary year-round residence of the petitioner. A variance under this subsection may not exceed 20% of a setback requirement and may not be granted if the variance would cause the area of the dwelling to exceed the maximum permissible lot coverage. A setback reduction appeal shall not be granted to enable construction or renovation that will result in more than one garage on the lot that is the subject of the appeal.~~
- 7) ~~No setback reduction appeal may be granted that will result in impervious surface lot coverage of greater than 15%.~~
- 8) ~~Setback reduction appeals may only be granted the minimum extent necessary to accomplish the purpose of the appeal. Setbacks may not be reduced by setback reduction appeal to less than the following absolute minimum setbacks:~~

~~Front Yard 15 feet~~

~~Side Yard 10 feet~~

Rear Yard 15 feet

Addendum 3 - Solar Energy Systems Performance Standards

22-02

PROPOSED AMENDMENT OF

The
**LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE**

ARTICLE 9 – MINIMUM STANDARDS

&

ARTICLE 12 – APPLICABILITY AND DEFINITION OF TERMS USED IN THIS
ORDINANCE

&

The
**SHORELAND ZONING PROVISIONS
FOR THE TOWN OF RAYMOND, MAINE**

SECTION 17 – DEFINITIONS

Summary of Changes: This amendment of the Land Use Ordinance and Shoreland Zoning Provisions would create specific performance standards for solar energy systems.

The proposed text is shown in red with an underline.

LAND USE ORDINANCE

ARTICLE 9 – MINIMUM STANDARDS

AA. Solar Energy Systems

- 1. Purpose** - Solar energy is a renewable and nonpolluting energy resource that can prevent fossil fuel emissions and reduce energy loads. Energy generated from Solar Energy Systems can be used to offset energy demand on the regional grid where excess solar power is generated. The use of solar energy equipment for the purpose of providing renewable energy sources is a power generation priority and is a necessary component of the latest State and Federal energy policies. The standards that follow enable the accommodation of Solar Energy Systems, and equipment to be installed in a safe manner with minimal impacts on the environment and to neighbors. This article shall not apply to solar systems for individual landowners or residents, which can be reviewed and permitted by the Code Enforcement Officer without the need for Site Plan Review.
- 2. Submission Requirements** - In addition to the submission requirements of Article 10, all Solar Energy Systems are subject to Site Plan Review and must submit materials as

1

outlined below:

- a. Plan and elevation depictions of a typical panel and mounting and any other structures proposed as part of the Solar Energy System.
- b. General specifications of the system including dimensions and number of panels, estimated power generation, description of mountings, and any other information needed to evaluate compliance with this ordinance.
- c. Certification that the Solar Energy System is compliant with the National Electrical Code and State Electrical Code as applicable.
- d. A site plan that meets the requirements of Article 10 of the Land Use Ordinance for the Town of Raymond, Maine with the added requirement of:
 - i. The location of the proposed Solar Energy System and any, fencing, screening, access roads and turnout locations, substations(s), accessory equipment to the system, and all electrical cabling from the system to other structures, substations, or utility grid connections
- e. The applicant shall provide a copy of the site plan review application including a project summary, electrical schematic, and site plan, to the Fire Chief or his/her designee for review and approval. The Fire Chief shall base any recommendation for approval or denial of the application upon review of the fire safety of the proposed system. Based upon the size, location, or on-site fire and life safety hazards, a fire protection water supply may be required at the discretion of the Fire Chief or his/her designee. Upon request, the owner or operator shall cooperate with the Fire Department in developing an emergency response plan.
- f. Any other approvals from local, regional, State, or Federal agencies that may be required. Letters, permits, or approvals from these agencies shall be included as a part of the application and/or review. The Planning Board may choose to accept copies of applications awaiting approval. In this case, any local approval granted by the Planning Board shall be conditioned such that no construction or building permits will be issued until all outstanding approvals have been granted.
- g. Ground Mounted Solar Energy Systems with a physical size based on a projected total surface coverage area that is greater than 10,000 square feet shall also submit a decommissioning plan including an estimated cost and a guarantee suitable to ensure decommissioning comparable with the performance guarantee format Article 10 § C(6) of this ordinance. The Planning Board may waive this requirement.

3. Required Notification

- a. All Solar Energy Systems located within 2 miles of any public or private aircraft launch locations must notify the airport via certified mail that an application has been submitted to the town. This notification must include the location and size of the proposed system.
- b. All Ground Mounted Solar Energy Systems with a physical size based on a projected total surface coverage area that is greater than 10,000 square feet shall notify abutters in accordance with the requirements of Article 10 § C(1)(G) Public hearings and notification.

4. Visual Impact Assessment - When necessary, based on the project's overall size, location, surrounding uses, or other characteristics of the proposed use or site, the Planning Board may require the submittal of a Visual Impact Assessment. The study shall be prepared by a Maine licensed landscape architect or other professionals with experience with visual impact assessments. The Visual Impact Assessment shall at a minimum include the following elements:

- a. A visual description of the project covering all physical elements that may be visible from public viewpoints.
- b. Identification and characterization of publicly accessible scenic resources near, or potentially impacted, by the proposed project. This should include any resources of local, state, or national significance.
- c. Determination of the type and extent of any impact on the identified scenic or historic resources. If a project is deemed to be visible from a scenic resource the Planning Board may require a visualization of the project from a representative point within the resource.
- d. Description of any proposed mitigation measures such as berms, landscaping screens, and buffers, or low visibility materials that may be used to minimize potential visual impacts from the project.

5. Dimensional Standards

- a. Height
 - i. Building Mounted Solar Energy Systems shall not be considered as contributing to building height provided that they are erected only to such height as reasonably necessary.

- ii. Ground Mounted Solar Energy Systems shall not exceed the maximum building height restrictions for the zone in which they are located.
- b. Setbacks - Solar Energy Systems shall meet the structure setbacks of the zone in which they are located except when no other appropriate place on the site exists for the Solar Energy System to operate as determined by the Planning Board. If no other appropriate location on the site for the system exists setbacks shall be:
 - i. Setbacks of 5 feet from a side or rear lot line shared with a right of way or utility corridor provided the system will not impact visibility along a travel way or;
 - ii. Half the required setback in that zone
- c. Impervious Surface Ratio - All structures, roads, and other impervious surfaces associated with a Solar Energy System shall count towards the maximum Impervious Surface Ratios of the zone in which the system is located. Building Mounted Solar Energy panels do not change the impervious surface of the building to which they are attached. Ground Mounted Solar Panels will not be considered impervious surfaces provided that they meet the following criteria:
 - i. Panels must be positioned to allow water to run off their surfaces.
 - ii. Soil with adequate vegetative cover must be maintained under and around the panels.
 - iii. The area around the panels must be adequate to ensure proper vegetative growth under and around the panels.

6. Other Standards

- a. A licensed electrician shall connect Solar Energy Systems to transmission lines, electrical equipment, or any residence or other structure to which power is being provided.
- b. Solar Energy Systems must meet all applicable Building and Fire Codes.
- c. Solar panels are designed to absorb (not reflect) sunlight; and, as such, solar panels are generally less reflective than other varnished or glass exterior housing pieces. However, Solar Energy System design and placement should be prioritized to minimize or negate any solar glare onto nearby properties, roadways, or flight paths to the extent practical.

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- d. Exterior lighting shall be limited to fully shielded or cutoff style fixtures, so as not to contribute to light pollution, sky glow, and glare.
 - e. For Ground Mounted Solar Energy Systems, all on-site electrical wires connecting the system to other structures or to utility connections shall be installed underground except for 'tie-ins' to public utility company transmission poles, towers, and lines. This standard may be modified by the Planning Board during site plan review if the project terrain is determined to be unsuitable due to reasons of need such as excessive excavation, grading, or similar factors.
 - f. For Ground Mounted Solar Energy Systems all means of shutting down the system shall be clearly marked. The owner or operator shall provide to the Code Enforcement Officer and the Fire Department the name and contact information of a responsible person for public inquiries throughout the life of the installation. The owner or operator shall cooperate with the Fire Department to ensure there is safe emergency access to the site.

7. Decommissioning and Abandonment

- a. A Ground Mounted Solar Energy System with a physical size based on a projected total surface coverage area that is greater than 10,000 square feet, that has reached the end of its useful life or has been abandoned consistent with this ordinance shall be removed. The owner or operator shall physically remove the installation no more than 180 days after the date of discontinued operations. The owner or operator shall notify the Code Enforcement Officer by certified mail of the proposed date of discontinued operations and plans for removal. The Code Enforcement Officer may grant a one-time extension of up to an additional 180 days at the request of the owner or operator of the system.
- b. Decommissioning shall consist of:
 - i. Physical removal of all Solar Energy Systems, structures, equipment, security barriers, and transmission lines from the site that will not be used by other approved uses on the site.
 - ii. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations.
 - iii. Stabilization and/or re-vegetation of the site as necessary to minimize erosion. The Code Enforcement Officer may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

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- c. A Ground Mounted Solar Energy System with a physical size based on a projected total surface coverage area that is greater than 10,000 square feet shall be considered abandoned when it fails to operate for more than one year. The Planning Board may extend this initial period for an additional twenty-four (24) months at the request of the owner of the system and with the consent of the landowner and/or operator, if different from the system owner.
 - d. Unless waived by the Planning Board as allowed under Article 10 § C(6), an applicant for Site Plan Review of a Ground Mounted Solar Energy System with a physical size based on a projected total surface coverage area that is greater than 10,000 square feet shall submit a method for ensuring the decommissioning of the system. This may take one of the following forms:
 - i. A performance guarantee in the amount of 125% of the expected decommissioning costs, including inflation over the expected life of the system, in the form of a certified check payable to the Town of Raymond, a performance bond running to the Town of Raymond, an irrevocable letter of credit in the name of the Town of Raymond, or some other form of surety that is acceptable to the Town Manager.
 - ii. A binding, contractual guarantee such as in a lease agreement between a system owner and landowner which requires that the Solar Energy System be decommissioned in accordance with this ordinance and identifies a party responsible for the decommissioning.
 - iii. Other legally enforceable agreements acceptable to the Planning Board.
 - e. If the owner or operator of the Solar Energy System fails to remove the installation in accordance with the requirements of this section within 180 days of abandonment or the proposed date of decommissioning as approved by the Code Enforcement Officer, the Town retains the right to use the performance guarantee or other available means to cause an abandoned, hazardous, or decommissioned Ground Mounted Solar Energy System to be removed.
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LAND USE ORDINANCE

ARTICLE 12 – APPLICABILITY AND DEFINITION OF TERMS USED IN THIS ORDINANCE

Solar Energy System – A device or structural design feature principally used to capture solar energy and convert it to electrical or thermal power. A Solar Energy System consists of one or more free-standing ground-mounted, or building-mounted, solar arrays or modules, or solar-related equipment.

Solar Energy System, Ground-Mounted – A Solar Energy System that is structurally mounted to the ground and is not attached to a permitted building.

Solar Energy System, Building-Mounted – A Solar Energy System that is mounted to the roof or sides of a building.

SHORELAND ZONING PROVISIONS

SECTION 17 – DEFINITIONS

Solar Energy System – A device or structural design feature principally used to capture solar energy and convert it to electrical or thermal power. A Solar Energy System consists of one or more free-standing ground-mounted, or building-mounted, solar arrays or modules, or solar-related equipment.

Solar Energy System, Ground-Mounted – A Solar Energy System that is structurally mounted to the ground and is not attached to a permitted building.

Solar Energy System, Building-Mounted – A Solar Energy System that is mounted to the roof or sides of a building.

Addendum 4 - Definition of Outdoor Sales & Service

22-03

PROPOSED AMENDMENT OF

The
**LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE**

ARTICLE 12 – APPLICABILITY AND DEFINITION OF TERMS USED IN THIS
ORDINANCE

&

ARTICLE 9(A) – CONDITIONAL USES

Summary of Changes: Article 9, Section A(3) indicates that a conditional use being applied for will not generate noise, vibrations, fumes, odors, dust, or glare which are detectable at the lot boundaries, and all aspects of the conditional use will be carried on within the structure;

The conditional use of "outdoor sales and service" found in Article 4, Section F(3) for the Commercial District does not have a definition in the ordinance. The proposed amendment will define "outdoor sales and service" and update the ordinance to allow condition uses outside of a structure.

The proposed text is shown in red with an underline and revised or removed language is shown in ~~red with a strikethrough~~.

LAND USE ORDINANCE

Article 12 – Applicability and Definition of Terms Used in this Ordinance

Outdoor Sales and Service: The regular display by a retailer of stock-in-trade outside of an enclosed structure. The term includes, but is not necessarily limited to, businesses that involve an outside parking or display area for the sale of cars, trucks, motorcycles, campers, farm equipment, recreational vehicles, boats, boat trailers, aquatic recreational vehicles and equipment, or mobile homes; businesses involved in the outdoor sale of used merchandise, other than at flea markets, which is separately defined; and similar outdoor sales activities. For purposes of this chapter, the serving of food by an eating and drinking place at outside tables shall not constitute outdoor sales.

LAND USE ORDINANCE

Article 9 - Minimum Standards

A. 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

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in compliance with the requirements of this Ordinance. 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:

1. Will not depart from the general purpose and intent of the Ordinance, nor from the Town's Comprehensive Plan;
2. 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;
3. Will not generate noise, vibrations, fumes, odors, dust, or glare which are 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 the ordinance can be met, and the use does not generate noise, vibrations, fumes, odors, dust, or glare which are detectable at the lot boundaries.
4. 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;
5. Will not adversely impact any deer wintering area or other important plant or wildlife habitat or scenic areas such as views of Sebago Lake or mountains from public places;
6. Will not deny light and air to surrounding properties;
7. Will not depreciate the economic value of surrounding properties;
8. Will have sufficient potable water available for its needs;
9. 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;
10. 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.

Addendum 5 - Correct Inconsistent Definitions

22-04

PROPOSED AMENDMENT OF

The
**LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE**

ARTICLE 12 – APPLICABILITY AND DEFINITION OF TERMS USED IN THIS
ORDINANCE

&

The
**SHORELAND ZONING PROVISIONS
FOR THE TOWN OF RAYMOND, MAINE**

SECTION 17 – DEFINITIONS

&

The
**SUBDIVISION REGULATIONS
FOR THE TOWN OF RAYMOND, MAINE**

ARTICLE 3 – DEFINITIONS

Summary of Changes: This amendment to the Land Use Ordinance, Shoreland Zoning Provisions, and Subdivision Regulations, would match the definition for structure and setback, or similar definitions, across all documents to avoid any inconsistencies.

The proposed text is shown in red with an underline, and revised or removed language is shown in ~~red with a strikethrough~~.

LAND USE ORDINANCE

ARTICLE 12 – APPLICABILITY AND DEFINITION OF TERMS USED IN THIS
ORDINANCE

Accessory Structure – See structure.

Accessory Use ~~or Structure~~ - A use ~~or structure~~ which is incidental and subordinate to the principal use ~~or structure~~. Accessory uses, when aggregated, shall not subordinate the principal use of the lot. [Amended 06/03/15]

Building - Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals, or chattel. See also “Structure.”

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Corner Lot - A lot situated at the intersection of two (2) streets/roads.

Lot Frontage - The distance along the front lot lines of a lot, or in the case of an irregular or curved front lot line, the distance along an imaginary straight line connecting the two (2) ends of the front lot line; or in the case of a back lot the frontage shall be measured as described in the definition of Back Lot Driveway and in Article 9 Section T.3 of the Land Use Ordinance.

~~That~~The side of a lot facing a major public water body shall be known as the waterfront, and the side or sides facing a street shall be known as the street front. For corner lots, or lots abutting a street/road on two (2) or more sides, the front of the lot shall be the property line on the street/road for which the lot will have its driveway or access.

Principal Structure – See structure.

Setback - A line that is a required minimum distance from any lot line or right of way line that establishes the area within which principal and accessory buildings or structures must be erected or placed. Setbacks are measured from the nearest horizontal distance from lot lines, right-of-way lines, the normal high-water line of a water body or tributary stream, and the upland edge of a wetland, to the nearest part of a structure, road, parking space, or other regulated object or area.

Setback, front - A line that is a required minimum distance from any front lot line or right of way line used as lot frontage and the nearest part of a structure, or other regulated object or area. For corner lots, the front setback shall apply to any lot line abutting a street or road.

Structure - Anything built for the support, shelter, or enclosure of persons, animals, goods, or property of any kind, together with anything constructed or erected with a fixed location on or in the ground, exclusive of vegetation, boundary walls four feet (4') or less in height, fences, mailboxes, lampposts, birdhouses, doghouses, tree houses designed for children's use, bus shelters, subsurface wastewater disposal systems as defined in Title 30-A, § 4201, subsection 5, geothermal heat exchange wells as defined in Title 32, § 4700-E, subsection 3-C, wells or water wells as defined in Title 32, § 4700-E, subsection 8, or other similar construction. The term includes but is not limited to structures temporarily or permanently located, such as decks, carports, satellite dishes, communications systems, ground-mounted solar energy systems, antennas, pools, etc. For the purpose of this Ordinance, fences and structures such as doghouses, tree houses designed for children's use and bus shelters shall not be considered structures. Antennas shall be considered structures. Utility poles shall be considered structures. Utility poles, wiring, and the aerial equipment normally associated with service drops, including guy wires and guy anchors, shall not be considered structures, for the purpose of however, they must meet the minimum required setbacks from the high-water mark of any pond, lake, stream, or river. [Adopted 5/16/87]

Structure Terms:

1. Principal Structure - The structure in which the primary use of the lot is conducted.
2. Accessory Structure - A structure of a nature customarily incidental or subordinate to that of the principal structure or the primary use to which the premises are devoted. A deck or

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- similar extension of the principal structure or a garage attached to the principal structure by a roof, or a common wall is considered part of the principal structure.
3. Temporary piers, docks, wharves, breakwaters, causeways, marinas and uses projecting into water bodies. Structures that remain in the water for less than seven (7) months in any period of twelve (12) consecutive months.
 4. Permanent piers, docks, wharves, breakwaters, causeways, marinas and uses projecting into water bodies. Structures that are not removed from the water annually.
 5. Single-family dwelling - A structure containing not more than one (1) dwelling unit. [Adopted 5/16/87]
 6. Multi-family dwelling - A structure containing two (2) or more dwelling units. [Adopted 5/16/87]
 7. In the Shoreland Zone, Retaining walls that are not necessary for erosion control shall meet the structure setback requirement, except for low retaining walls and associated fill provided all of the conditions of Shoreland Zoning Provisions Section 15 § B(7) are met.
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SHORELAND ZONING PROVISIONS

SECTION 17 – DEFINITIONS

Accessory structure – See “Structure.”

Accessory ~~structure or use~~ - a use ~~or structure~~ which is incidental and subordinate to the principal use ~~or structure~~. Accessory uses, when aggregated, shall not subordinate the principal use of the lot. ~~A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof or a common wall is considered part of the principal structure.~~

Building - Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of persons, animals, or chattel. See also “Structure.”

Corner Lot - A lot situated at the intersection of two (2) streets/roads.

Lot Frontage - The distance along the front lot lines of a lot, or in the case of an irregular or curved front lot line, the distance along an imaginary straight line connecting the two (2) ends of the front lot line; or in the case of a back lot the frontage shall be measured as described in the definition of Back Lot Driveway and in Article 9 Section T.3 of the Land Use Ordinance.

~~That~~The side of a lot facing a major public water body shall be known as the waterfront, and the side or sides facing a street shall be known as the street front. For corner lots, or lots abutting a street/road on two (2) or more sides, the front of the lot shall be the property line on the street/road for which the lot will have its driveway or access.

Principal structure – ~~a structure other than one which is used for purposes wholly incidental or accessory to the use of another structure or use on the same lot. See structure.~~

Setback - A line that is a required minimum distance from any lot line or right of way line that establishes the area within which principal and accessory buildings or structures must be erected or placed. Setbacks are measured from the nearest horizontal distance from lot lines, right-of-

way lines, the normal high-water line of a water body or tributary stream, and theor upland edge of a wetland, to the nearest part of a structure, road, parking space, or other regulated object or area.

Setback, front - A line that is a required minimum distance from any front lot line or right of way line used as lot frontage and the nearest part of a structure, or other regulated object or area. For corner lots, the front setback shall apply to any lot line abutting a street or road.

Structure – Anything built for the support, shelter, or enclosure of persons, animals, goods, or property of any kind, together with anything constructed or erected with a fixed location on or in the ground, exclusive of vegetation, boundary walls four feet (4') or less in height, fences, mailboxes, lampposts, birdhouses, doghouses, tree houses designed for children's use, bus shelters, subsurface wastewater disposal systems as defined in Title 30-A, § 4201, subsection 5, geothermal heat exchange wells as defined in Title 32, § 4700-E, subsection 3-C, wells or water wells as defined in Title 32, § 4700-E, subsection 8, or other similar construction. The term includes but is not limited to structures temporarily or permanently located, built, constructed or erected for the support, shelter or enclosure of persons, animals, goods or property of any kind, together with anything constructed or erected on or in the ground. The term includes structures temporarily or permanently located, such as decks, carports, patios, and satellite dishes, communication systems, ground-mounted solar energy systems, antennas, pools, etc. Utility poles, wiring, and the aerial equipment normally associated with service drops, including guy wires and guy anchors, shall not be considered structures, however, they must meet the minimum required setbacks from the high-water mark of any pond, lake, stream, or river. Structure does not include fences; poles and wiring and their aerial equipment normally associated with service drops, including guy wires and guy anchors; subsurface wastewater disposal systems as defined in Title 30-A, § 4201, subsection 5; geothermal heat exchange wells as defined in Title 32, § 4700-E, subsection 3-C; or wells or water wells as defined in Title 32, § 4700-E, subsection 8.

Structure Terms:

1. Principal Structure - The structure in which the primary use of the lot is conducted.
2. Accessory Structure - A structure of a nature customarily incidental or subordinate to that of the principal structure or the primary use to which the premises are devoted. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof, or a common wall is considered part of the principal structure.
3. Temporary piers, docks, wharves, breakwaters, causeways, marinas and uses projecting into water bodies. Structures that remain in the water for less than seven (7) months in any period of twelve (12) consecutive months.
4. Permanent piers, docks, wharves, breakwaters, causeways, marinas and uses projecting into water bodies. Structures that are not removed from the water annually.
5. Single-family dwelling - A structure containing not more than one (1) dwelling unit.
6. Multi-family dwelling - A structure containing two (2) or more dwelling units.
7. In the Shoreland Zone, Retaining walls that are not necessary for erosion control shall meet the structure setback requirement, except for low retaining walls and associated fill provided all of the conditions of Shoreland Zoning Provisions Section 15 § B(7) are met.

SUBDIVISION REGULATIONS
ARTICLE 3 – DEFINITIONS

Structure - ~~Anything built for the support, shelter or enclosure of persons, animals, goods or property of any kind. For the purposes of this Ordinance, fences and structures such as doghouses, treehouses designed for children's use and bus shelters shall not be considered structures. Antennas shall be considered structures.~~ Anything built for the support, shelter, or enclosure of persons, animals, goods, or property of any kind, together with anything constructed or erected with a fixed location on or in the ground, exclusive of vegetation, boundary walls, fences, mailboxes, lampposts, birdhouses, doghouses, tree houses designed for children's use, bus shelters, subsurface wastewater disposal systems as defined in Title 30-A, § 4201, subsection 5, geothermal heat exchange wells as defined in Title 32, § 4700-E, subsection 3-C, wells or water wells as defined in Title 32, § 4700-E, subsection 8, or other similar construction. The term includes but is not limited to structures temporarily or permanently located, such as decks, carports, patios, and satellite dishes, communication systems, ground-mounted solar energy systems, antennas, pools, etc. Utility poles, wiring, and the aerial equipment normally associated with service drops, including guy wires and guy anchors, shall not be considered structures, however, they must meet the minimum required setbacks from the high-water mark of any pond, lake, stream, or river.

Structure Terms:

1. Principal Structure - The structure in which the primary use of the lot is conducted.
2. Accessory Structure - A structure of a nature customarily incidental or subordinate to that of the principal structure or the primary use to which the premises are devoted. A deck or similar extension of the principal structure or a garage attached to the principal structure by a roof, or a common wall is considered part of the principal structure.
3. Temporary piers, docks, wharves, breakwaters, causeways, marinas and uses projecting into water bodies. Structures that remain in the water for less than seven (7) months in any period of twelve (12) consecutive months.
4. Permanent piers, docks, wharves, breakwaters, causeways, marinas and uses projecting into water bodies. Structures that are not removed from the water annually.
5. Single-family dwelling - A structure containing not more than one (1) dwelling unit.
6. Multi-family dwelling - A structure containing two (2) or more dwelling units.
7. In the Shoreland Zone, Retaining walls that are not necessary for erosion control shall meet the structure setback requirement, except for low retaining walls and associated fill provided all of the conditions of Shoreland Zoning Provisions Section 15 § B(7) are met.

Addendum 6 - Administrative Correction

22-05

PROPOSED AMENDMENT OF

The
**SUBDIVISION REGULATIONS
FOR THE TOWN OF RAYMOND, MAINE**

ARTICLE 10 – 3(B)(5) & (6)

Summary of Changes: This amendment to the Subdivision Regulations would correct an error in the ordinance that creates confusion as to which subsection a twenty-five (25) unit subdivision would need to adhere to.

The proposed text is shown in red with an underline and revised or removed language is shown in ~~red with a strikethrough~~.

SUBDIVISION REGULATIONS

ARTICLE 10(3)(B) – LAYOUT

- 5) Single-family subdivisions, including single-family open space subdivisions, containing a maximum of fourteen (14) lots may have one dead-end cul-de-sac street, up to 1,000 feet in length, connecting with existing public streets or streets on an approved subdivision plan for which a bond has been filed. Multi-family subdivisions containing more than four (4) units but less than twenty-five (25) dwelling units may have one dead-end cul-de-sac street, up to 1,000 feet in length, connecting with existing public streets or streets on an approved subdivision plan for which a bond has been filed. If two entrances into a multi-family subdivision with twenty-four (24) units or less is planned, such entrances shall meet the spacing requirements set forth in Article 10, Section 3.B.6 of this Ordinance.
- 6) Single-family subdivisions including single-family open space subdivisions, containing fifteen (15) lots or more and multi-family subdivisions containing ~~more than~~ twenty-five (25) or more dwelling units shall have at least two street connections with existing public streets or streets on an approved subdivision plan for which a bond has been filed. The above-referenced street connections shall connect within the subdivision. Entrances onto existing or proposed collector streets shall be a minimum distance apart of 400 feet. Entrances onto existing or proposed arterial streets shall be a minimum distance apart of 1,000 feet.

Addendum 7 - Solar Energy Systems & Outdoor Storage

22-06

PROPOSED AMENDMENT OF

The
**LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE**

ARTICLE 4

&

The
**SHORELAND ZONING PROVISIONS
FOR THE TOWN OF RAYMOND, MAINE**

SECTION 14

Summary of Changes: This proposed amendment would allow newly defined uses, Solar Energy Systems, and Outdoor Storage, within certain districts in town.

The proposed text is shown in red with an underline and revised or removed language is shown in ~~red with a strikethrough~~.

LAND USE ORDINANCE

ARTICLE 4 - DISTRICT REGULATIONS

A. Village Residential District (VR) [Amended 5/21/05]

1. Intent. To provide housing in a compact residential area. The areas encompassed in this district are to be of an urban nature with neighborhood shopping services and facilities to be provided within the district. The district is established to combine the convenience of urban life with the physical amenities of a rural environment. Toward the achievement of these purposes, the following minimum standards are established:
2. Permitted Uses
 - a. One-family dwelling to include modular homes (Type 2 manufactured homes) [Amended 5/21/05]
 - b. Duplex [Adopted 5/21/05]
 - c. Multi-family dwelling
 - d. Schools
 - e. Churches
 - f. Public buildings and facilities
 - g. Agriculture excepting commercial poultry and piggery operations
 - h. Accessory uses and buildings

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- i. Professional building
- j. Nursing homes
- k. Boarding homes
- l. Bed and breakfast inn not to exceed five (5) rentable rooms
- m. Elderly Housing [Adopted 5/21/05]
- n. [Solar Energy Systems](#)

3. Conditional Uses

- a. General store and neighborhood grocery store not to exceed one thousand (1,000) square feet of retail space including storage
- b. Public utilities and communications facilities
- c. Antique shops
- d. Home occupations that conform to the requirements of Article 9, Section B. A home occupation which conforms to Article 9, Section B, and which is specifically permitted by Article 12 of this Ordinance shall be considered a permitted use.

4. Space and Bulk Regulations - The following space and bulk regulations are minimum requirements:

- a. The minimum lot area shall be forty thousand (40,000) square feet. [Amended 5/21/05]
- b. Minimum Lot Area per Dwelling Unit [Amended 5/21/05]
 - 1) One-family dwelling or modular home – Forty thousand (40,000) square feet per unit
 - 2) Duplex – Twenty thousand (20,000) square feet per unit.
 - 3) Multi-Family Dwelling - Forty thousand (40,000) square feet for the first two units on the lot plus an additional fifteen thousand (15,000) square feet per each additional dwelling unit on the lot.
- c. The minimum lot frontage shall be one hundred (100) feet. [Amended 5/21/05]
- d. The minimum building setbacks shall be as follows:
 - 1) Front - 25 feet
 - 2) Side - 10 feet [Amended 5/21/05]
 - 3) Rear - 20 feet

The minimum front setback in those village areas where buildings have traditionally been sited closer to the road may be reduced to

the average setback of existing principal buildings located within 500 feet and which front on the same road. [Amended 8/7/07]

- e. The maximum building height shall be two and one-half (2.5) stories except for barns.
- 5. Off-street Parking - For each of the principal and conditional uses permitted, off-street parking shall be provided in accordance with Article 9, Section C.
- 6. Signs - Signs shall be permitted in accordance with the provisions of Article 9, Section L.
- 7. Wireless communication facilities subject to the standards contained herein.
- 8. Multi-Family Dwellings - Multi-family dwellings shall also meet the standards of Article 9, Section W. [Adopted 5/21/05]

B. Mobile Home Park Overlay District (MHOD) [Adopted 5/21/05]

- 1. Intent. To allow mobile home parks to be developed in a number of environmentally suitable locations within the town.
- 2. Applicability – Properties in the Mobile Home Park Overlay District shall continue to be governed by the regulations applicable in the underlying zoning district, except as specifically modified by this Section.
- 3. Permitted Uses
 - a. Type 1 manufactured housing units in Mobile Home Parks
 - b. Uses allowed in the underlying zoning district
- 4. Space and Bulk Requirements – Mobile home parks shall meet the standards in Article 9, Section K.2, Mobile Home Parks.

C. Rural District (R)

- 1. Intent: The Town of Raymond has historically been a rural Town. It is the intent of this Ordinance to protect and preserve appropriate areas of Town from urban sprawl by designating uses and standards that are appropriate to a rural character.
- 2. Permitted Uses

- a. One-family dwelling to include modular Manufactured Homes (Type 1 and 2 manufactured homes)
- b. Church
- c. Public buildings and facilities
- d. Agriculture including commercial poultry and piggery operations that conform to Article 9 of this Ordinance.
- e. Accessory uses and buildings
- f. Home occupations that conform to the requirements of Article 9, Section B. A home occupation which conforms to Article 9, Section B and which is specifically permitted by Article 12 of this Ordinance shall be considered a permitted use.
- g. Bed and breakfast inn not to exceed five (5) rental rooms and not to serve alcohol.
- h. Boarding homes not to exceed five (5) rentable rooms excluding family living space.
- i. Public utility and communication facilities.
- j. [Solar Energy Systems](#)

3. Conditional Uses

- a. Cemeteries
- b. Mineral extraction that conforms to Article 9, Section E of this Ordinance.
- c. Public and quasi-public recreation buildings and facilities
- d. Neighborhood grocery store not to exceed one thousand (1,000) square feet of retail space including storage.
- e. Contractors, not having more than five (5) vehicles and pieces of equipment that are not screened from view from the surrounding property and street. When a piece of equipment is located on a trailer or truck, the combination shall be considered a vehicle and an additional piece of equipment. [Adopted 5/21/88]

4. Space and Bulk Regulations - The following space and bulk regulations are minimum requirements subject to modification under Article 8, Section B: [Adopted 5/16/87]

- a. The minimum lot area shall be three (3) acres;
- b. The minimum lot frontage shall be two hundred twenty-five (225) feet;
- c. The minimum building setbacks shall be as follows:
 - 1) Front - 40 feet
 - 2) Side - 20 feet

3) Rear - 20 feet

d. The maximum building height shall be two and one-half (2.5) stories except for barns and poultry houses.

5. Off-Street Parking - For each of the principal and secondary uses permitted, off-street parking shall be provided in accordance with Article 9, Section C.
6. Signs - Signs shall be permitted in accordance with the provisions of Article 9, Section L.
7. Wireless Communication Facilities - subject to the standards contained herein.

D. Rural Residential District (RR)

1. Intent: The Town of Raymond recognizes that certain areas of Town will experience residential growth due to rapid population growth in the region. It is the intent of this Ordinance to allow these uses while maintaining the basic rural orientation of the community.

2. Permitted Uses

- a. One-family dwelling to include Manufactured Homes (Type 1 and 2 manufactured homes)
- b. Church.
- c. Schools.
- d. Public buildings and facilities.
- e. Agriculture excluding commercial poultry and piggery operations.
- f. Accessory uses and buildings.
- g. Home occupations that conform to the requirements of Article 9, Section B. A home occupation which conforms to Article 9, Section B and which is specifically permitted by Article 12 of this Ordinance shall be considered a permitted use.
- h. Bed and breakfast inn not to exceed five (5) rentable rooms and not to serve alcohol.
- i. Boarding home not to exceed five (5) rentable rooms excluding family living space.
- j. Public utility and communication facilities.
- k. [Solar Energy Systems](#)

3. Conditional Uses

- a. Nursing home.

- b. Neighborhood Grocery Store not to exceed one thousand (1,000) square feet of retail space including storage.
 - c. Cemeteries.
 - d. Funeral parlors.
 - e. Medical arts buildings.
 - f. Mineral extraction that conforms to Article 9, Section E of this Ordinance.
 - g. Public and quasi-public recreation buildings and facilities.
 - h. Contractors, not having more than five (5) vehicles and pieces of equipment that are not screened from view from the surrounding property and street. When a piece of equipment is located on a trailer or truck, the combination shall be considered a vehicle and an additional piece of equipment. [Adopted 5/21/88]
4. Space and Bulk Regulations - The following space and bulk regulations are minimum requirements subject to modification under Article 13, Section B:
- a. The minimum lot area shall be two (2) acres.
 - b. The minimum lot frontage shall be two hundred twenty-five (225) feet;
 - c. The minimum building setbacks shall be as follows:
 - 1) Front - 30 feet
 - 2) Side - 20 feet
 - 3) Rear - 20 feet
5. The maximum building height shall be two and one-half (2.5) stories except for barns.
6. Off-Street Parking - For each of the principal and secondary uses permitted, off-street parking shall be provided in accordance with Article 9, Section C.
7. Signs - Signs shall be permitted in accordance with the provisions of Article 9, Section L.

E. Shoreland District

A description of the Shoreland districts and Shoreland zoning provisions related to these districts are located in a separate, freestanding portion of this Ordinance.

F. Commercial District (C)

- 1. Intent: The Commercial District is intended to serve as the downtown of Raymond and to provide general retail, wholesale, service, and business facilities in an area convenient to the residents of the Town. This district should efficiently utilize space and resources and provide for connectivity among and between

businesses in a manner that looks and functions as a linear village with lively year-round business and inviting and safe pedestrian spaces and walkways. Route 302, the roadway through this commercial village, is intended to function as a transportation corridor that moves traffic safely and efficiently through the region while also serving as a safe and easy-to-navigate local link between the various sections of the commercial village. Site design, landscaping, screening, building placement, and building design in this district should result in a visually pleasing and cohesive village-like atmosphere. Toward the achievement of these purposes, the following minimum standards are established: [Amended 06/02/09]

2. Permitted Uses:

- a. Retail businesses and service establishments, including warehousing and wholesale distribution-related thereto;
- b. Recreational facilities such as racquetball or tennis centers but excluding amusement parks as defined herein;
- c. Auto repair facilities excluding auto body repair;
- d. Business and professional offices;
- e. Restaurants and drive-in stands;
- f. Hotels, motels, and inns;
- g. Mixed-use buildings provided the lower floor contains only commercial uses. The upper floors may contain dwelling units or commercial uses. As used in this subparagraph (h), the term “commercial uses” means any of the uses listed in subparagraphs (a) through (f) above. [Amended 06/02/09, 06/08/2021]
- h. [Solar Energy Systems](#)

3. Conditional Uses: [Outdoor sales and service](#):

- a. [Outdoor sales and service](#)
- b. [Outdoor Storage](#)

4. Space and Bulk Regulations [Amended 06/02/09] - The following space and bulk regulations are established as minimum standards for mixed-use and commercial buildings:

- a. There shall be no minimum lot area except that the lot shall meet the provisions of Maine Revised Statute Title 12, Chapter 423-A: MINIMUM LOT SIZE; [Amended 06/02/09]
- b. There shall be no minimum street frontage;
- c. There shall be no minimum front yard setback. If the lot is a corner lot, the street most heavily traveled shall be considered the street upon which the lot fronts. There shall be no side street setback. [Amended 06/03/14]

- d. Where a lot in this district abuts a residential district, the commercial use shall provide and maintain a twenty-five (25) foot landscaped buffer strip and visual screening from the abutting residential district boundary. Existing commercial uses shall meet this requirement by June 1, 1990. New commercial uses shall meet this requirement within nine (9) months for the first commercial use of the lot; [Adopted 5/21/88]
 - e. There shall be no minimum side yard setback;
 - f. There shall be no minimum rear yard setback;
 - g. The maximum building height shall be two and one-half (2.5) stories except that the maximum building height shall be three (3) stories for buildings which are located on the eastern side of Route 302.
5. Off-Street Parking - For each of the principal and secondary uses permitted, off-street parking shall be provided in accordance with Article 9, Section C.
6. Signs - Signs shall be permitted in accordance with the provisions of Article 9, Section L.

G. Industrial District (I)

1. Purpose: To provide for the creation of appropriate districts within the Town of Raymond for industrial facilities, in accordance with the following requirements:
2. Permitted Uses:
- a. Any industrial structure or use, as defined in this Ordinance, which meets all of the following criteria:
 - 1) Primary aspects of the industrial process are carried on within the structure;
 - 2) The noise level of the industrial process does not exceed 50 decibels at any property line; and
 - 3) There are no land, water, or air waste discharges or emissions other than sanitary facilities, which met the requirements of the State's wastewater disposal rules.
 - b. Warehousing ~~and outdoor storage;~~
 - c. Distribution and transportation;
 - d. Research laboratories;
 - e. Retail facilities and services accessory to principal uses.
 - f. [Solar Energy Systems](#)
 - g. [Outdoor Storage](#)
3. Conditional Uses:

- a. Automobile graveyards, automobile recycling businesses, and junkyards conforming with Title 30-A, Sections 3751 – 3760 and all state or local regulations;
 - b. Public utility facilities.
4. Location - An industrial district may be created for any land within the Town, except within the Shoreland District, upon application to the Planning Board by an applicant for a specific industrial use thereof upon a showing by the applicant to the satisfaction of the Planning Board under the procedures set forth in this Article 4, Section G., that the proposed industrial use and its location satisfy the requirement set forth below. Following a review of the application, the Planning Board shall recommend to the Town Meeting whether or not the proposed industrial district and use should be approved.
- a. The proposed use will not result in undue water, noise, or air pollution.
 - b. The proposed location consists of soil types, which are suitable to the construction, and industrial use proposed and will not be subjected to unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result.
 - c. The proposed location and use will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed.
 - d. The proposed use will be compatible with the existing uses of any improved land abutting the proposed location and with any identifiable predominant character of surrounding improved lands;
 - e. The proposed location and use meets all of the requirements and procedures for site plan review set forth in Article 10 of this Ordinance.
5. Procedure for Creation - The creation of any industrial district shall be in accordance with the following procedure:
- a. Application for the creation of an industrial district shall be made to the Planning Board. The Planning Board shall hold a public hearing thereon and post a notice of the proposed creation of the industrial district in the municipal office at least 13 days before the public hearing. The notice must be published at least 2 times in a newspaper that complies with M.R.S.A. Title 1, section 601 and that has a general circulation in the Town. The date of the first publication must be at least 12 days before the hearing and the date of the 2nd publication must be at least 7 days before the hearing. That notice must be written in plain English, understandable by the average citizen.

- b. For each parcel within the municipality that is in or abutting the portion of the Town affected by the proposed amendment, a notice shall be mailed by first-class mail at least 13 days before the public hearing to the last known address of the person to whom property tax on each parcel is assessed. Notice also must be sent to a public drinking water supplier if the area to be rezoned is within its source water protection area. The notice must contain a copy of a map indicating the portion of the Town affected by the proposed amendment. The Board of Selectmen shall prepare and file with the Town Clerk a written certificate indicating those persons to whom the notice was mailed and at what addresses, when it was mailed, by whom it was mailed, and from what location it was mailed. This certificate constitutes prima facie evidence that notice was sent to those persons named in the certificate. [Amended 8/7/07]
- c. Within thirty (30) days following such public hearing, the Planning Board shall submit to the Board of Selectmen and to the applicant its findings and recommendations with respect to the creation of the proposed industrial district, including its recommendations with respect to space and bulk regulations and any conditions which it deems necessary in order to assure that the proposed industrial use will satisfy the requirements set forth in Section 3, above;
- d. A Town Meeting shall be held not less than fifteen (15) days following the date of such recommendations to see if the Town will vote to create the industrial district proposed upon such conditions as the Planning Board may recommend. If the Planning Board recommends that such industrial district not be created, the Town Meeting may create the same only by a favorable two-thirds (2/3) vote;
- e. In the event that the Town Meeting does create the proposed industrial district, the Land Use Regulation Map shall be amended in accordance with the provisions of Article 2, Section B.1, to show such district.
6. Minimum Standards - There shall be no minimum lot area or minimum street frontage required in any industrial district. Setbacks, provision for visual screening and maximum building heights shall be as provided in the Commercial District, and the minimum standards established under Article 9 of the Ordinance shall be applicable, unless the Planning Board recommends more restrictive or additional requirements in order to assure compliance with the conditions set forth in Section 3, above.
7. Change in Use - Following the creation of any industrial district, the use of such district shall not be changed until the applicant, for any change in use, shall apply

therefore to the Planning Board and the Planning Board shall find that the proposed change is consistent with the provisions and requirements of this Article 9, Section G., with such reasonable conditions as the Planning Board may impose in order to assure compliance with the requirements set forth in Section 3, above. Consistent with this requirement, the Planning Board may permit a change in use to any Principal Use permitted in the Commercial District, excepting one-family dwellings.

8. Where a lot in this district abuts a residential district, the industrial/commercial use shall provide and maintain a fifty (50) foot landscaped buffer strip and visual screening from the abutting residential district boundary. Existing industrial/commercial uses shall meet this requirement by June 1, 1990. New industrial/commercial uses shall meet this requirement within nine (9) months of the first industrial/commercial use of the lot. [Adopted 5/21/88]

SHORELAND ZONING PROVISIONS

SECTION 14. TABLE OF LAND USES

All land use activities, as indicated in Table 1, Land Uses in the Shoreland Zone, shall conform with all of the applicable land use standards in Section 15. If a specific land use activity is not included in Table 1, the Board of Appeals shall make a determination about the applicability of these shoreland zoning provisions to said activity when so requested by a landowner or municipal official. The district designation for a particular site shall be determined from the Official Raymond Land Use Map.

A. Key to Table 1:

- Yes - Allowed (no permit required but the use must comply with all applicable State and local standards and ordinances.
- No - Prohibited
- PB - Allowed with a permit issued by the Planning Board
- CEO - Allowed with a permit issued by the Code Enforcement Officer

B. Abbreviations:

- RP - Resource Protection

- SP – Stream Protection
- LR/R-I - Limited Residential/Recreational I
- LR/R-II - Limited Residential/Recreational II

TABLE 1 “LAND USES IN THE SHORELAND ZONE”

LAND USES	RP	SP	LRR1 LRR2
1. Non-intensive recreational uses not requiring structures such as hunting, fishing, and hiking	yes	yes	yes
2. Motorized vehicular traffic on existing roads and trails	yes	yes	yes
3. Forest management activities except for timber harvesting	yes	yes	yes
4. Timber harvesting*	CEO ¹	yes	yes
5. Clearing or removal of vegetation for activities other than timber harvesting	CEO ¹	CEO	CEO
6. Fire prevention activities	yes	yes	yes
7. Wildlife management practices	yes	yes	yes
8. Soil and water conservation practices	yes	yes	yes
9. Mineral exploration*	yes ²	no	yes ²
10. Mineral extraction including sand and gravel	CEO ³	no	CEO
11. Surveying and resource analysis	yes	yes	yes
12. Emergency operations	yes	yes	yes
13. Agriculture*	PB	yes	yes
14. Aquaculture	PB	PB	PB
15. Principal structures and uses	.	.	.
15. A. Single-family residential ***	no	no	CEO
15. B. Two-family residential	no	no	CEO
15. C. Multi-family residential	no	no	no
15. D. Small non-residential facilities for education, scientific, or nature interpretation purposes	PB	PB	CEO

15. E. Public Facilities	no	no	PB
15. F. Elderly Housing	no	no	yes
16. Accessory Structure or uses	PB	PB	CEO
16. A. Accessory Apartment	no	no	CEO
17. Piers, docks, wharves, bridges, boat launches, and other structures and uses extending over or below the normal high water line or within a wetland	.	.	.
17. A. Temporary	CEO ⁷	CEO	CEO ⁷
17. B. Permanent	PB	PB	PB
18. Conversions of seasonal residences to year-round residences	no	no	CEO
19. Home occupations**	no	no	yes
20. Private sewage disposal systems for allowed uses	no	no	CEO
21. Essential services	PB ⁴	PB ⁴	PB
22. Service drops, as defined, to allowed uses	yes	yes	yes
23. Public and private recreational areas involving minimal structural development	PB	PB	PB
24. Personal campsites	CEO	CEO	CEO
25. Campgrounds	no ⁵	no	PB
26. Road and driveway construction*	no ⁶	PB	CEO
27. Parking Areas	no ⁵	no	PB
28. Marinas	no	PB	PB
29. Filling and earthmoving of less than 10 cubic yards	CEO	CEO	yes
30. Filling and earthmoving of more than 10 cubic yards	PB	PB	CEO
31. Signs*	yes	yes	yes
32. Uses similar to allowed uses	CEO	CEO	CEO
33. Uses similar to uses requiring a CEO permit	CEO	CEO	CEO
34. Uses similar to uses requiring a PB permit	PB	PB	PB
<u>35. Solar Energy Systems</u>	<u>no</u>	<u>no</u>	<u>PB</u>

* There may be additional performance standards in Article 9 of the Raymond Land Use Ordinance beyond those in Section 15 of these shoreland zoning provisions.

** Home occupations are those land uses that conform with the requirements of Article 9. A home occupation that conforms to Article 9 and that is specifically permitted by Article 11 of the Raymond Land Use Ordinance shall be considered a permitted use in the Limited Residential/Recreation I and II Districts. All other home occupations not specifically listed in the definitions of home occupations in Article 12 of the Raymond Land Use Ordinance shall be considered conditional uses that must conform to the standards set forth in Article 9, Section B of the Raymond Land Use Ordinance and that must be reviewed and approved by the Appeals Board.

*** Allowed single-family structures shall include those units commonly called "modular homes," or "Type 2 Manufactured Homes" as defined in Article 12-Definitions; Manufactured Housing, which the manufacturer certifies are constructed in compliance with Title 10, Chapter 975, and rules adopted under that chapter, meaning structures, transportable in one or more sections, which are not constructed on a permanent chassis and are designed to be used as dwellings on foundations when connected to required utilities, including the plumbing, heating, air conditioning or electrical systems contained in the unit.

1. [Reserved, *Deleted 6/7/12*]
2. Requires permit from the Code Enforcement Officer if more than 100 square feet of surface area, in total, is disturbed.
3. In RP not permitted in areas so designated because of wildlife value.
4. See further restrictions in Section 15, Subsection M.2.
5. Except for Panther Run's floodplain, in which case a permit is required from the Planning Board.
6. Except to provide for permitted uses within the district, or where no reasonable alternative route or location is available outside the RP area, in which case a permit is required from the Planning Board.
7. Excluding bridges and other crossings not involving earthwork, in which case no permit is required.

Addendum 8 - Outdoor Storage

22-07

PROPOSED AMENDMENT OF

The
**LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE**

ARTICLE 12 – APPLICABILITY AND DEFINITION OF TERMS USED IN THIS
ORDINANCE

&

The
**SHORELAND ZONING PROVISIONS
FOR THE TOWN OF RAYMOND, MAINE**

SECTION 17 – DEFINITIONS

Summary of Changes: This amendment would define the term Outdoor Storage. Approval of this amendment does not allow the use in any district. See 22-06.

The proposed text is shown in red with an underline and revised or removed language is shown in ~~red with a strikethrough~~.

LAND USE ORDINANCE

Article 12 – Applicability and Definition of Terms Used in this Ordinance

Outdoor Storage – The commercial keeping or storage of goods, materials, motorized vehicles, boats/water recreational vessels/vehicles, trailers, temporary structures, and any other equipment associated with the principal use of a building outside permanently or seasonally, for a fee.

SHORELAND ZONING PROVISIONS

Section 17 – Definitions

Outdoor Storage – The commercial keeping or storage of goods, materials, motorized vehicles, boats/water recreational vessels/vehicles, trailers, temporary structures, and any other equipment associated with the principal use of a building outside permanently or seasonally, for a fee.

1

Addendum 9 - Minimum Lot Size

22-08

PROPOSED AMENDMENT OF

The
**LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE**

ARTICLE 13(C) § 4

Summary of Changes: This amendment would change the minimum lot size requirement to 20,000 square feet instead of the current 21,780 square feet (one-half acre).

The proposed text is shown in red with an underline and revised or removed language is shown in ~~red with a strikethrough~~.

LAND USE ORDINANCE

ARTICLE 13(C) § 4 – SPACE STANDARDS

4. Space Standards

- a. Shore frontage and shore setback requirements shall not be reduced below the minimum shore frontage or shore setback required in the zoning district.
- b. Distances between residential structures in multi-family open space subdivisions shall be a minimum of the height of the tallest structure.
- c. In areas outside of the LRR1 and LRR2 Districts, the required minimum lot size or minimum land area per dwelling unit for the building envelope may be reduced in open space subdivisions to no less than ~~one-half acre~~20,000 square feet. The required minimum lot size or minimum land area per ~~dwelling~~dwelling unit for the building envelope may be reduced in open space subdivisions within the LRR1 and LRR2 Districts to one acre and one and one-half acres, respectively. If the lot area is reduced, the total open space in the development shall equal or exceed the sum of the areas by which the building lots are reduced below the minimum lot area normally required in the zoning district notwithstanding the net residential density allowed by subparagraph C.2, above, of this performance standard.
- d. Minimum road frontage requirements of the Land Use Ordinance and Subdivision Regulations may be waived or modified by the Planning Board provided that:
 - 1) Any applicable provisions regarding Roads in the Street Ordinance are satisfied.

1

- 2) Adequate access and turnaround to and from all parcels by fire trucks, ambulances, police cars, and other emergency vehicles can be ensured by private roads and /or common driveways.
 - 3) No common driveway shall provide access to more than three (3) lots, except as provided in Article 13, Section C.6.
- e. A reduction of required setback distances may be allowed at the discretion of the Board, provided that the front, side, and rear setbacks shall be no less than twenty-five feet or that required for the applicable zoning district, whichever shall be less. For the perimeter of a multi-family cluster development, site setback shall not be reduced below the minimum front, side and rear setbacks required in the zoning district unless the Planning Board determines a more effective design of the project can better accomplish the purposes of this performance standard.

Audit Contract Bid



Susan L Look
Raymond Town Clerk
401 Webbs Mills Road
Raymond, Maine 04071
207.655.4742 x121

Independent Audit Services RFP Bid Opening

Bids Due: April 29, 2022 at 4:00 pm – at Raymond Town Office

Bid Opening: April 29, 2022, at 4:05 pm – at Raymond Town Office

Bid Packets Received:

Date Received	From	Address	Gross Bid
4/28/2022	RHR Smith & Company	3 Old Orchard Road Buxton ME 04093	\$9500.00

Witnessed by:


Don Willard, Town Manager


Susan L Look, Town Clerk

Liquor License Renewal - The Beacon



STATE OF MAINE
 DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
 BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
 DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS:	Yes <input type="checkbox"/> No <input type="checkbox"/>

Application for an On-Premises License

All Questions Must Be Answered Completely. Please print legibly.

Section I: Licensee/Applicant(s) Information; Type of License and Status

Legal Business Entity Applicant Name (corporation, LLC):	Business Name (D/B/A):
<u>The Beacon, Inc.</u>	<u>The Beacon</u>
Individual or Sole Proprietor Applicant Name(s):	Physical Location:
<u>Pamela Rene Wing</u>	<u>1233 Roosevelt Trail Raymond</u>
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different:
<u>Robert Patrick Wing</u>	<u>PO Box 1063 Raymond, ME 04071</u>
Mailing address, if different from DBA address:	Email Address:
<u>PO Box 1103 Raymond ME 04071</u>	<u>owing2@maine.rr.com</u>
Telephone # Fax #:	Business Telephone # Fax #:
	<u>(207) 655-6432</u>
Federal Tax Identification Number:	Maine Seller Certificate # or Sales Tax #:
<u>82-4788353</u>	<u>1190974</u>
Retail Beverage Alcohol Dealers Permit:	Website address:

1. New license or renewal of existing license? New Expected Start date: _____
- Renewal Expiration Date: _____

2. The dollar amount of gross income for the licensure period that will end on the expiration date above:
- Food: \$450,000 Beer, Wine or Spirits: \$1,000.00 Guest Rooms: N/A

3. Please indicate the type of alcoholic beverage to be sold: (check all that apply)
- Malt Liquor (beer) Wine Spirits

4. Indicate the type of license applying for: (choose only one)

- Restaurant (Class I, II, III, IV) Class A Restaurant/Lounge (Class XI) Class A Lounge (Class X)
- Hotel (Class I, II, III, IV) Hotel – Food Optional (Class I-A) Bed & Breakfast (Class V)
- Golf Course (included optional licenses, please check if apply) (Class I, II, III, IV) Auxiliary Mobile Cart
- Tavern (Class IV) Other: _____
- Qualified Caterer Self-Sponsored Events (Qualified Caterers Only)

Refer to Section V for the License Fee Schedule on page 9

5. Business records are located at the following address:

1233 Roosevelt Trail, Raymond ME 04071

6. Is the licensee/applicant(s) citizens of the United States? Yes No
7. Is the licensee/applicant(s) a resident of the State of Maine? Yes No

NOTE: Applicants that are not citizens of the United States are required to file for the license as a business entity.

8. Is licensee/applicant(s) a business entity like a corporation or limited liability company?

- Yes No If Yes, complete Section VII at the end of this application

9. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?

- Yes No
- Not applicable – licensee/applicant(s) is a sole proprietor

10. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

Yes No

If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? Yes No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
Pamela René Wing	10/27/1974	Portland, ME
Robert Patrick Wing	4/4/1976	Lewiston, ME

Residence address on all the above for previous 5 years

Name: Pamela Wing	Address: 5 Alfred Mann Dr. Raymond, ME
Name: Robert Wing	Address: 5 Alfred Mann Dr. Raymond, ME
Name:	Address:
Name:	Address:

13. Will any law enforcement officer directly benefit financially from this license, if issued?

Yes No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? Yes No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? Yes No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

16. Has the licensee/applicant(s) formerly held a Maine liquor license? Yes No

17. Does the licensee/applicant(s) own the premises? Yes No

If No, please provide the name and address of the owner:

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: _____

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

Pizza & Sandwich shop in Shopping Center
Serve fried food
Dining area (20 seats)

20. What is the distance from the premises to the nearest school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel?

Name: Lake Region Baptist Church
Distance: 1/2 mile

Section II: Signature of Applicant(s)

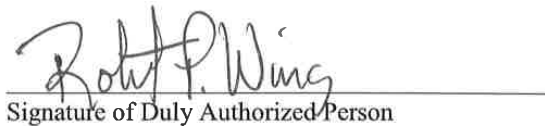
By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 5/31/22


Signature of Duly Authorized Person

Pamela R. Wing
Printed Name Duly Authorized Person


Signature of Duly Authorized Person

Robert P. Wing
Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: _____

Who is approving this application? Municipal Officers of Raymond

County Commissioners of _____ County

- Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title
	Teresa Sadak, Chair BOS
	Rolf Olsen, Vice-Chair BOS
	Joseph Bruno - Parliamentarian
	Lawrence Taylor - BOS
	Samuel Gifford - BOS

This Application will Expire 60 Days from the date of Municipal or County Approval unless submitted to the Bureau

Included below is the section of Maine's liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

1. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms.

B. The municipal officers or the county commissioners, as the case may be, shall provide public notice of any hearing held under this section by causing a notice, at the applicant's prepaid expense, stating the name and place of hearing, to appear on at least 3 consecutive days before the date of hearing in a daily newspaper having general circulation in the municipality where the premises are located or one week before the date of the hearing in a weekly newspaper having general circulation in the municipality where the premises are located.

C. If the municipal officers or the county commissioners, as the case may be, fail to take final action on an application for a new on-premises license or transfer of the location of an existing on-premises license within 60 days of the filing of an application, the application is deemed approved and ready for action by the bureau. For purposes of this paragraph, the date of filing of the application is the date the application is received by the municipal officers or county commissioners. This paragraph applies to all applications pending before municipal officers or county commissioners as of the effective date of this paragraph as well as all applications filed on or after the effective date of this paragraph. This paragraph applies to an existing on-premises license that has been extended pending renewal. The municipal officers or the county commissioners shall take final action on an on-premises license that has been extended pending renewal within 120 days of the filing of the application.

D. If an application is approved by the municipal officers or the county commissioners but the bureau finds, after inspection of the premises and the records of the applicant, that the applicant does not qualify for the class of license applied for, the bureau shall notify the applicant of that fact in writing. The bureau shall give the applicant 30 days to file an amended application for the appropriate class of license, accompanied by any additional license fee, with the municipal officers or county commissioners, as the case may be. If the applicant fails to file an amended application within 30 days, the original application must be denied by the bureau. The bureau shall notify the applicant in writing of its decision to deny the application including the reasons for the denial and the rights of appeal of the applicant.

2. Findings. In granting or denying an application, the municipal officers or the county commissioners shall indicate the reasons for their decision and provide a copy to the applicant. A license may be denied on one or more of the following grounds:

A. Conviction of the applicant of any Class A, Class B or Class C crime;

B. Noncompliance of the licensed premises or its use with any local zoning ordinance or other land use ordinance not directly related to liquor control;

C. Conditions of record such as waste disposal violations, health or safety violations or repeated parking or traffic violations on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises or other such conditions caused by persons patronizing or employed by the licensed premises that unreasonably disturb, interfere with or affect the ability of persons or businesses residing or located in the vicinity of the licensed premises to use their property in a reasonable manner;

D. Repeated incidents of record of breaches of the peace, disorderly conduct, vandalism or other violations of law on or in the vicinity of the licensed premises and caused by persons patronizing or employed by the licensed premises;

D-1. Failure to obtain, or comply with the provisions of, a permit for music, dancing or entertainment required by a municipality or, in the case of an unincorporated place, the county commissioners;

E. A violation of any provision of this Title;

F. A determination by the municipal officers or county commissioners that the purpose of the application is to circumvent the provisions of section 601; and

G. After September 1, 2010, server training, in a program certified by the bureau and required by local ordinance, has not been completed by individuals who serve alcoholic beverages.

3. Appeal to bureau. Any applicant aggrieved by the decision of the municipal officers or county commissioners under this section may appeal to the bureau within 15 days of the receipt of the written decision of the municipal officers or county commissioners. The bureau shall hold a public hearing in the city, town or unincorporated place where the premises are situated. In acting on such an appeal, the bureau may consider all licensure requirements and findings referred to in subsection 2.

A. Repealed

B. If the decision appealed from is an application denial, the bureau may issue the license only if it finds by clear and convincing evidence that the decision was without justifiable cause.

4. Repealed

5. Appeal to District Court. Any person or governmental entity aggrieved by a bureau decision under this section may appeal the decision to the District Court within 30 days of receipt of the written decision of the bureau.

An applicant who files an appeal or who has an appeal pending shall pay the annual license fee the applicant would otherwise pay. Upon resolution of the appeal, if an applicant's license renewal is denied, the bureau shall refund the applicant the prorated amount of the unused license fee.

Section IV: Terms and Conditions of Licensure as an Establishment that sells liquor for on-premises consumption in Maine

- The licensee/applicant(s) agrees to be bound by and comply with the laws, rules and instructions promulgated by the Bureau.
- The licensee/applicant(s) agrees to maintain accurate records related to an on-premise license as required by the law, rules and instructions promulgated or issued by the Bureau if a license is issued as a result of this application.
 - The licensee/applicant(s) authorizes the Bureau to obtain and examine all books, records and tax returns pertaining to the business, for which this liquor license is requested, and also any books, records and returns during the year in which any liquor license is in effect.
- Any change in the licensee's/applicant's licensed premises as defined in this application must be approved by the Bureau in advance.
- All new applicants must apply to the Alcohol and Tobacco Tax and Trade Bureau (TTB) for its Retail Beverage Alcohol Dealers permit. See the TTB's website at <https://www.ttb.gov/nrc/retail-beverage-alcohol-dealers> for more information.

Section V: Fee Schedule

Filing fee required. In addition to the license fees listed below, a filing fee of \$10.00 must be included with all applications.

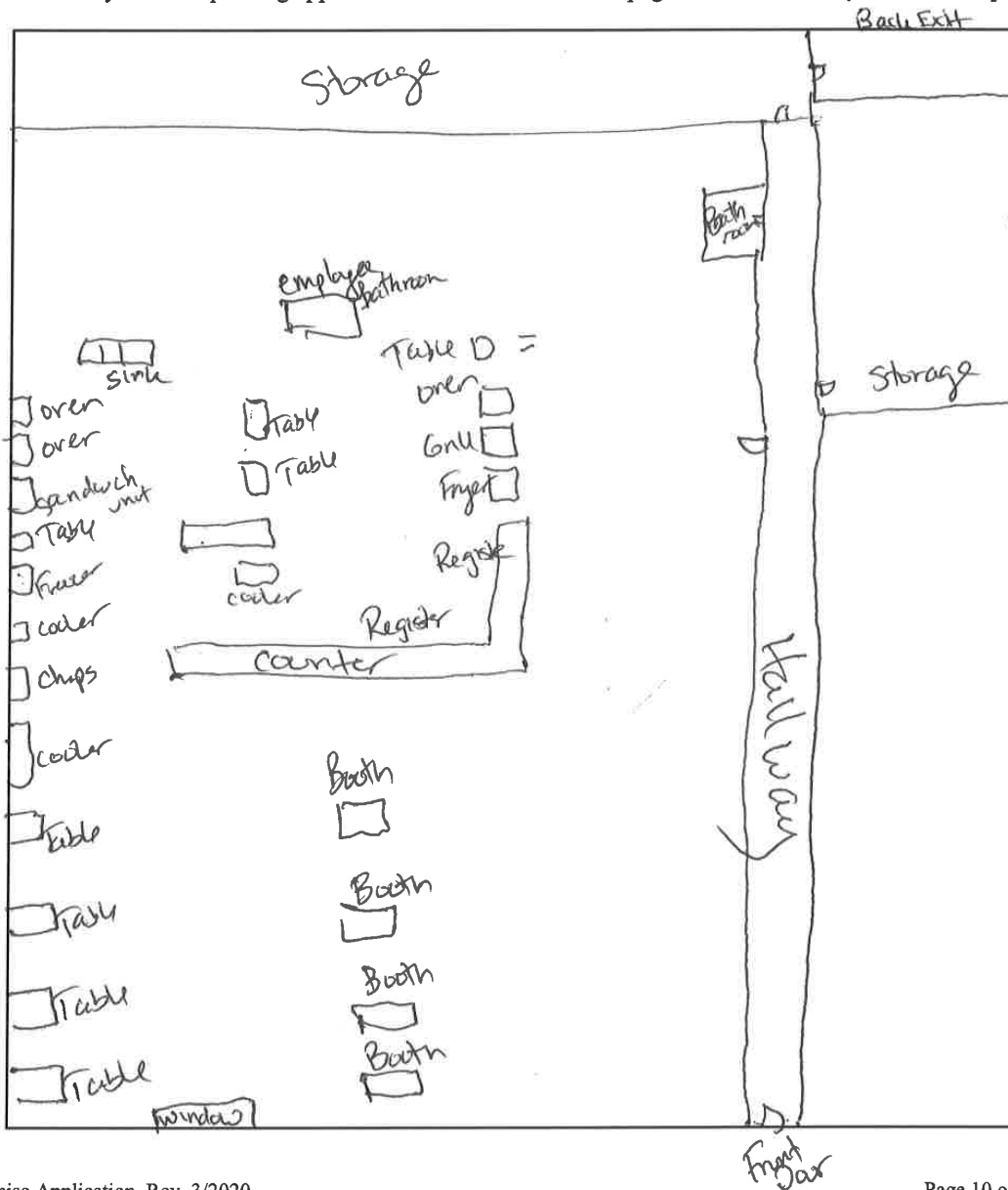
Please note: For Licensees/Applicants in unorganized territories in Maine, the \$10.00 filing fee must be paid directly to County Treasurer. All applications received by the Bureau from licensees/applicants in unorganized territories must submit proof of payment was made to the County Treasurer together with the application.

<u>Class of License</u>	<u>Type of liquor/Establishments included</u>	<u>Fee</u>
Class I	For the sale of liquor (malt liquor, wine and spirits) This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Vessels; Qualified Caterers	\$ 900.00
Class I-A	For the sale of liquor (malt liquor, wine and spirits) This class includes only hotels that do not serve three meals a day.	\$1,100.00
Class II	For the Sale of Spirits Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; and Vessels.	\$ 550.00
Class III	For the Sale of Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class IV	For the Sale of Malt Liquor Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Taverns; Pool Halls; and Bed and Breakfasts.	\$ 220.00
Class III and IV	For the Sale of Malt Liquor and Wine Only This class includes: Airlines; Civic Auditoriums; Class A Restaurants; Clubs with catering privileges; Dining Cars; Golf Courses; Hotels; Indoor Ice-Skating Clubs; Indoor Tennis Clubs; Restaurants; Vessels; Pool Halls; and Bed and Breakfasts.	\$ 440.00
Class V	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Club without catering privileges.	\$ 495.00
Class X	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Class A Lounge	\$2,200.00
Class XI	For the sale of liquor (malt liquor, wine and spirits) This class includes only a Restaurant Lounge	\$1,500.00

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: The Beacon Inc.
2. Doing Business As, if any: The Beacon
3. Date of filing with Secretary of State: March 2018 State in which you are formed: Maine
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
Pamela R Wing	5 Alfred Mann Dr Raymond	10/27/1974	president	50%
Robert P. Wing	5 Alfred Mann Dr Raymond	4/4/1970	clerk	50%

(Ownership in non-publicly traded companies must add up to 100%.)

2023-24 Tassel Top Cabin Rental Weekly Fees

From: "Joseph Crocker" <joseph.crocker@raymondmaine.org>
To: "Sue Look" <Sue.Look@raymondmaine.org>
Date: 05/03/2022 12:57 PM
Subject: TTP Cabin Rental - Fee Schedule

Hi Sue,

I would like to increase the Cabin Rental weekly fee from \$1,050 to \$1,500 in effect for next season's cabin rentals.

The reason for this increase is the following:

- cabin rental improvements to the bathroom, kitchen area and appliances, and updated furniture
- increased amenities. We now provide all bedding, hand towels, and other day to day supplies.
- laundry service. We now have our own washer and dryer to launder linens and towels between cabin renters.

With increased services and running comparables for a rental that sleeps twelve, I believe, this is still a fair market price for this rental.

Thank you for this consideration.

Best,
Joseph Crocker, CPRP
Parks & Recreation Director
Town of Raymond
401 Webbs Mills Road
Raymond, ME 04071
Office: (207) 655-4742
Cell: (207) 894-4327
Book a meeting [here!](#)



New Road Names

Board of Selectmen – Agenda Item Request Form

401 Webbs Mills Rd
Raymond ME 04071
204-655-4742 fax 207-655-3024
sue.look@raymondmaine.org

Requested Meeting Date:

INEXT

Requested By & Date:

4-20-2022

CONTACT INFORMATION

Address:

RFD

Email Address:

bruce.tupper@raymondmaine.org

Phone #:

207-655-1187

AGENDA ITEM REQUESTED

Agenda Item Subject:

Road Name Change and Acceptance

Agenda Item Summary:

New Sub Division road name changes.

Settlers Ridge Rd. Located off Raymond Cape Road is a new sub division.

Jenny Lane. A second home being built off a Mountain Rd driveway requires road name by ordinance.

Prouteys Island Rd. Is off Meridian Lane on Raymond Pond. No road goes to Isl. which has one camp on it.

Hillside Drive, off Patricia Ave. Off Patricia Ave new sub division

Honey Hill Rd. Off Rt 85 new sub division.

Action Requested/Recommendation:

Approval Public Hearing Information Only

List of Attachments Included:

