



Town of Raymond Select Board ePacket March 12, 2024 Table of Contents

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Agenda



SELECT BOARD Agenda

March 12, 2024

5:30pm – Regular Meeting

At Broadcast Studio &
Via Zoom & on YouTube

Resolution: We, the Raymond Select Board, 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 regular meeting to order**

2) **Minutes of previous meetings**

a) February 13, 2024

***** NOTE: New Business was moved before Old Business due to availability of Town Attorney for added Executive Session *****

3) ***** New Business**

a) Consideration of Changes to the Business License Ordinance – Sue Look, Town Manager

b) Consideration of Accepting the LTC Accessible Communities Grant – Richard Dowe, Librarian

4) ***** Executive Session**

a) Code Enforcement Land Use Matter with Attorney – pursuant to 1 MRSA §405 (6) (E)

5) **Old Business**

a) Discussion of Proposed Solar Array and Citizen's Request for a Moratorium – Alex Sirois, CEO

b) Consideration of Changes to the Fire Protection Ordinance – Bruce Tupper, Fire Chief
Proposed changes to allow 2-hour fire rated separation walls to delineate area calculations for whether or not a building requires sprinklers.

6) **Public Comment**

7) **Selectman Comment**

8) Town Manager's Report and Communications

a) Confirm Dates for Upcoming Regular Meetings

- April 4, 2024
- May 14, 2024

b) Upcoming Budget Meetings

- March 12 – directly after this meeting – Budget-Finance Committee with Select Board Workshop
- March 25 – 5:30pm – Select Board Warrant Article Review & Recommendations
- April 2 – 6:30pm – Budget-Finance Committee Budget Article Review & Recommendations
- April 4 – 5:30pm – Select Board Final Warrant Approval
- June 11 – 7am-8pm – Secret Ballot Referendum Vote at JSMS

9) Adjournment

Previous Meeting Minutes



SELECT BOARD Minutes

February 13, 2024

5:30pm – Regular Meeting

At Broadcast Studio &
Via Zoom & on YouTube

Resolution: We, the Raymond Select Board, 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: Joe Bruno – Chair, Rolf Olsen – Vice Chair, Teresa Sadak, Samuel Gifford, Derek Ray

Town Staff in attendance:

Nathan White – Public Works Director
Bruce Tupper – Fire Chief
Wayne Jones – Fire Inspector
John Facella – Fire Inspector
Edward Kranich – Planning Board Vice Chair
Sue Look – Town Manager & Town Clerk

1) **Call regular meeting to order** by Chair Bruno at 5:30pm

2) **Minutes of previous meetings**

a) January 9, 2024

Motion to approve as presented by Select Olsen. Seconded by Select Sadak.

Unanimously approved

3) **New Business**

a) Consideration of Renewing A La Mexicana's Liquor License – Jose Chavez, owner

Motion to approve conditioned upon successful completion of Fire Alarm System Inspection Maintenance Testing in April by Select Olsen. Seconded by Select Sadak

Unanimously approved

b) Consideration of Planning Board Appointment – Sue Look, Town Manager

The Planning Board voted at their January meeting to put forward Steven Clark.

Motion to appoint Steven Clark to the Planning Board with a term ending June 30, 2027 by Select Sadak. Seconded by Select Olsen & Ray.

Unanimously Approved

* Taken out of order

Select Board Meeting Minutes

(Page 1 of 5)

February 13, 2024

Steven Clerk was sworn in by Town Manager and Clerk Look.

c) Update of Raymond Village Library Gifts and Grants – Richard Dowe, Librarian

Library Director Dowe spoke to the new hours and the Town responding well to the change. Friends of Raymond Village Library have been very generous. They received new tables and chairs as well as new library cards and other supplies.

Partnering with Bridgton Public Library for tech classes

Applied for a \$10k grant to revamp the ramp and front entrance of the library.

Chair Bruno thanked him and told him how great of job he is doing.

d) * Update on Status of Proposed Solar Array and Citizen's Request for a Moratorium
– Alex Sirois, CEO

Letter from Laurie Wallace (who could not attend):

The town of Raymond has an opportunity to rethink and reinforce its current solar ordinance so that it is in line with the current and the proposed Comprehensive Plans.

In the January 26 issue of The Windham Eagle, an update was provided on the 2024 Comprehensive Plan. The article states "preliminary results show that residents love the sense of community, natural resources, and proximity to amenities. Citizens are concerned that too much development could pose a threat to the quality of life. Additional concerns raised were traffic on Route 302 and environmental impacts on water quality."

The Planning Board is evaluating Allen Solar, the proposed solar farm sited on wetlands between Route 302 and Thomas Pond, bordering private residences. At the December Planning Board meeting, several members of the Board indicated that the current solar ordinance is not as robust as it should be. There is no specific language regarding protection of neighboring homes. In fact, there is no differentiation between a residential solar array and a commercial one.

This is a request for the town of Raymond to initiate a 180-day moratorium on commercial, for-profit solar farms, including the current proposal. This will allow the town to rework the existing solar ordinance so that it protects private residences from land use that will greatly diminish the experience of living on and near Raymond's lakes. There is precedence for a moratorium; among other small towns whose personalities are tied to their natural environment, Bridgton, Rangeley, and Phippsburg have each enacted moratoriums for commercial solar arrays, as have many others. Additionally, many small towns have developed significantly more complex ordinances, particularly in response to commercial solar arrays projects. Many are based on size of the project, such as Readfield, Hancock and Fryeburg. Moscow has banned commercial arrays completely.

Without requiring commercial solar array projects to abide by more stringent regulations, town officials risk violating its Comprehensive plan and failing to protect Raymond's character.

CEO Sirois and PB Vice Chair Kranich discussed some of the Allen Solar site plans. The plan has not yet been approved by the Planning Board. A moratorium could put the plan on hold until the ordinance could be amended.

Select Board Sadak discussed how the residents should be attending the Planning

* Taken out of order

Board meeting to discuss their concerns and that the Select Board isn't necessarily the correct path.

CEO Sirois mentioned the next PB meeting is a workshop on ordinances and the deficiencies in the solar ordinance will be addressed that could change the project scope for Allen Solar.

Select Sadak mentioned sending CEO Sirois the residents' emails with all the concerns.

Resident Jennifer Danzig asked for clarification on the process of changing the ordinance and what that means for the residents who object.

Chairman Bruno explained that there would be a Public Hearing and if they decided they needed a moratorium on the solar ordinance until the ordinance is re-written and voted on in June, they could do that.

Citizen Danzig also asked for clarification on a citizen initiative. Chairman Bruno indicated its best to have an attorney write an ordinance. Resident Danzig also asked what her landowner rights are regarding a neighbor changing her landscape with their project. Select Sadak clarified that the landowner who is asking for solar also has rights and Chairman Bruno encouraged her to get involved with the Planning Board. Resident Danzig indicated she was told at the December PB meeting that DEP would be involved and doing site walks and handing out cards to abutters and taking their feedback. Mrs. Danzig contacted DEP who told her none of that would be happening because it's a permit issued by rule.

Resident Dave Hall spoke to his interpretation of the current ordinance deficiencies and that they are a densely populated neighborhood. Chairman Bruno explained again that they are aware of the ordinance deficiencies, and it will be rewritten in March. If the PB needs a moratorium for more time, they will ask the Select Board.

Resident Jeffrey Messer commented that the PB should also be aware of incoming battery farms. Also commented that the report left out a tributary on his land that flows into Thomas Pond. Chairman Bruno indicated that they have concerns as well about the solar farm but are trying to follow the correct process.

Resident of Pulpit Rock Rd, Isabella (minor) – expressed concern of the solar farm and the chemicals they would need to spray for fire prevention being too close to her honeybees and the damage it could bring to the ecosystem. Requesting the consideration of a moratorium.

Resident Alissa Messer – wanted to reiterate that she is not against solar but wants it to be done in a responsible way. Wants to slow the process down and really investigate and tap into the minds of the future on how to get the ordinance right.

James Bass attorney from Augusta on behalf of Robert and Laurie Wallace and Steven and Jennifer Danzig – wanted to make the statement that he believes the Select Board should be involved in making the decision and re-writing the ordinance instead of pushing it back to the Planning Board. He thinks it is the Select Boards duty to oversee them. He also highly suggests the moratorium on the ordinance.

Resident Jeff Dooley- expressing his concern for Thomas Pond and the effects the solar farm could have.

CEO Sirois – requests that anyone who has a suggested amendment to the current ordinance to please send it to CEO@raymondmaine.org by Friday, February 16th.

Resident Hall spoke again about ideas he had. Chair Bruno asked him to email Code

* Taken out of order

Enforcement.

Atty Bass stood up again to ask that in the interim will the Planning Board still consider the current application for Allen Solar, or will they hold until changes are made. PB Chair Kranich indicated that he could not speak for the entire Board, but they know there is enough feedback that they need to consider before making any decisions.

Resident Wallace – mentioned that this lot was purchased as a woodlot. There is a lot that could affect the environment if there was a fire etc. Wants the board to consider the environmental impacts.

Chair Bruno thanked everyone for coming out and giving their feedback.

e) Consideration of Changes to the Fire Protection Ordinance – Bruce Tupper, Fire Chief

Proposed changes to allow 2-hour fire rated separation walls to delineate area calculations for whether a building requires sprinklers.

Chair Bruno asked Chief Tupper where we are in rewriting the sprinkler ordinances. Chief Tupper and Fire Inspector Jones indicated that they added alternative solutions for fire walls and water supply tanks instead of sprinklers.

Chair Bruno asked about the potential new PW building needing to be sprinkled and Chief Tupper indicated he could not answer that because it would need to through the barrier free process and review at the State Fire Marshal's Office. Other buildings that size have made it through the process without needed sprinklers. Inspector Jones indicated that building code is over 5000sf require sprinkler systems, so they are trying to break it down into compartments with rated walls. The modifications they made to the ordinance allow this alternative in all buildings including 1 and 2 family structures. Exterior covered porches are still included in the square footage. If they are uncovered, they are not included. 3 or more family units fall into a different category and will still need to be sprinkled.

Chair Bruno asked about Building Code vs. Fire Code. Inspector Jones indicated that anything within the Fire Inspector ordinance they would review and inspect, and anything building code related is CEO.

PW Director White expressed that even with the ordinance updates the potential new PW building would require a \$200,000 water tank.

Chair Bruno questioned why we are going above and beyond what the State Fire Marshal's office requires. Select Sadak said we are trying to do a one size fits all ordinance for all buildings. Chief Tupper indicated that the water supply is a problem because of our rural location.

PW Director White asked about the fire pond that is 2500 feet away and wondered if that would count as a water supply.

Fire Inspector Jones indicated that we could apply for a modification for the building requirements. It's not specifically written in the ordinance today, but it is in the fire code. Select Sadak commented that she thought that is what we were doing with this discussion.

Chair Bruno instructed Chief Tupper and Fire Inspector Jones to come back next month with a rewrite to the ordinance that matches State guidelines and verbiage specific to commercial buildings in a rural zone.

* Taken out of order

4) **Public Comment**

None

5) **Selectman Comment**

None

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

a) Confirm Dates for Upcoming Regular Meetings

- March 12, 2024
- April 4, 2024

b) Upcoming Budget Schedule

- February 21 – Budget submitted to Select Board & Budget-Finance Committee
- February 28 – 6:30pm – 1st Dept Head Budget Review
- February 29 – 6:30pm – 2nd Dept Head Budget Review
- March 12 – 7:30pm – Budget-Finance Committee with Select Board Workshop (after the regular Select Board Meeting)
- March 25 – 5:30pm – Select Board Warrant Article Review & Recommendations
- April 2 – 6:30pm – Budget-Finance Committee Budget Article Review & Recommendations
- April 4 – 5:30pm – Select Board Final Warrant Approval
- June 11 – 7am-8pm – Secret Ballot Referendum Vote at JSMS

Select Ray asked Town Manager Look to remind the Department Heads to do a breakdown comparison in their budgets so they can see year over year increases.

Town Manager Look reminded of the State Primary election on March 5th

7) * **Executive Session(s)**

a) Discussion of Personnel Matter with Attorney – pursuant to 1 MRSA §405 (6)(e)

Motion to move to Executive Session by Select Sadak. Seconded by Select Olsen.

Motion to come out of Executive Session by Select Olsen. Second by Select Ray

Unanimously Approved

8) **Adjournment**

Motion to adjourn at 8:21 by Select Chair Bruno. Seconded by Select Sadak.

Unanimously approved

Respectfully submitted,

Melissa McConkey, TM Admin.

* Taken out of order

Proposed Business License Ordinance - redlined

Town of Raymond Business License Ordinance

Adopted 7/14/2020

Revised 6/11/2024

Section 1. Purpose.

The purpose of this Ordinance is to provide reasonable regulations for businesses, other than home occupations, operating in the Town of Raymond (hereinafter "the Town") and to protect and promote the health, welfare and safety of Town residents and the general public.

Sec. 2. License required; ~~expiration.~~

- (a) The ~~Board of Selectmen~~ Select Board (hereinafter "the Board") is authorized to grant, grant subject to conditions, or deny licenses for any business in accordance with the terms of this Ordinance. ~~The Town Clerk is authorized to renew licenses and refer any license renewal applications to the Board of Selectmen for public hearing and action if, in the Town Clerk's judgment, the application merits such scrutiny.~~
- (b) ~~Any such license shall expire on March 1 of each year, unless otherwise provided therein, except that a license for which a renewal application filed prior to March 1 shall continue in effect until the Town Clerk or the Board of Selectmen, if Board action is required under Section 7, has acted on the renewal application. A license does not expire and is valid until otherwise suspended or revoked by the Board.~~
- (c) No person shall operate or conduct any business, except for home occupations, without first obtaining a license therefore, nor shall any person operate or conduct any business except in compliance with the terms of this Ordinance and any conditions imposed upon the license issued.
- (d) Licenses issued under this Ordinance are not transferable to a new owner. A transfer in ownership of the business shall require a new license. Licenses are limited to the location for which they are issued and shall not be transferable to a different location. A licensee who seeks to operate in a new location shall acquire a new license for that location.

Sec. 3. Application.

- (a) Any person who owns, operates or conducts any business in the Town shall make an application for a license to conduct such business by submitting the following to the Town Clerk:
 - (1) A description of the business which the applicant proposes to operate or conduct and the location at which the licensed activity or business will occur.
 - (2) A statement that the applicant has secured or is in the processing of securing all state or local permits required for the licensed business, provided that any license issued by the ~~Board of Selectmen~~ Board prior to the receipt of such other permits shall not authorize the operation of the business until all such other permits are obtained.

- (3) A statement that the business and the premises are in compliance with all local ordinances other than this Ordinance.
 - (4) Evidence of satisfactory resolution of any public health, safety or welfare problems occurring in the operation of that or a similar business at the same location in the immediately preceding year, including but not limited to neighborhood complaints, disorderly customers, and excessively loud or unnecessary noise that initiate complaints to or require a response from the sheriff's department, fire department or other municipal regulatory body or employee.
 - (5) A nonrefundable application processing fee as specified in the Town Fee Schedule ~~unless the applicant has previously received a license under this Ordinance for the same business at the same location and the license had been applied for prior to the last day of February of the expiration year.~~
- (b) The Board ~~of Selectmen~~ may require further documentation of any of the information provided in the license application whenever the Board determines that such documentation is needed to process the application.

Sec. 4. - Denial; imposition of conditions for issuance.

- (a) Failure to provide any of the information required by Section 3 to the Town Clerk in a timely manner shall be cause for a denial of a license application.
- (b) The Board ~~of Selectmen~~ shall consider information provided by the applicant, the code enforcement officer, the town manager, the sheriff's department, the fire chief or any other municipal employee or the general public in determining whether to issue, issue subject to conditions, or deny any license requested. The Board ~~of Selectmen~~ may deny a license application if it finds that:
 - (1) The applicant does not have the legal right to occupy the premises for which the license is sought;
 - (2) Required state or local permits have not been obtained or applied for;
 - (3) The business or the premises are not in compliance with other local ordinances;
 - (4) Any public health, safety or welfare problems which occurred in the operation of the business or a similar business on the premises during the immediately preceding year were not satisfactorily resolved and are likely to recur;
 - (5) The applicant for the license has, during the immediately preceding year, committed or permitted, in the course of conducting a business subject to this Ordinance, an act or omission which constitutes a violation of this Ordinance;
 - (6) The applicant is delinquent in paying any personal or real property tax assessed by the Town, unless there is pending at the time of application for the license a request for abatement of the tax or an appeal of the tax assessment;
 - (7) The licensed location has had three or more documented and relevant disturbances as verified by the sheriff's department within the previous licensing period, which documentation shall be provided to the Town Clerk by the sheriff's department;

- (8) The applicant owes any fine, penalty or judgment to the Town as a result of any violation of this Ordinance and the fine, penalty or judgment, with any accrued interest, has not been paid in full; or
 - (9) The applicant owes any amount to the Town for services rendered by the Town or by Town employees to the applicant or the applicant's property, is in default on any performance guarantee or contractual obligation to the Town or is otherwise delinquent in any financial obligation to the Town.
- (c) The Board ~~of Selectmen~~ may also impose conditions on the operation of any licensed business, such as restrictions on the hours of operation, a requirement of trash removal at specified intervals, or implementation of particular forms of crowd control, where the public interest so requires.
- (d) When the Board ~~of Selectmen~~ denies a license, written notice of the decision shall be provided to the applicant within ten days thereof, which shall set forth the reasons for the denial. The licensee shall receive written notice in the same manner of any conditions imposed upon the license whenever conditions are imposed, and any such conditions shall be noted on the license records maintained by the Town Clerk.

Sec. 5. - Effective date; payment of full fee required.

- (a) A license issued pursuant to this Ordinance shall be effective as of the date issued or as of the date payment of the appropriate license fee is received by the Town Clerk, whichever is later.
- (b) Payment in full of the license fee is required prior to the issuance of a license.

Sec. 6. - Inspections.

- (a) A licensee, as a condition of receipt of a license under this Ordinance, must also allow any Town official who is authorized to determine compliance with federal, state or town law or ordinance and who presents valid identification to enter at any reasonable time any portion of the licensed premises which the licensee has the right to enter or occupy.
- (b) A licensee must pass a fire and safety inspection and be in compliance with all applicable building codes.
- (c) Failure to allow entry required by this section shall constitute a violation of this Ordinance and shall constitute cause for ~~nonrenewal~~, suspension or revocation of this license.

~~Sec. 7. -- Renewals.~~

- ~~(a) The Town Clerk is authorized to renew, without further action by the Board of Selectmen Board, the license of any person holding a license pursuant to this Ordinance, referred to as the "licensee," upon receipt of the required fee and of a written statement from the licensee that there has been no material change in the information provided in the licensee's previous application. The Town Clerk may not renew a license, but must refer the application to the Board of Selectmen Board, if:~~

- ~~(1) The license has been suspended or revoked by the Board of Selectmen Board during the preceding licensing cycle;~~
 - ~~(2) The Town Clerk has received, during the past licensing cycle, any written complaint from any person charging that the licensee has violated the terms of this Ordinance or any other section of this Code or Town ordinance;~~
 - ~~(3) The applicant is delinquent in paying any personal or real estate property tax assessed by the Town, unless there is pending at the time of application for the license a request for abatement of the tax or an appeal of the tax assessment; or~~
 - ~~(4) The licensed location has had three or more documented and relevant disturbances as verified by sheriff's department within the previous licensing cycle.~~
- ~~(b) Notwithstanding the provisions in Section 7(a) above, a license must be reviewed and renewed by the Board of Selectmen every five years.~~

Sec. 8-7. - Suspension or revocation.

- (a) The Board ~~of Selectmen~~, upon notice and after hearing, for cause, may suspend or revoke any license issued pursuant to this Ordinance. The term "cause" shall mean the violation of any license condition, any section of this Ordinance, any condition constituting a threat to the public health or safety, or the revocation or suspension of any state or local license that is a condition precedent to the issuance of a license pursuant to this Ordinance. The term "cause" shall also include any of the grounds for denying a license application under Section 4. Licenses may be temporarily suspended by the Board, without prior notice and hearing if, in the judgment of the Code Enforcement Officer, the Town Manager, or the Board ~~of Selectmen~~, the continued operation of the licensed business constitutes an immediate and substantial threat to the public health and safety, provided the licensee receives written notification of the suspension and the reasons therefore, prior to its taking effect, and a hearing is scheduled as soon as possible thereafter.

Sec. 9-8. - Violation and Penalties.

- (a) Any person who operates or conducts any business for which a license is required under this Ordinance without first obtaining such license commits a civil violation and shall be subject to a fine not to exceed \$100.00 for the first day the offense occurs. The second day the offense occurs, the fine amount shall not exceed \$250.00. The third day and subsequent days thereafter, the fine amount shall not exceed \$500.00. Each day such violation continues shall be considered a separate violation.
- (b) All fines shall be recovered upon complaint for use by the Town and shall be placed in the town treasury.

Sec. 10-9. - Enforcement.

The Code Enforcement Officer shall investigate any alleged violation of this Ordinance. Upon verification of the alleged violation, the Board ~~of Selectmen~~ may initiate any and all actions and proceedings, either legal or equitable, including seeking injunctions of violations and the imposition of fines, attorney fees, and costs, that may be appropriate and necessary to enforce the provisions of this Ordinance in the name of the Town.

Town of Raymond Business License Ordinance

Adopted 7/14/2020

Revised 6/11/2024

Section 1. Purpose.

The purpose of this Ordinance is to provide reasonable regulations for businesses, other than home occupations, operating in the Town of Raymond (hereinafter “the Town”) and to protect and promote the health, welfare and safety of Town residents and the general public.

Sec. 2. License required.

- (a) The Select Board (hereinafter “the Board”) is authorized to grant, grant subject to conditions, or deny licenses for any business in accordance with the terms of this Ordinance.
- (b) A license does not expire and is valid until otherwise suspended or revoked by the Board.
- (c) No person shall operate or conduct any business, except for home occupations, without first obtaining a license therefore, nor shall any person operate or conduct any business except in compliance with the terms of this Ordinance and any conditions imposed upon the license issued.
- (d) Licenses issued under this Ordinance are not transferable to a new owner. A transfer in ownership of the business shall require a new license. Licenses are limited to the location for which they are issued and shall not be transferable to a different location. A licensee who seeks to operate in a new location shall acquire a new license for that location.

Sec. 3. Application.

- (a) Any person who owns, operates or conducts any business in the Town shall make an application for a license to conduct such business by submitting the following to the Town Clerk:
 - (1) A description of the business which the applicant proposes to operate or conduct and the location at which the licensed activity or business will occur.
 - (2) A statement that the applicant has secured or is in the processing of securing all state or local permits required for the licensed business, provided that any license issued by the Board prior to the receipt of such other permits shall not authorize the operation of the business until all such other permits are obtained.
 - (3) A statement that the business and the premises are in compliance with all local ordinances other than this Ordinance.
 - (4) Evidence of satisfactory resolution of any public health, safety or welfare problems occurring in the operation of that or a similar business at the same location in the immediately preceding year, including but not limited to neighborhood complaints, disorderly customers, and excessively loud or unnecessary noise that initiate complaints to or require a response from the sheriff’s department, fire department or other municipal regulatory body or employee.

- (5) A nonrefundable application processing fee as specified in the Town Fee Schedule.
- (b) The Board may require further documentation of any of the information provided in the license application whenever the Board determines that such documentation is needed to process the application.

Sec. 4. - Denial; imposition of conditions for issuance.

- (a) Failure to provide any of the information required by Section 3 to the Town Clerk in a timely manner shall be cause for a denial of a license application.
- (b) The Board shall consider information provided by the applicant, the code enforcement officer, the town manager, the sheriff's department, the fire chief or any other municipal employee or the general public in determining whether to issue, issue subject to conditions, or deny any license requested. The Board may deny a license application if it finds that:
 - (1) The applicant does not have the legal right to occupy the premises for which the license is sought;
 - (2) Required state or local permits have not been obtained or applied for;
 - (3) The business or the premises are not in compliance with other local ordinances;
 - (4) Any public health, safety or welfare problems which occurred in the operation of the business or a similar business on the premises during the immediately preceding year were not satisfactorily resolved and are likely to recur;
 - (5) The applicant for the license has, during the immediately preceding year, committed or permitted, in the course of conducting a business subject to this Ordinance, an act or omission which constitutes a violation of this Ordinance;
 - (6) The applicant is delinquent in paying any personal or real property tax assessed by the Town, unless there is pending at the time of application for the license a request for abatement of the tax or an appeal of the tax assessment;
 - (7) The licensed location has had three or more documented and relevant disturbances as verified by the sheriff's department within the previous licensing period, which documentation shall be provided to the Town Clerk by the sheriff's department;
 - (8) The applicant owes any fine, penalty or judgment to the Town as a result of any violation of this Ordinance and the fine, penalty or judgment, with any accrued interest, has not been paid in full; or
 - (9) The applicant owes any amount to the Town for services rendered by the Town or by Town employees to the applicant or the applicant's property, is in default on any performance guarantee or contractual obligation to the Town or is otherwise delinquent in any financial obligation to the Town.
- (c) The Board may also impose conditions on the operation of any licensed business, such as restrictions on the hours of operation, a requirement of trash removal at specified intervals, or implementation of particular forms of crowd control, where the public interest so requires.
- (d) When the Board denies a license, written notice of the decision shall be provided to the applicant within ten days thereof, which shall set forth the reasons for the denial. The licensee shall receive written notice in the same manner of any conditions imposed upon

the license whenever conditions are imposed, and any such conditions shall be noted on the license records maintained by the Town Clerk.

Sec. 5. - Effective date; payment of full fee required.

- (a) A license issued pursuant to this Ordinance shall be effective as of the date issued or as of the date payment of the appropriate license fee is received by the Town Clerk, whichever is later.
- (b) Payment in full of the license fee is required prior to the issuance of a license.

Sec. 6. - Inspections.

- (a) A licensee, as a condition of receipt of a license under this Ordinance, must also allow any Town official who is authorized to determine compliance with federal, state or town law or ordinance and who presents valid identification to enter at any reasonable time any portion of the licensed premises which the licensee has the right to enter or occupy.
- (b) A licensee must pass a fire and safety inspection and be in compliance with all applicable building codes.
- (c) Failure to allow entry required by this section shall constitute a violation of this Ordinance and shall constitute cause for suspension or revocation of this license.

Sec. 7. - Suspension or revocation.

- (a) The Board, upon notice and after hearing, for cause, may suspend or revoke any license issued pursuant to this Ordinance. The term "cause" shall mean the violation of any license condition, any section of this Ordinance, any condition constituting a threat to the public health or safety, or the revocation or suspension of any state or local license that is a condition precedent to the issuance of a license pursuant to this Ordinance. The term "cause" shall also include any of the grounds for denying a license application under Section 4. Licenses may be temporarily suspended by the Board, without prior notice and hearing if, in the judgment of the Code Enforcement Officer, the Town Manager, or the Board, the continued operation of the licensed business constitutes an immediate and substantial threat to the public health and safety, provided the licensee receives written notification of the suspension and the reasons therefore, prior to its taking effect, and a hearing is scheduled as soon as possible thereafter.

Sec. 8. - Violation and Penalties.

- (a) Any person who operates or conducts any business for which a license is required under this Ordinance without first obtaining such license commits a civil violation and shall be subject to a fine not to exceed \$100.00 for the first day the offense occurs. The second day the offense occurs, the fine amount shall not exceed \$250.00. The third day and subsequent days thereafter, the fine amount shall not exceed \$500.00. Each day such violation continues shall be considered a separate violation.
- (b) All fines shall be recovered upon complaint for use by the Town and shall be placed in the town treasury.

Sec. 9. - Enforcement.

The Code Enforcement Officer shall investigate any alleged violation of this Ordinance. Upon verification of the alleged violation, the Board may initiate any and all actions and proceedings, either legal or equitable, including seeking injunctions of violations and the imposition of fines, attorney fees, and costs, that may be appropriate and necessary to enforce the provisions of this Ordinance in the name of the Town.

LTC Accessible Communities Grant

From: "Richard Dowe" <richard.dowe@raymondmaine.org>
To: "Sue Look" <Sue.Look@raymondmaine.org>
Date: 02/14/2024 05:43 PM
Subject: Fwd: Grant Notification-- LTC Accessible Small and Rural Communities Round 2

Just FYI! Came in today!

Richard

From: American Library Association <administrator@grantinterface.com>
To: richard.dowe@raymondmaine.org
Date: Wed, 14 Feb 2024 21:06:13 +0000 (UTC)
Subject: Grant Notification-- LTC Accessible Small and Rural Communities Round 2

Dear Richard:

Congratulations! The American Library Association (ALA) Public Programs Office is pleased to inform you that Raymond Village Library has been selected to receive a *Libraries Transforming Communities (LTC): Accessible Small and Rural Communities* grant in the amount of \$10,000.00.

This was an extremely competitive process. We received many excellent proposals. You should be very proud of this accomplishment!

Below are a few important steps to get started.

1. Fill Out the Grant Acceptance Form

As a recipient of the LTC grant, you must complete and submit a Grant Acceptance Form by **February 22, 2024**, to confirm your library's participation. This is a short form that asks you to verify your acceptance and your address – we encourage you to complete it as soon as possible!

To access your Grant Acceptance Form, log in to [ALA's grant system](#) using the same email address and password you used to complete your application.

2. Add Important Dates to Your Calendar

A schedule of upcoming project dates is below.

By February 22: complete and submit your Grant Acceptance Form

March 5: Orientation webinar

March 14: Understanding Disability webinar

March 20: Improving Services, Facilities, & Programs for People with Disabilities webinar

March 28: Hosting Accessible Community Conversations webinar

April 1, 2024 – March 31, 2025: Grant implementation term

By September 30, 2024: Submit interim report

By March 31, 2025: Spend grant funds

April 30, 2025: Final report due

3. Keep the News Quiet for Now, Please!

We ask that you do not share news about your grant until after you receive notification of ALA's official announcement. Notifications of application status are sent in a staggered process, so please refrain from telling other applicants of your acceptance too. ALA staff will email you with the "green light" to announce your grant. The [Grant Support Materials](#) is a catchall resource that includes:

Materials that you may find helpful for sharing the news about your grant, such as a press release template, letter to your elected officials, and sample social media posts

A link to the Facilitation Training e-course and access instructions

A list of participating LTC: Accessible Small and Rural Communities

A link to access the LTC: Accessible Small and Rural Communities discussion forum on ALA Connect

Information about upcoming webinars for new grantees

Congratulations again on your successful application! We are extremely excited about the work you have planned for your library and community and look forward to collaborating with you in the days ahead.

Sincerely,
Samantha Oakley (she/her)
Project Director

Fire Ordinance Proposed Change

ARTICLE VIII

NEW BUILDING CONSTRUCTION

Section 1.

An approved automatic sprinkler system shall be installed in all areas of new buildings meeting any or all of the following criteria:

- A. Three (3) or more stories in height;
- B. Thirty-five (35) or more feet in height, one hundred thousand (100,000) cubic feet in volume or **five thousand (5,000)** square feet in gross floor area, structures sharing a common foundation, roof, or walls totaling **5,000** square feet, **with alternatives or modifications permitted as noted in Section 2; A., B., or C. below;**
- C. Multiple family or multiple occupant dwelling and/or all lodging units of two (2) stories in height.
- D. Any single-family dwelling attached units – such as town houses, garden apartments, with three (3) or more units attached together and/or any grouping of 3 unit style buildings.
- E. Any building required to have sprinklers, larger than one dwelling unit, shall have sprinkler coverage in the truss loft.
- F. Any new or renovated Residential building consisting of One-and Two-Family buildings or structures of **5000** square feet or more in total/gross floor area shall install an approved automatic fire sprinkler system throughout. **The total/gross sq. ft area calculation for One- and Two-Family dwelling fire sprinkler installation, shall exclude uncovered attached decks, and exclude attached garages, provided that the dwelling(s) and attached garage(s) are separated by a UL Listed, 2-hour fire-rated, separation wall(s) and components with UL Listed joints, openings or penetration protection. The UL Listed, 2-hour fire wall design shall be submitted and approved by the Raymond Fire Rescue Department at the time of Building Permit Application.**
Any living areas included within the garage shall be included in the total/gross sq. ft. area calculations.

Section 2.

Alternatives for installation of fire sprinklers in buildings and structures:

- A. An engineered on-site fire protection water supply is provided that meets or exceeds the requirements of NFPA 1; Chapter 18, **and/or NFPA 1142, for non-hydrant areas**, for fire flow and total water supply. These systems shall be designed and stamped by a State of Maine registered engineer, with plans and construction approved by the Fire Chief or his/her designee.
- B. An engineered compartmentalization of buildings or structures **with a minimum of UL Listed, 2-hour fire-rated separation wall(s) and components**, with no openings or penetrations; and provides an engineered on-site fire protection water supply that meets or exceeds the requirements of NFPA 1; Chapter 18, **and/or NFPA 1142, for non-hydrant areas**, for fire flows and total water supply required to protect the largest 2-hour rated compartment in the

ARTICLE VIII

NEW BUILDING CONSTRUCTION

building/structure. These engineered systems shall be designed with plans and construction approved by the Fire Chief or his/her designee.

C. The Raymond Fire Rescue Department may approve alternative methods and means of fire suppression when requested by a property owner, provided that the requested alternative method and means meets the intent of this section, and serves to preserve and promote life, health, and safety.

D. For Commercial buildings proposed in the Rural Residential Zones, such as minor repair facilities and low hazard storage structures, of Type I / Type II construction, with engineered compartmentalized fire areas equal to or less than 5000 sq. ft.. The compartmentalized fire area walls shall be minimum of 2-hour, UL Listed, fire-rated separation wall(s) and components, with no openings or penetrations; and shall provide an engineered / certified fire protection water supply with a capacity that meets or exceeds the requirements NFPA 1142, for fire flows and total water supply to protect the largest 2-hour rated compartment in the building/structure. The fire protection water supply shall be certified for a usable water capacity based upon a 100-year drought, is located within 3/4-mile of the proposed facility, and shall be accessible year-round. The engineered fire wall and fire protection water supply system plans and construction designs shall be approved by the Fire Chief or his/her designee at the time of Building Permit Application.

Section 3.

For purposes of this Article, the gross square footage of a building or structure shall include the sum total of the combined floor areas for all floor levels, basements, sub-basements, and additions, in the aggregate, measured from the outside walls. For the gross square footage calculations for One-and Two-Family Dwellings, refer to Section 1. F.

Section 4.

For the purposes of this Article, NFPA 1142: Standard on Water Supplies for Suburban and Rural Firefighting.

Public Safety Alternative Solution

Bruce Tupper
Chief



Lee T. O'Connor
Deputy Chief

FIRE/RESCUE

1443Roosevelt Trail
Raymond, Maine 04071

Emergency 9-1-1

Chief's Office 655-1187

Dispatch 655-7851

REQUEST FOR MODIFICATIONS OR ALTERNATE MATERIALS AND METHODS REVIEW REGARDING FIRE PROTECTION ORDINANCE OR FIRE CODES

1. PURPOSE

The Town of Raymond, Fire Prevention Code, recognizes that there must be a mechanism that allows the authorities having jurisdiction (AHJ's) to accept alternatives if they provide an equivalent level of protection and safety. The Fire Code does not permit waivers or variances. A waiver or variance is permission not to comply with some code/ordinance requirement. A modification is an equivalency which allows the use of some other alternative to meet the level of safety intended by the code/ordinance.

2. GENERAL

In accordance with NFPA 1; Fire Code; Section 1.4

1.4.1 Equivalencies: Nothing in the Fire Code is intended to prevent use of systems, methods, or devices of equivalent or superior quality, strength, fire resistance, effectiveness, durability, and safety to those prescribed by the Fire Codes or Fire Protection Ordinance, provided technical documentation is submitted to the AHJ to demonstrate equivalency and the system, method, or device is approved for the intended purpose.

1.4.2 Alternatives: The specific requirements of the Fire Codes or Ordinance shall be permitted to be altered by the AHJ to allow alternative methods that will secure equivalent fire safety, but in no case shall the alternative method afford less fire safety than, in the judgement of the AHJ, that which would be provided by compliance with the provisions contained in the Fire Codes or Ordinances.

1.4.3 Modifications: The AHJ is authorized to modify any provisions of the Fire Codes or Fire Protection Ordinances upon application in writing by the owner, a lessee, or a duly authorized representative where there are practical difficulties in the way of carrying out the provisions of the Fire Codes or Ordinances, provided that the intent of the codes or ordinances shall be complied with, public safety secured, and substantial justice done.

Protecting With Pride the Heart of The Lakes Region



FIRE/RESCUE

1443Roosevelt Trail
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1.4.6 Approval: The AHJ shall approve such equivalent, alternative, or modified construction systems, materials, or methods of design when it is substantiated that the standards of the Fire Code or Fire Protection Ordinances are at least equaled. If, in the opinion of the AHJ, the standards of the codes or ordinances are not equaled by the alternative requested, approval shall be denied. Consideration shall be given to test or prototype installations.

3. PROCEDURE

Sufficient technical data must be submitted to substantiate the proposed use of any alternative. The technical data shall consist of three parts:

- The first item must be the applicable code/ordinance requirement for which an equivalency is being sought.
- The second item must include the reasons the code or ordinance requirement cannot be met.
- The third item in the application must include a detailed analysis of why the proposed alternative meets the level of safety intended by the code or ordinance.

It is important that the analysis demonstrate the equivalency, not just state that it is equivalent. Incomplete requests will not be approved. Fire protection or fire safety features provided in the facility in excess of the minimum code or ordinance requirements may also affect the equivalency. It is important to consider that fire safety usually consists of a system of protection, and not just a set of independent features. When considering accepting an equivalency, the Fire Chief and/or his designee will consider how the specific item being evaluated affects the entire fire safety system of the building.

If it is determined that the evidence presented is satisfactory proof of performance for the use intended, the Fire Chief and/or his designee may approve the use of such alternative subject to the requirements of the Raymond Fire Rescue Department (RFRD). The RFRD may require and consider a statement or stamped plans from a professional engineer, or architect as to the equivalency of the proposed modification.

As required by the RFRD, the application for modification and final decision of the fire official shall be in writing and will be recorded in the permanent records of the AHJ. The attached application form must be used to request a RFRD modification. Modification requests must be addressed to: Fire Inspector, 1443 Roosevelt Trail, Raymond, Maine 04071. The request may be submitted via hand delivery, U.S. Mail, Fax, or email. Requests submitted via fax or email must have an original and signed copy received within 7 business days. Fax: 207-655-2479 Email: fire.inspector@raymondmaine.org

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Bruce Tupper
Chief



Lee T. O'Connor
Deputy Chief

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**REQUEST FOR MODIFICATIONS OR ALTERNATE MATERIALS AND METHODS REVIEW
REGARDING FIRE PROTECTION ORDINANCE OR FIRE CODES**

Name of Business/Facility

Address of Business/Facility

Agent's or owner's (applicant) Name, Address, Telephone & E-mail.

Applicable fire code requirement for which an equivalency is being sought.

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Chief



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REQUEST FOR MODIFICATIONS OR ALTERNATE MATERIALS AND METHODS REVIEW REGARDING FIRE PROTECTION ORDINANCE OR FIRE CODES

The reasons the fire code requirements cannot be met are.

How does the proposed alternative meet the level of safety as intended by the fire code?

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Print Applicant's Name

Signature of Applicant

Date

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