



# Town of Raymond Select Board ePacket September 10, 2024 Table of Contents

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# Agenda

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## **SELECT BOARD Agenda**

September 10, 2024

6:00pm – 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) July 9, 2024
- b) July 23, 2024
- c) August 13, 2024
- d) August 28, 2024

### **3) New Business**

- a) Support for the Thomas Pond Improvement Association Dam Repair Project – Robert Chapin, President and Dam Keeper
- b) Appointment of New Treasurer – Brenda Fox-Howard – Sue Look, Town Manager
- c) Consideration of Any Balance Transfers and/or Use of Undesignated Fund Balance to Close Out FY 2023-2024 – Brenda-Fox-Howard, Finance Director
- d) Consideration of Setting the Mill Rate for Tax Commitment – Curt Lebel, Contract Assessor
- e) Consideration of Signing the Original Assessed Value (OAV) Certificate for the Change to the Tax Increment Finance (TIF) Proposed Change – Curt Level, Contract Assessor
- f) Consideration of Financing New Dump Truck & Excavator – Nathan White, Public Works Director
- g) Consideration of Issuing Quit Claim Deed(s) for Lien Payments – Sue Carr, Tax Collector

### **4) Public Comment**

### **5) Selectman Comment**

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

- a) Tour of Panther Pond with Victor Otley, President of Panther Pond Lake Association
- b) Update of Parks & Rec
- c) Confirm Dates for Upcoming Regular Meetings
  - October 8, 2024
  - November 12, 2024

**7) Adjournment**

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# Previous Meeting Minutes - July 9, 2024

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## SELECT BOARD Minutes

July 9, 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:**

Rolf Olsen, Samuel Gifford, Teresa Sadak, Derek Ray, Denis Morse

Absent: none

### **Town Staff in attendance:**

Melanie Fernald (Town Clerk), Wayne Jones (Fire Inspector), Sue Look (Town Manager),  
Nathan White (Public Works Director)

1) **Called regular meeting to order** at 5:30pm by Chair Olsen with a quorum present.

### 2) **Minutes of previous meetings**

#### a) May 6, 2024 – Emergency Meeting

**Motion** to approve as presented by Ms. Sadak. Seconded by Mr. Gifford

**Motion carried**, vote (4-0-1 Mr. Morse abstained, was not present for meeting)

#### b) June 20, 2024

**Motion** to approve as presented by Ms. Sadak. Seconded by Mr. Gifford

**Unanimously approved**

#### c) June 28, 2024 – Emergency Meeting

**Motion** to approve as presented by Ms. Sadak. Seconded by Mr. Gifford

**Motion carried**, vote (4-0-1 Mr. Ray abstained, was not present for meeting)

### 3) **New Business**

#### a) Consideration of Renewing Liquor License for Fisherman's Catch – Bill Coppersmith, owner

**Motion** to approve application for renewal of liquor license for Fishermen's Catch by Ms. Sadak. Seconded by Mr. Gifford.

**Unanimously approved**

- b) Consideration of August 13<sup>th</sup> Public Hearing and Special Town Meeting Warrant – Land Use Ordinance Change for Commercial Solar in Residential Districts Petition – Select Board

Noted for the record that meetings will begin at 6pm from here on out  
Peter Leavitt, 2 Leavitt Road, asked that all boards/committees use the same start time.

Next meeting will begin at 6 – warrant in the packet has been updated  
**Motion** to approve the Warrant for the Special Town Meeting by Ms. Sadak, seconded by Mr. Morse.

- c) Recommendation of Special Town Meeting Warrant Article – Select Board  
**Motion** to recommend as presented by Ms. Sadak, seconded by Mr. Morse  
**Unanimously approved**

- d) Consideration of Building a Public Works Garage – Select Board  
**Withdraw** the request after a meeting with Select Board Chair, Public Works Director & Town Manager

- e) Set a Date for a Joint Meeting with Planning Board and Comprehensive Plan Committee – Select Board

August meeting or September meeting? What timing might work for the comp plan committee

Peter Leavitt, Co-Chair Comprehensive Plan Committee, asked for some time to prep an agenda for the workshop, could be a significant discussion, asked that the invitation to attend is extended to a wider group of committee/board representation. Comprehensive Plan committee has gathered a lot of information to share, important information to consider

Ms. Sadak suggested that we plan ahead to use a bigger space to accommodate all who want to join the discussion.

Town Manager Look noted that it takes IT approximately 6 hours to set up a new space for the audio & recording of a meeting.

Mr. Morse asked if Peter Leavitt thought the Committee would have a shareable copy of the draft of the comprehensive Plan from NorthStar in time for the meeting. Peter noted that NorthStar is cautious about sharing the draft to the public so that it doesn't influence or confuse anyone or any details until it's fully finished.

- f) Consideration of Select Board Representation on Boards/Committees – Select Board

Committee	Position	First Name	Last Name
BEAUTIFICATION COMMITTEE	Selectman Rep	Teresa	Sadak
RECYCLING COMMITTEE	Selectman Rep	Rolf	Olsen
VETERANS MEMORIAL PARK COMMITTEE	Selectman Rep	Samuel	Gifford

**Motion** to approve as listed above by Ms. Sadak, seconded by Mr. Gifford.  
**Unanimously approved**

#### 4) Public Comment

Jennifer Danzig, Pulpit Rock Road - ordinances/comp plan combination question – what impacts what?

Chair Olsen noted that the final rules are the Town's Ordinances.

Peter Leavitt, Leavitt Road – ordinances are approved by Town; State website says that an approved Comprehensive Plan should be the guiding document for Ordinances. There should be consistency between a Comprehensive Plan and any related Ordinances.

#### 5) Selectman Comment

Ms. Sadak, attended the Budget-Finance Committee Meeting on June 25<sup>th</sup>, and wanted to help get some clarifications for all involved. Can the Budget-Finance Committee make additions to the warrant? Someone noted that budget items can only decrease, cannot increase from recommended amount on a warrant? Could the Budget-Finance Committee draft warrant language to give to the Select Board – yes.

Chair Olsen said the authorization to create warrants comes under Section 30-A of State law. The Select Board is the governing body to *create* those, the Town Meeting is the governing body of the town, so they *vote* on those items. The Budget-Finance Committee does not have the authorization to create warrants, but that committee can make recommendations if there is a financial issue

Discussion about clarifying how an item could make it on the warrant. Agreement among the Board that a more formal process is needed for Committees to make official recommendations for warrant items.

Chair Olsen noted that joint meetings were held early in the budget season to discuss and collect input on warrant items before the final warrant was written. Some amounts were changed at that time.

Spoke about the development of Capital Improvement Plan (CIP) budgets.

Reopened Public Comment:

Shawn McKillop, Budget-Finance Committee member – Budget-Finance and Select Board should get together to hash out issues. As a citizen, all the boards and committees should be working together better. Is in favor of the pw garage but doesn't like how the process happened. As a Budget-Finance Committee member, he would like to be able to have the information to clearly state to citizens who ask why it costs what it costs, why it's the size it is, why it's on the location it is, etc.

Peter Leavitt, Leavitt Road - encouraged better communication in the future among boards and committees.

Jennifer Danzig, Pulpit Rock Road – asked for clarification on the processes. Notice of Public Hearings are advertised in the Windham Eagle and on the Town website. The Select Board always holds a Public Hearing before approval of the Town Warrant. There is always Public Comment session at regular Select Board meetings, except when the meeting is only an Executive Session. The Planning Board has different sets of rules. Planning Board can suggest ordinances and ordinance changes, which are submitted to the Select Board for consideration to be included in the Warrant for the

Annual Town Meeting. Voters in the Town then vote on those. Public Hearings are part of the process as these ordinances are developed – prior to adoption by votes at the Annual Town Meeting.

Peter Leavitt – noted that citizens can bring concerns and suggestions to Code Enforcement to bring before the Planning Board for changes.

Mr. Morse - asked about the topic options for Selectman's Comment – does not need to be directly related to items on the agenda for that meeting.

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

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

- August 13, 2024 – including special town meeting, 6pm
- September 10, 2024 at 6:00pm

Upcoming training for all Board and Committee members on **July 23, 2024** on FOAA & running meetings, Robert rules - 6pm

## **7) Adjournment**

**Motion** to adjourn at 7:16pm by Ms. Sadak. Seconded by Select Gifford.

**Unanimously approved**

Respectfully submitted,

Melanie Fernald, Town Clerk

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## Previous Meeting Minutes - July 23, 2024

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### SELECT BOARD Minutes

July 23, 2024

6:00pm – Special Meeting

At Broadcast Studio

*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:**

Teresa Sadak, Samuel Gifford, Denis Morse, Derek Ray  
Absent: Rolf Olsen

#### **Also in attendance:**

Attorney Matt Terasevich  
Town Manager Sue Look  
Several members of all Town Boards and Committees

- 1) **Called regular meeting to order** at 6:01pm by Vice Chair Sadak
- 2) **Executive Session**
  - a) Consultation Between the Town's Boards, Committees, and Attorney Pertaining to Legal Rights and Duties – pursuant to MRSA 1 §405 (6) (E)  
**Motion** to enter executive session at 6:01pm as noted above by Mr. Gifford.  
Seconded by Mr. Ray.  
**Unanimously approved**  
  
**Motion** to leave executive session at 8:00pm by Mr. Gifford. Seconded by Mr. Ray.  
**Unanimously approved**
- 3) **Adjournment**  
**Motion** to adjourn at 8:00pm by Mr. Morse. Seconded by Mr. Ray  
**Unanimously approved**



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# Previous Meeting Minutes - August 13, 2024

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## SELECT BOARD Minutes

August 13, 2024

6:00pm – Public Hearing, Special Town Meeting, and 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:** Teresa Sadak, Samuel Gifford, Denis Morse, Derek Ray (arrived at 6:17pm)

**Select Board members absent:** Rolf Olsen

**Town Staff in attendance:**

Richard Dowe (Library Director); Melanie Fernald (Town Clerk); Sandy Fredricks (Planning Board Admin); Wayne Jones (Fire Inspector); Sue Look (Town Manager)

## **Public Hearing**

### **1) Open Public Hearing**

a) **Change Land Use Ordinance to Not Allow Commercial Solar Arrays in Rural and Shoreland Zones**

Vice Chair Sadak opened the Public Hearing at 6:00pm

The following people spoke:

Jennifer Danzig, Pulpit Rock Road – spoke about the history of this issue, original applicant for a solar farm has withdrawn their application, but that explains the wording of the Ordinance change, and gave some figures noted in studies and news articles.

Grace Leavitt, Leavitt Road – expressed her hope that the Planning Board will review this to ensure that there are no unintended consequences, such as removing the option to allow homeowners to put solar panels on their own homes for personal use.

Jennifer Danzig, Pulpit Rock Road – spoke to the concern that this change might affect personal solar, she ensures that the attorney they hired to review this matter has combed through the full ordinance and that this is aimed to only effect commercial solar arrays or "solar farms".

Greg Foster, Ledge Hill Road – is worried that the retroactive portion of this proposed change is unconstitutional.

Select Board Vice Chair Sadak clarified that the wording proposed in this matter cannot be changed. That's the wording that was on the petitions signed by residents, so that's the way it needs to stay for this meeting.

Bob Wallace, Pulpit Rock Road – the reasoning behind the retroactive is that there was an applicant who wanted to begin a project.

Jennifer Danzig – states that there is a State law that allows retroactive ordinances. There is no longer an application on file.

Peter Leavitt, Leavitt Road – what is the status of the project up the road, the approved solar farm project? Just received an extension from the Planning Board,

Kyle Bancroft, Meadow Road - how did it go from protecting waterfront (shoreland) to also include rural residential? Questions a blanket ordinance change, wonders if it's more appropriate to review each application on a case-by-case basis. Does this limit the owners of large parcels who have land that can hold a project like this without disturbing abutters.

Jennifer Danzig, Pulpit Rock Road – project was partially in shoreland other part in rural residential near Thomas Pond, that project was proposed for a 10-acre parcel. This item stemmed from the specifics of the proposed project. The Planning Board will review the ordinance change and may make any additional changes necessary. DEP does not protect as much as you might think they would. Her neighbor's driveway flooded after the area was clearcut. The "blanket" change made it simplified enough to easily gather signatures on the Citizen's Initiative petition

Linda Pankewicz, Pulpit Rock Road – reminds everyone that we're not the only creatures involved here in decisions like this that change the land

Peter Leavitt, Leavitt Road – Comprehensive Plan being developed has policies embedded in the policies is the recommendation that there be a site selection criteria built into the solar energy ordinance. The intent is that there would be a specific set of criteria to make it less restrictive than this proposed blanket part of this proposed ordinance change.

Vice Chair Sadak closed the Public Hearing at 6:29pm.

### **Special Town Meeting**

#### **2) Special Town Meeting Warrant**

**Town of Raymond**

August 13, 2024

### **SPECIAL TOWN MEETING WARRANT**

Town Clerk Fernald opened the meeting by reading: In the name of the State of Maine, I am hereby required to notify and warn the inhabitants of the Town of Raymond, qualified by law to vote in Town affairs, to meet at the Broadcast Studio at 423 Webbs Mills Road in said town on Tuesday, August 13, 2024, at 6:00 P.M., then and there to act on Articles 1 through 2 as set out below.

**ARTICLE 1:** To elect a moderator to preside at said meeting.

Town Clerk Fernald entertained a nomination for Moderator.

Mr. Gifford nominated Teresa Sadak as Moderator.

**Motion** to close nominations by Vice Chair Sadak.

**Unanimously approved**

Ms. Sadak elected as Moderator by written ballot 3-0.

Town Clerk Fernald swore Ms. Sadak in as Moderator.

**ARTICLE 2:** Shall an ordinance dated July 1, 2023, and entitled "An amendment to the Town of Raymond's Land Use Ordinance Regulating Commercial Solar Energy Systems," be enacted?

Select Board recommends Article 2

**Summary:** *This amendment with a retroactive date of July 1, 2023, will prohibit the installation of commercial solar energy systems in the Rural Residential District and all of the Shoreland Districts.*

**Proposed Ordinance Change:**

**An Amendment to the Town of Raymond's Land Use Ordinance  
Regulating Commercial Solar Energy Systems**

The Town of Raymond hereby ordains that Chapter 300, Article 4 of the Land Use Ordinance and Chapter 350, Article 5 of the Shoreland Zoning Ordinance are emended as follows:

[Please Note: Old language is ~~stricken~~. New language is underlined.]

**§ 300-4.4. Rural Residential District (RR).**

A. 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 section to allow these uses while maintaining the basic rural orientation of the community.

B. Permitted uses.

12. ~~Solar energy systems.~~ This provision has retroactive application to July 1, 2023.

**§ 350-5.4. Table of Land Uses**

Table 1 Land Uses in the Shoreland Zone				
Land Uses		RP	SP	LRR1

				LRR2
35.	Solar energy systems	no	no	<del>PB</del> <u>*no</u> <u>*this provision has retroactive application to July 1, 2023.</u>

**Motion** to approve as presented by Mr. Morse. Seconded by Mr. Gifford

**Motion passes by a raising of cards of the registered voters present (vote 54:1)**

**[Note:** 55 registered voters were present for the meeting]

### **Adjourn Special Town Meeting**

Vice Chair Sadak adjourned the Special Town Meeting at 6:36pm

### **Select Board Meeting**

**Select Board members in attendance:** Teresa Sadak, Samuel Gifford, Denis Morse, Derek Ray (arrived at 6:17pm)

**Select Board members absent:** Rolf Olsen

**Town Staff in attendance:**

Richard Dowe (Library Director); Melanie Fernald (Town Clerk); Sandy Fredricks (Planning Board Admin); Wayne Jones (Fire Inspector); Sue Look (Town Manager)

**3) Called regular meeting to order** at 6:38pm by Vice Chair Sadak

**4) New Business**

- a) Consideration of Accepting a Gift for Raymond Village Library – Richard Dowe, Librarian

Elizabeth “Betty” Shively passed in January of 2024 and left the Raymond Village Library \$500 in her will.

Gave an update of some recent programming, including a Touch a Truck event.

**Motion** to accept gift as presented by Mr. Morse. Seconded by Mr. Gifford.

**Unanimously approved**

- b) Consideration of Renewing the Liquor License for East Shore Tavern – Kyle Bancroft, owner

Kyle Bancroft, applicant spoke to a few details noted on the Fire Safety inspection report. Should have the recommended fixes completed within the 10-day window. Mr. Bancroft contacted the Fire Marshal's Office a few weeks ago, but has not heard back yet about them coming for the inspection.

Wayne Jones, Fire Inspector – Fire Marshal's Office report is needed, and a copy of the Fire Alarm inspection report.

**Motion** to approve the renewal of East Shore Tavern's Liquor License contingent upon completion of items in the Fire Inspection Report by Mr. Morse. Seconded by Mr. Gifford.

**Unanimously approved**

- c) Consideration of Renewing the Special Amusement License for East Shore Tavern – Kyle Bancroft, owner

**Motion** to approve the renewal of East Shore Tavern's Special Amusement License contingent upon completion of items in the Fire Inspection Report by Mr. Morse. Seconded by Mr. Gifford.

**Unanimously approved**

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

9 Shore Road, Map 78, Lot 48. Kathleen Clarke passed away, family members came in to pay off all the taxes.

**Motion** to issue a Quit Claim Deed as presented by Mr. Gifford. Seconded by Mr. Ray.

**Unanimously approved**

- e) Consideration of Updated ACO Interlocal Agreement with Casco and Naples – Sue Look, Town Manager

Met with Town Managers, agreed on job description, for an updated ACO agreement – will hire an additional part time ACO to allow coverage from 6am- 6pm across 7 days a week. Jessica is still an employee of Casco. This is a 1 year agreement, which includes prioritization of call types and how to respond.

Mr. Ray asked about GPS in the vehicle to help ensure that we are getting our fair share of ACO services

**Motion** to approve the updated ACO Interlocal Agreement with Casco and Naples and to authorize the Town Manager to sign the agreement by Mr. Morse. Seconded by Mr. Ray.

**Unanimously approved**

- f) Consideration of Adding Appendix to Personnel Policy for Earned Paid Leave – Sue

Look, Town Manager

During a review for updates to the personnel policy, our Town Attorney noticed that we do not have the required language added to our Personnel Policy regarding Earned Paid Leave that was enacted by the State of Maine as of January 1, 2023.

**Motion** to add appendix as noted above as required by State Law by Mr. Morse.  
Seconded by Mr. Gifford.

Mr. Morse asked for clarification on what this addition is, and how it might be different from the traditional paid time off.

Town Manager Look noted that this is a change in State Law that allows employees to use 40 hours of sick time toward personal time.

**Unanimously approved**

g) Discussion of a Workshop with Budget-Finance Committee – Select Board

To answer questions about procedure, open discussion, ask questions to help guide and share knowledge between members.

Vice Chair Sadak gathered consensus of the Select Board members that this workshop should happen.

Shawn McKillop, Budget-Finance Committee member, mentioned their next meeting is next Wednesday; would bring the idea to his committee's attention for scheduling.

**5) Public Comment**

Grace Leavitt, 2 Leavitt Road – Raymond Recreation Summer Camp program is great, their family members use it and enjoy it. Windham has a committee that's being put together to look at how they're going to use their Middle School once the new Middle School is built and ready for use. Hopes that Raymond will be forming a committee soon to look at how to best use the Jordan-Small Middle School and if Town Offices move to the middle school, how will the current Town Office be used. Costs for renovations will need to be investigated, it will be a huge project. The groundbreaking for the new RSU #14 will be the morning of September 21<sup>st</sup>.

Peter Leavitt, 2 Leavitt Road - workshop for all the boards and committees to hear an update on the Comprehensive Plan, encourage everyone to attend, meeting will be in the gym at JSMS, so there is plenty of room. August 28<sup>th</sup> 6:30pm at the Gym. Results of the "Pom Pom" Surveys will be shared at that meeting

**6) Selectman Comment**

Mr. Morse asked if the Town Manager's report can be moved to before Public Comment in the agenda, so the public can ask about whatever is brought up in that section.

Wanted to share that the Fire Department received a State award, for rural rescue with bringing a hiker down a hill, commendation from State collaboration with other town's on that. Victim broke a hip, at least 9 people to carry him down safely.

Ms. Sadak wanted to echo the comment about how great the Recreation programming

is. They're in the process of creating a before- and after-school program as well.

## 7) Town Manager's Report and Communications

### a) Updates

- Spoke at Panther Pond Lake Association's annual meeting - that association wants to know more about the Sebago Lake violation. Their invitation shows how much residents care about the proper upkeep of their property and the lake & water care.
- Status of the request to buy a Tax Acquired Property on Tenny Hill – property offer by abutter to purchase the property, was given a timeline to follow up by, didn't do that. The Legislature has proposed a change to law, town cannot simply sell the property to someone who wants to pay. The new law dictates that the owner has a certain time frame to pay past taxes and fees, etc. to retain the property.

The new process is that the Town sends a letter to the former owner to notify them of the intent to sell the property. They have 90 days to redeem the property at the cost of all the fees (taxes, interest, lien charges, administrative costs, and attorney fees, realtor fees). If it comes down to the Town selling the property, we need to hire a realtor, sell property at fair market value, town can only retain money to recoup costs incurred, anything above the town's taxes and fees paid will go back to the original owner. That became law on August 9<sup>th</sup>.

- Melanie Fernald has achieved re-certification with the Maine Town and City Clerk's Association. This requires several classes, time and effort.
- Cumberland County has issued a notice of caucus for Monday, September 9<sup>th</sup> at 4:15pm at the Cumberland County Courthouse in Portland to establish a Cumberland County Finance Committee and elect municipal representation.

### b) Confirm Dates for Upcoming Regular Meetings

- September 10, 2024
- October 8, 2024

### c) Upcoming Holiday Closings

- Monday, September 2 – Labor Day

Thank you to Samantha Kerr the fill-in videographer, who is leaving for college. Good Luck!

## 8) Adjournment

**Motion** to adjourn at 7:30pm by Mr. Ray. Seconded by Mr. Gifford.

**Unanimously approved**

*Respectfully submitted,*

*Melanie Fernald, Town Clerk*

DRAFT



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# Previous Meeting Minutes - August 28, 2024

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## **SELECT BOARD Workshop Minutes**

August 28, 2024

6:30pm – Workshop

At JSMS Gym &  
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 present:** Teresa Sadak, Samuel Gifford, Denis Morse

**Comprehensive Plan Committee members present:** Kaela Gonzalez, Peter Leavitt, Frank McDermott, Shawn McKillop, Jackie Sawyer

**Budget-Finance Committee members present:** Karen Lockwood, Shawn McKillop, Deanna Lee, Chris Hanson, Cliff Small, Don Willard

**Planning Board members present:** Bob O'Neill, Michael Richman, Kevin Woodbrey

**Zoning Board of Appeals members present:** Tom Hennessey, Peter Lockwood

**Recycling Committee members present:** Susan Accardi, Cathy Gosselin, Karen Lockwood

**Beautification Committee members present:** Sharon Dodson

**Town Staff in attendance:**

Joe Crocker (Recreation Director); Richard Dowe (Library Director); Melanie Fernald (Town Clerk); Cathy Gosselin (HR Officer); Chris Hanson (Code Enforcement Officer); Sue Look (Town Manager); Bruce Tupper (Fire Chief); Nathan White (Public Works Director)

1) **Called to order** at 6:31pm by Vice Chair Sadak.

2) **Workshop**

- **Discussion of Proposed Comprehensive Plan Update in 2025 – Comp Plan Committee (CPC)**
  1. Introduction - CPC Activity Summary
  2. Community Engagement - Results & Analysis
    - a. Summer Online Survey, October 2023
    - b. Community Listening Sessions, December 2023 thru January 2024

- c. "Pom Pom" Surveys, November 2022 and January 2024
3. Vision Statement
4. Workshops - "What We've Learned", February 2024 and Future Land Use, April 2024
5. Summary of Plan Chapters - Inventory/Analysis of Existing Conditions
6. Goals, Policies, and Strategies
7. Plan Adoption and Implementation Process
8. Questions/Comments - Boards, Committees, Leadership

### **3) Adjournment**

Vice Chair Sadak adjourned the meeting at 8:26pm.

Respectfully submitted,

Melanie Fernald, Town Clerk



**Raymond**  
**Comprehensive**  
**Plan Update**

**Select Board Workshop**  
**August 28, 2024**

## Comprehensive Plan

### **OUTLINE**

1. Introduction - CPC Activity Summary
2. Community Engagement - Results & Analysis
  - a. Summer Online Survey, October 2023
  - b. Community Listening Sessions, December 2023 thru January 2024
  - c. "Pom Pom" Surveys, November 2022 and January 2024
3. Vision Statement
4. Workshops - "What We've Learned", February 2024 and Future Land Use, April 2024
5. Summary of Plan Chapters
6. Goals, Policies, and Strategies
7. Plan Adoption and Implementation Process
8. Questions/Comments - Boards, Committees, Leadership



### Comprehensive Plan Timeline/Activity Summary

<u>Meeting</u>	<u>Activity</u>
June 2022	Select board appoints CPC
August	Initial organizational meeting
September	Elect co-chairs Review 2004 plan
October	<i>Presentation:</i> State Comp Plan reviewer Review Title 30-A: Growth Management Plan Begin drafting consultant RFP Oct. 27 CPC Raymond bus tour #1
November	Review State Self-Assessment Checklist Nov. election day citizen survey - Community Priorities
December	Establish Contract Planner RFP task force Review election day survey results Executive session: CPC Duties
January 2023	CP budget discussion Create CP email, web page, QR code Post Contract Planner RFP/review submission
February	Establish listing for community/associations outreach Interview North Star Planning (NSP)
March	Approve Logo/Business cards
April	Approve NSP as contract planner Discussion of impact fees Review inventory tasks Reduction in CPC membership Apr. 28 CPC Raymond bus tour #2
May	NSP creates Raymond CP Website Summer community survey created
June	CPC conducts department head interviews Jun. 13 CP promotion at local elections Jun. 23 CPC Sebago Lake tour - create website video Summer survey posted on website

July 2023	Reviewed first 3 drafts of inventory chapters: Demographics, History, Natural Resources
August	Reviewed inventory chapters: Transportation, Agriculture, Forestry, Economy Discussion of Community Resiliency Partnership
September	<i>Presentation:</i> Loon Echo Land Trust Reviewed inventory chapters: Water Resources, Recreation, Public Facilities, Maps
October	Planning of January CP public workshop Review of all inventory chapters Review results of community summer survey
November	Workgroup updates to Vision Statement Discussion on implications of LD 2003 on future land use
December	<i>Presentation:</i> Technology/Fiberoptic Broadband CPC draft Vision Statement approved Planning of Future Land Use CP public workshop
January 2024	Jan. 20 CP public workshop: Transportation, Housing, Services, Business, Vision Statement, Survey Data CP budget review
February	FY 2024-2025 budget request Review results of Jan. 20 public workshop Planning for Mar. Future Land Use public workshop
March	Mar. 19 Future Land Use public workshop Revision of Vision Statement based on workshop comments
April	Review Future Land Use workshop participant comments <i>Presentation:</i> Windham Economic Development director Intro to Goals, Policies & Strategies
May	Review maps of potential Growth Areas/Village configuration
June	<i>Presentation:</i> Sebago Lake Chamber of Commerce Jun. 11 election survey - repurposing JSMS priorities Review Goals, Policies & Strategies: Road Safety, Resiliency, Transportation, Strengthening Community, Growth Areas, Access to Waterbodies

## Summary of Summer Survey - June 8 to September 20, 2023

- 206 responses to 16 open-ended questions involving quality of life and public services.

- Demographics of survey respondents:

Majority of respondents were 35 or older and year-round residents

Majority of respondents have lived in Raymond 20 years or less

Approximately 40% have school-aged children

Most were college-educated with household incomes of over \$100,000

- Top Responses to Selected Questions

*What are the best things about Raymond?*

Small town, rural community, rural beauty.

*What is your favorite outdoor space?*

Lakes followed by "My own backyard."

*What is the biggest threat to Raymond's quality of life?*

Too much development followed by traffic.

*What is one thing that would make Raymond a better place?*

A Community center followed by more local businesses, improved traffic control. (HANDOUT GRAPHIC)

*Taxes & Infrastructure Investment?*

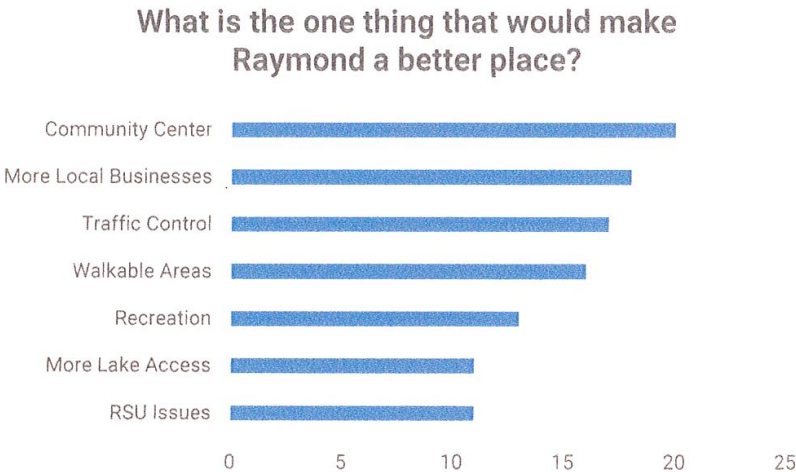
Almost two-thirds of respondents support investing in town services and infrastructure even if taxes are likely to increase. (HANDOUT GRAPHIC)

- Demographics collected on the Summer Survey respondents included:

Age of Respondent, Household Income, Educational Attainment,  
Respondents with School-Aged Children, Length of Time Living in  
Raymond, Seasonal Versus Year-Round Residents

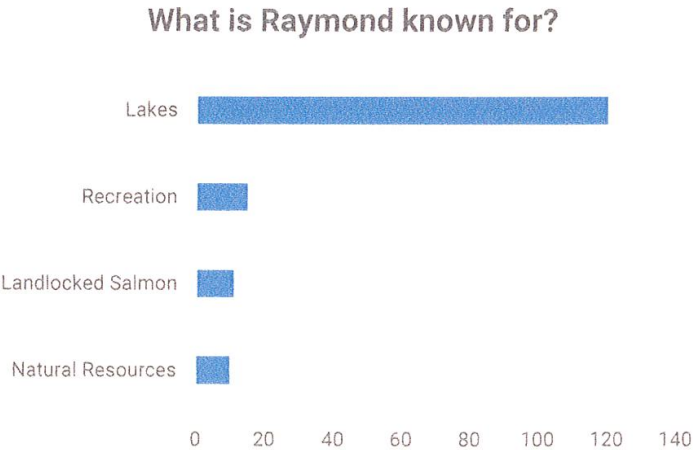
4. What is the one thing that would make Raymond a better place?

Survey responses to this question were varied. 20 respondents noted that a community center would benefit the town, the most frequent answer. Other top answers were having more local businesses or a more active Main Street, better traffic control, more sidewalks and safe places to walk around town, and more recreation opportunities and public lake access. The closure of the middle school and the RSU14 district continues to be a concern, and improving education was among the top issues.



5. What is Raymond known for?

The overwhelming answer to what Raymond is known for is the lakes, with 120 responses. Other top responses were related to natural resources.

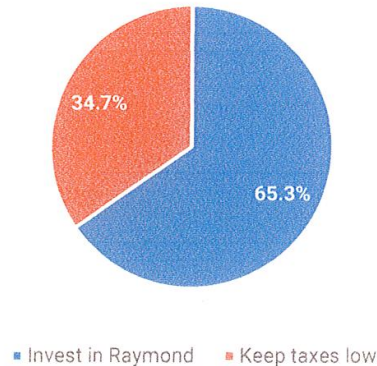




## 6. Taxes

Almost two-thirds of respondents support investing in town services and infrastructure, such as a community center, even if taxes are likely to increase.

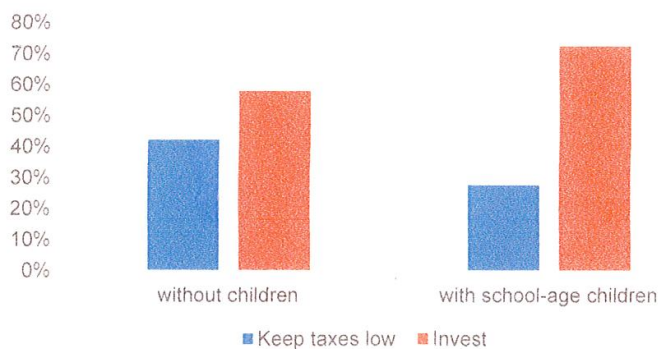
### Taxes and Investment



Additional analysis looked at whether or not there were certain demographics that could predict who was more in favor of investing in the town of Raymond. There are two predictors of attitudes on tax and investment: whether or not a citizen of Raymond has children, and length of residency.

Nearly 58% of residents without children were in favor of investing in Raymond; that percentage jumped to 72% if the resident has school-age children in their household.

### Taxes and Investment Attitudes



The effect of length of residency in Raymond on the desire to invest in the town was even more pronounced. 87% percent of residents who have spent 10 years or fewer in Raymond support

## **“ POM POM ” SURVEYS**

On election day November 2022 and again on election day June 2024 CPC members set up a table in the JSMS gym with six labeled Mason jars and a poster describing a comprehensive plan theme. As voters exited the polls they were asked by a CPC member if they would participate in a quick poll. The participant was instructed to take three “pom pom” votes and place one in each of their three highest priority jars. These “surveys” were actually **public opinion polls** designed by CPC members independent of North Star Planning. This methodology did not lend itself to any deep analysis of responses but rather a non-scientific exercise in taking the “temperature” of our citizens in order to inform the CPC of general attitudes within our community.

The November 2022 question was, **“What is the most important issue for you involving the future of Raymond?”**

Results: Total pom pom count = 2,943  
3 pom pom/participant = 981 participants

Natural Resources	755 (26%)	Infrastructure	590 (20%)
Economy	506 (17%)	Land Use	376 (13%)
Municipal Services	365 (12%)	Housing	351 (12%)

The June 2024 question was, **“What would you like to see JSMS used for when this facility is returned to the town?”**

Results: Total pom pom count = 1,017  
3 pom pom/participant = 339 participant

Community/Senior Center	303 (30%)	Recreation	258 (25%)
Library	171 (17%)	Town Offices	139 (14%)
Daycare	104 (10%)	Other*	42 (04%)

\*Other was not a pom pom but a post-it note placed in the jar with a written preference. These preferences ranged from “Sell it” to “Swimming pool” to “Remain as a school” to “Senior housing”.

## Vision Statement

Raymond is a small community in the heart of the Lakes Region within the larger, growing region of Southern Maine. We take pride in the natural beauty that surrounds us. Our identity as a place of peaceful respite from the more hectic energy of the larger centers within the region can only be maintained by dutifully stewarding the local and regional natural resources of Sebago Lake, Panther Pond, Crescent Lake, Raymond Pond, Thomas Pond, Nubble Pond, Notched Pond, and all their tributaries, Raymond Community Forest, Morgan Meadow, and Rattlesnake Mountain. As a rural town within driving distance of Portland, we place priority and value on the features that set us apart: our beautiful environment and a quiet, small-town community with convenient access to nearby economic centers.

Our Community is changing as a result of population growth, increased development, and the impacts of climate change. Raymond will proactively approach current issues by addressing traffic congestion and speeding, improving connections within and to the village, and supporting local businesses. Town policy and decision-making will be rooted in the need to preserve valued natural resources and to maintain and strengthen Raymond's sense of community. Raymond will meet future challenges with improved sidewalks and roads, community spaces, town services and facilities, schools, broadband internet access, and integrating climate resilience when appropriate.

Everyone who lives here, works here, grew up here, or wants to come here, should have a reasonable opportunity to make Raymond their home. While providing that opportunity, we must steward both our community resources and natural resources. Preserving our scenic and environmental assets and our strong sense of community will require an approach to the implementation of this plan that is centered on community input and values.



## Summary of "What We've Learned" Workshop - February 2024

- 64 participants and 57 online respondents
- Included 2 Map activities, 3 Open-ended and 2 Multiple choice questions
- Posted DRAFT Vision statement for public comment/suggestion

### Map Activities

#### # 1 Places in Raymond to **Protect** (% of votes):

All Lakes and Shoreland (57%)      Established Conservation Areas (28%)  
Undeveloped Land      (13%)      Other (2%)

#### Places in Raymond for **Growth** (top 4 locations):

Main St./Village      (43%)      Route 302      (13%)  
Mill Street      (12%)      Webbs Mills Rd. (10%)

#### #2 Places **unsafe** to **Walk** or **Bike** (top 4 locations):

Webbs Mills Rd.      (31%)      Route 302      (17%)  
Raymond Cape Rd. (15%)      Everywhere (10%)

#

#### Places **unsafe** to **Drive** (top 3 locations):

Egypt Rd. (26%)      Route 302 (24%)      Raymond Cape Rd. (19%)

### Selected Open-Ended Questions

- "What one business would you like to see in Raymond?" (top 3 )  
Restaurant (37%)      Local Businesses (32%)      Grocery (22%)
- "What services/facilities does Raymond need to support all age groups?" (top 3)  
Community Center (26%)      Transportation (20%)      Playgrounds/Parks (17%)
- "What type of new housing does Raymond need?" (top 3)  
Traditional single family (27%)      Senior housing (21%)      ADU (16%)
- "How should Raymond address increasing traffic/busy roads?" (top 3)  
Sidewalks/bike lanes (33%)  
Senior transportation (19%)  
Regional summer transportation (14%)

# Raymond Comprehensive Plan Factsheet

A comprehensive plan is a long-range document that guides municipal policy, growth, and investment over the next 10-20 years. The project is led by the volunteer Comprehensive Plan Committee. The plan incorporates data analysis on existing conditions along with the community's vision and values to create a set of actionable goals for the future. A state-certified comprehensive plan also allows a town to apply many grant and loan programs, and enact certain types of fees and regulation.

To learn more, visit [compplan.raymondmaine.org](http://compplan.raymondmaine.org)

## 4,536 Population

After nearly doubling from 1980-2000, Raymond's population has grown slowly in the past 2 decades.

## 47.8 Median Age

Raymond's population growth is mostly driven by the 65+ age group.

## \$77,019 Median Income

Lower than Cumberland County (\$80,982), higher than Maine (\$63,182)

## \$418,000 Median Home Price (2023)



> 75% increase in home prices since 2010

## Homes in Raymond



97% single family  
90% owner-occupied  
75% 3+ bedrooms  
1 senior housing complex



## 10,000-12,000 Seasonal Population

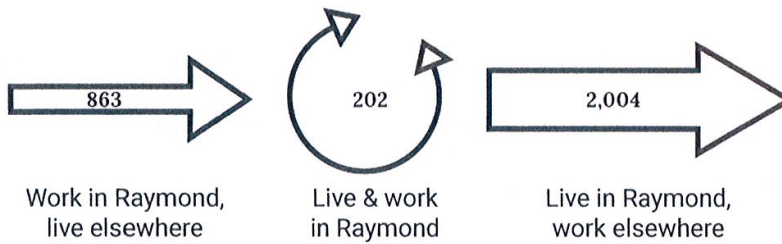
1/3 of Raymond's homes are seasonal or second homes

6% of Raymond's homes are used for short-term rentals

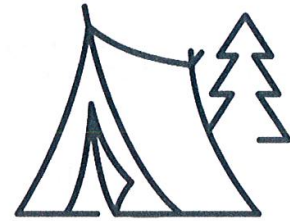
Data Sources: 2023 MLS Database; 2021 American Community Survey (ACS) 5-year estimates; 2020 Decennial Census; 2010 Decennial Census; 2000 Decennial Census; 2004 Raymond Comprehensive Plan



## Commute Patterns



Raymond's biggest employers are **Sabre Yachts, summer camps, and the school district.**



Raymond has **no public transportation, and lacks sidewalks and bike lanes.**

Traffic and congestion are frequent issues on **Route 302.**

70% of Raymond residents **drive alone** to work.

## Natural Resources

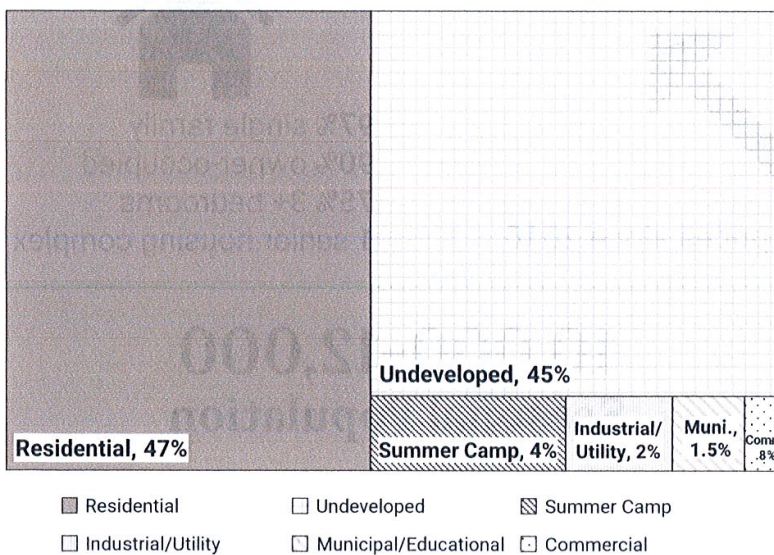
**Lakes** are key to Raymond's identity.

Issues include **invasive species, water quality impacts** from increased shorefront development, and **lack of public access.**

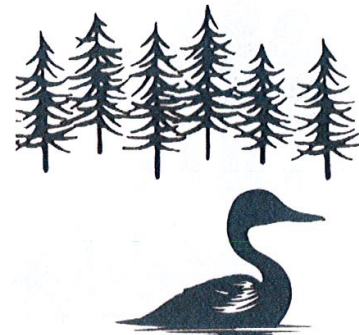
**44%** of Raymond's land area is undeveloped.

**7.8%** of Raymond's land area is permanently conserved.

## Land Use



**256 building permits** for new construction from 2015-2022; majority for **single-family lakefront homes**



## Summary of Future Land Use Workshop - April 2024

- Approximately 80 participants viewed 3 proposed FLU scenarios
- Participants provided input on future preservation, growth, and investment

Note: The week prior to the FLU Workshop, a public meeting regarding a proposed zoning change in the Route 302 area was held. Many citizens who attended the FLU Workshop were residents of the 302 area and had concerns about development.

- By state statute, the FLU Map shows 3 basic areas: Growth Areas, Rural Areas, and Transition Areas

### Growth Areas : *Raymond Village and East Raymond*

"What type of development would you like to see in this area?" (top 3)

- Neighborhood stores/small businesses, Single-family homes, Community center

"What kind of transportation improvements would you like to see?"

- Sidewalks, bike lanes, paths and trails, a bus or shuttle

### Rural Areas: *North Raymond*

"What type of land uses should the town encourage here?" (top 3)

- Single-family homes, Agriculture/forestry, Duplexes/townhomes

"What kind of transportation improvements would you like to see?"

- Improved roads, address speeding, safer biking and walking

### Transition Area: *Rte. 121 and Western End Rte. 302 (Industrial Zones)*

"What type of development would you like to see here?" (top 3)

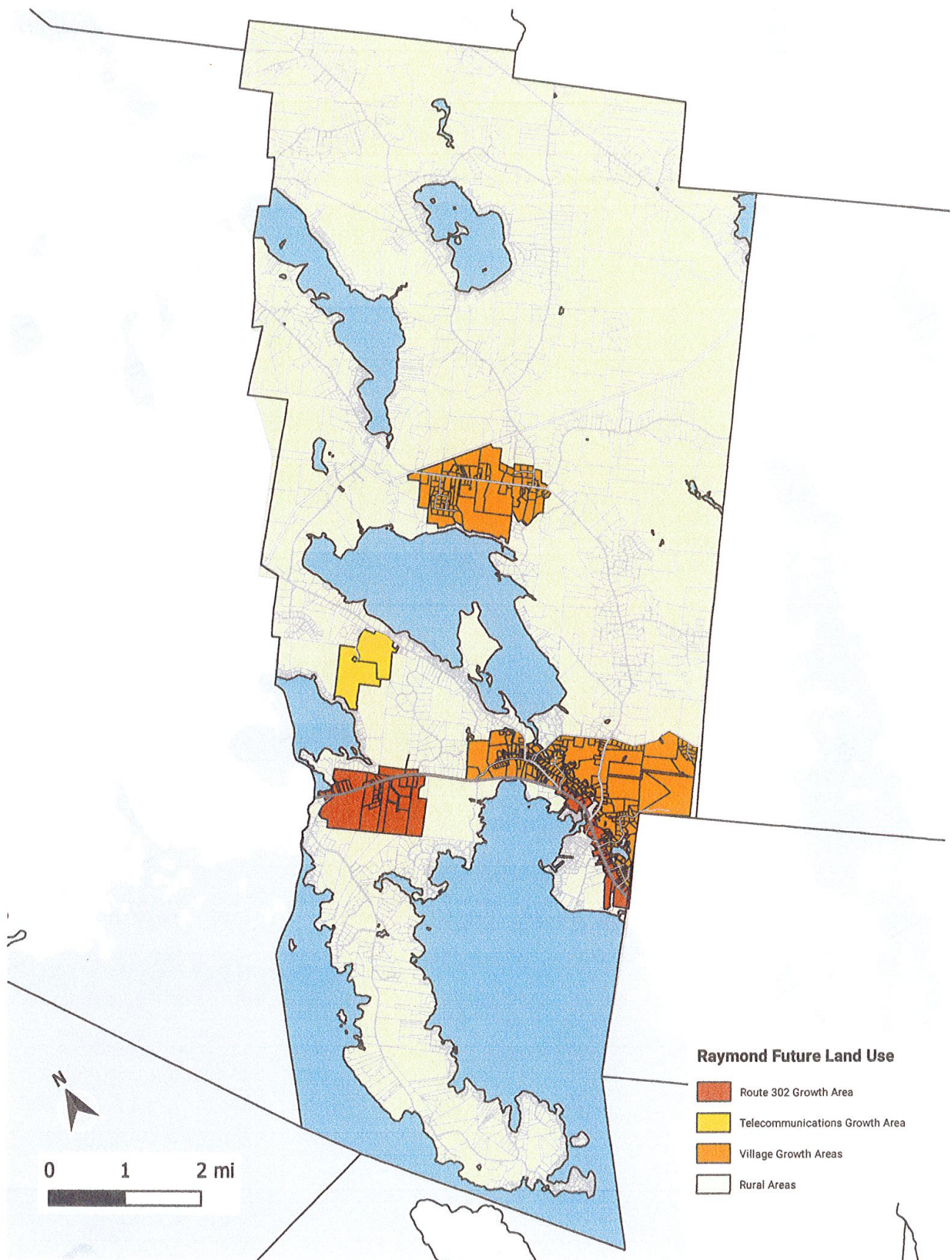
- Single-family homes, small businesses, small industries

"What kind of transportation improvements would you like to see?"

- Improved roads, sidewalks and shoulders for walking/biking, traffic calming methods to improve safety and reduce speeds

The 302 corridor is a persistent problem for many Raymond residents, with traffic issues that escalate during summer months and crowding that impacts locals. At the same time, the 302 area has existing infrastructure which makes it a logical place for commercial and mixed-use development.







## Summary of Goals, Policies, and Strategies

As this plan document is still in DRAFT form what is listed below does not reflect the final version. What is shared is the general content of this document. A second review of the Draft Goals, Policies, and Strategies will take place at the September 4, 2024 Comprehensive Plan Committee meeting. Comments and suggestions from this Work Shop will be included in this second draft review.

### **Goal: Build a resilient Raymond.**

- **Prepare for the impacts of climate change**
- **Construct weather-resistant infrastructure**
- **Increase town capacity to serve the community**

### **Goal: Protect Raymond's natural and water resources.**

- **Conserve Raymond's most important natural resources**
- **Maintain the high water quality of Raymond's lakes, ponds and waterways**
- **Increase public access to Raymond's water bodies**

### **Goal: Invest in safe and accessible transportation for all.**

- **Make it easier to walk and bike around Raymond**
- **Improve road safety**
- **Increase off-road trails for recreation and bike/pedestrian access**
- **Provide alternatives to driving**

### **Goal: Strengthen Raymond's sense of community.**

- **Support Raymond's small businesses**
- **Maintain village character in Raymond's growth areas**
- **Support residents of all ages**
- **Create opportunities for community connection**

Recommended **Policy** and associated **Strategy** development are in the areas of:

Natural Resources, Transportation, Housing, Economy, Community, Fiscal Responsibility, Town Capacity, and Infrastructure. The efforts at developing these policies requires the commitment and input from the community at large, town leadership, municipal committees and boards as well as ad hoc community and private action groups.

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## Thomas Pond Dam Repair Project

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**From:** ROBERT CHAPIN <chapin780@aol.com>  
**To:** sue.look@raymondmaine.org  
**Cc:** board@thomaspond.org  
**Date:** 07/28/2024 08:13 PM  
**Subject:** Question for Town Manager

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Dear Sue,

The members and Board of Directors of Thomas Pond Improvement Association (TPIA) respectfully request an opportunity to address the Select Board as soon as possible for the purpose of making a funding appeal for repairs needed to Thomas Pond Dam (also referred to as the Dingley Dam) which controls the pond levels of Thomas Pond. When the State of Maine was divesting themselves of small non-hydro electric dams across the state they determined that Dingley Dam was abandoned and in disrepair and were preparing to remove the dam entirely allowing the pond to lower to its lowest natural level. This would have had and continues to threaten a drastic reduction in property value around the pond. TPIA was formed to assume ownership of the dam and provide for its operation and repair. The State awarded ownership of the dam to TPIA with the understanding that the organization would repair the dam and operate it in accordance with the wishes of the majority of shoreline property owners and back lot property owners with deeded access to the pond. TPIA raised funds to repair and operate the dam. As the organization had no assets to begin with, the towns of Raymond and Casco, where the pond resides, contributed \$7500 each and Casco added some leftover funding they had from a Susquintennial fund and the dam was rebuilt/resurfaced. That was 30+ years ago. The dam now needs another update as sections of concrete have sloughed off the surface exposing the inner core of the dam which is beginning to show the potential for structural damage. We obtained an engineering estimate of what it would take to make expedient repairs in October 2023 from the firm who did the last rebuild 30 years ago and received a rough estimate of \$19,000. We have been running a capital improvement fund raising campaign in 2024 and are prepared to offer a matching grant to each town to assemble the necessary funding to contract for the repairs needed. Given the likely price increase we expect to see, we are targeting a total repair cost of \$25,000. Each town will be asked to come up with \$5000 in grant money and TPIA will come up with the difference to get the work under contract. There are approximately 155 shoreline property owners in Raymond and approximately 255 in Casco, though not all properties have improvements on them. We anticipate that, if successfully supported by the Select Board, we would need to be on a warrant for the 2025 cycle. Thank you for your consideration. Bob Chapin, President and Dam Keeper Hm 207 655-1028, cell 571 217-1700

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## Treasurer Appointment

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*401 Webbs Mills Road  
Raymond, Maine 04071  
207.655.4742*

### Appointment of Treasurer State of Maine

Pursuant to 30-A MRSA § 2603 the undersigned Board of Selectmen of the Town of Raymond do hereby appoint **Brenda Fox-Howard** as the Treasurer for the Town of Raymond. Your term expires on June 30, 2025.

Given under my hand on this 10<sup>th</sup> day of September 2024.

\_\_\_\_\_  
Rolf Olsen, Chair

\_\_\_\_\_  
Teresa Sadak, Vice-Chair

\_\_\_\_\_  
Derek Ray

\_\_\_\_\_  
Samuel Gifford

\_\_\_\_\_  
Denis Morse



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### INTEROFFICE MEMORANDUM

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**TO:** TOWN OF RAYMOND BOARD OF ASSESSORS  
**FROM:** CURT LEBEL, ASSESSORS AGENT  
**SUBJECT:** TAX RATE AND COMMITMENT OF FY2024-2025 PROPERTY TAXES  
**DATE:** 9/5/24  
**CC:** SUE LOOK, TOWN MANAGER

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Dear Board Members,

The assessing office has completed its annual preparation for tax commitment. Taxable valuation has increased this year by approximately 17.5 million dollars and comes in at \$1,089,573,310. New residential construction in Raymond remains good this year, with several new residential homes underway which should be completed for the upcoming 2025 assessment next year. As larger subdivisions fill up, permits for new starts have begun to decrease. However, tear down/ rebuilds, and accessory unit construction remains ongoing. Due to real estate market appreciation, the town's certified assessment ratio will be 63% of market value for this year (reflective of sales through June 2022). Homestead, veterans, and blind exemptions, as well as personal property assessments have been adjusted by this amount as prescribed by law.

This year, budget appropriations approved by voters, or their representatives have increased property taxes for this fiscal year by at least 1.3 million which will necessitate an increase in the tax rate over last year's

**PROPERTY TAX COMPARISON (2023-2024) \*Uses a sample \$17.10 rate**

	<b>2023 (FY24)</b>	<b>Mills</b>	<b>2024 (FY25)</b>	<b>Mills</b>	<b>Difference</b>	<b>% chg. in Tax</b>
School	\$ 11,940,729.34	0.01121	\$ 13,268,555.18	0.01218	\$ 1,327,825.84	11.1%
County	\$ 974,325.00	0.00091	\$ 1,044,820.00	0.00096	\$ 70,495.00	7.2%
Municipal	\$ 3,697,119.58	0.00347	\$ 3,985,710.89	0.00366	\$ 288,591.31	7.8%
Tax Increment Financing	\$ 272,195.20	0.00026	\$ 293,759.96	0.00027	\$ 21,564.76	7.9%
Overlay	\$ 48,099.07	0.00005	\$ 38,857.57	0.00004	\$ (9,241.50)	-19.2%
<b>Total Tax Commitment</b>	<b>\$ 16,932,468.19</b>	<b>0.0159</b>	<b>\$ 18,631,703.60</b>	<b>0.0171</b>	<b>\$ 1,699,235.41</b>	<b>10.0%</b>

\*County tax for FY24 includes \$80,574 for 6-month fiscal year transitional assessment (payment #2 of 5)

The repeal of the senior tax stabilization program will affect those enrolled in the program last year with a larger increase in tax rate as they were frozen at the 2022 rate last year (.015) rather the 2023 rate (.0159)

This year, the voters at the annual Town meeting have authorized the Select Board to utilize up to \$700,000 in undesignated fund balance to reduce the tax commitment.

Below, please find three potential tax rate options for the Board to consider, which designate options for the Board's approved use of fund balance to reduce the tax commitment and result in an overlay which is consistent with the past few years.

The minimum rounded tax rate available is \$16.80 utilizing the full \$700,000 of fund balance available.

The options attached range from \$16.80 to \$17.30 per thousand, with each 100K use of fund balance altering the tax rate by 10 cents.

Upon selection of a tax rate for 2024, I will load the data into trio for billing and have the necessary Warrants and Certificates prepared for Board signatures the following day.

Thank you,

Curt Lebel, Assessors Agent

**PROPERTY TAX REVENUES**

	LAST YEAR (FY 2023-24)	THIS YEAR (FY 2024-25) TAX RATE OPTIONS		
<b>TAX RATE</b>	<b>\$ 15.90</b>	<b>\$17.30</b>	<b>\$17.10</b>	<b>\$16.80</b>
<b>TAXABLE VALUATION</b>	<b>\$ 1,072,037,240.00</b>	<b>\$ 1,089,573,310.00</b>	<b>\$ 1,089,573,310.00</b>	<b>\$ 1,089,573,310.00</b>
<b>COUNTY</b>	<b>\$ 974,325.00</b>	<b>\$ 1,044,820.00</b>	<b>\$ 1,044,820.00</b>	<b>\$ 1,044,820.00</b>
<b>SCHOOL</b>	<b>\$ 11,940,729.34</b>	<b>\$ 13,268,555.18</b>	<b>\$ 13,268,555.18</b>	<b>\$ 13,268,555.18</b>
<b>TIF AMOUNT</b>	<b>\$ 272,195.20</b>	<b>\$ 297,195.75</b>	<b>\$ 293,759.96</b>	<b>\$ 288,606.28</b>
<b>MUNICIPAL</b>	<b>\$ 3,697,119.58</b>	<b>\$ 4,182,580.27</b>	<b>\$ 3,985,710.89</b>	<b>\$ 3,690,406.82</b>
<b>OVERLAY</b>	<b>\$ 48,099.56</b>	<b>\$ 56,467.06</b>	<b>\$ 38,857.57</b>	<b>\$ 12,443.33</b>
<b>TOTAL PROPERTY TAX</b>	<b>\$ 16,932,468.68</b>	<b>\$ 18,849,618.26</b>	<b>\$ 18,631,703.60</b>	<b>\$ 18,304,831.61</b>
<b>Each 100k of fund balance use changes the tax rate by 10 cents</b>				
<b>NON PROPERTY TAX REVENUES USED TO REDUCE MUNICIPAL APPROPRIATION</b>				
	<b>\$ 15.90</b>			
<b>HOMESTEAD REIMB</b>	<b>\$ (246,132.95)</b>	<b>\$ (228,203.26)</b>	<b>\$ (225,565.07)</b>	<b>\$ (221,607.79)</b>
<b>BETE REIMB</b>	<b>\$ (50,161.32)</b>	<b>\$ (42,595.20)</b>	<b>\$ (42,102.77)</b>	<b>\$ (41,364.12)</b>
<b>STATE REV SHARING</b>	<b>\$ (464,259.71)</b>	<b>\$ (487,384.27)</b>	<b>\$ (487,384.27)</b>	<b>\$ (487,384.27)</b>
<b>OTHER REVENUES</b>	<b>\$ (2,128,323.44)</b>	<b>\$ (2,230,288.00)</b>	<b>\$ (2,230,288.00)</b>	<b>\$ (2,230,288.00)</b>
<b>SELECT BOARD USE OF FUND BALANCE</b>	<b>\$ (100,000.00)</b>	<b>\$ (200,000.00)</b>	<b>\$ (400,000.00)</b>	<b>\$ (700,000.00)</b>
	<b>0</b>			
<b>MUNICIPAL APPROPRIATION</b>	<b>\$ 6,685,997.00</b>	<b>\$ 7,371,051.00</b>	<b>\$ 7,371,051.00</b>	<b>\$ 7,371,051.00</b>
<b>TOTAL NON TAX REV</b>	<b>\$ (2,988,877.42)</b>	<b>\$ (3,188,470.73)</b>	<b>\$ (3,385,340.11)</b>	<b>\$ (3,680,644.18)</b>
<b>TOTAL MUNICIPAL TAX REV</b>	<b>\$ 3,697,119.58</b>	<b>\$ 4,182,580.27</b>	<b>\$ 3,985,710.89</b>	<b>\$ 3,690,406.82</b>

The Board will be asked to select an amount of fund balance to apply towards the municipal budget and approve a tax rate at its September 10, 2024 meeting. Upon approval of the rate, the necessary warrants and certificates may be completed for signatures by the board members the next day. I will be available at the meeting to answer any follow up questions the board may have. --Curt Lebel

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# Original Assessed Value Certificate

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## ASSESSORS' CERTIFICATE TOWN OF RAYMOND, MAINE

The undersigned Assessor for the Town of Raymond, Maine, hereby certifies pursuant to the provisions of 30-A M.R.S.A. § 5227(2) that:

The assessed value of taxable real and personal property of the Portland Natural Gas Municipal Development and Tax Increment Financing District as described in the Development Program to which this Certificate is included, was \$16,230,805 as of March 31, 1998 (April 1, 1997). This includes the following properties:

Map	Lot	Acreage	Real Property	Personal Property	Total OAV
6	25	34	\$ 3,395,671.00	\$ 1,480,800.00	\$ 4,876,471.00
50	34	2.6	\$ 274,940.00		\$ 274,940.00
50	35	1	\$ 127,190.00		\$ 127,190.00
50	36	15.75	\$ 38,280.00		\$ 38,280.00
50	36A	1.25	\$ 210,810.00		\$ 210,810.00
51	10	22.2	\$ 169,570.00		\$ 169,570.00
51	11	1.3	\$ 190,965.00		\$ 190,965.00
51	12	8	\$ 348,940.00		\$ 348,940.00
52	47	2.1	\$ 208,110.00		\$ 208,110.00
52	48	1.01	\$ 0.00	\$ -	\$ 0.00*
53	1	0.29	\$ 40,000.00		\$ 40,000.00
53	2	1.2	\$ 108,130.00		\$ 108,130.00
53	3	0.34	\$ -	\$ -	\$ 0.00*
53	4	0.61	\$ 151,055.00	\$ 10,000.00	\$ 161,055.00
53	5	0.17	\$ 27,720.00		\$ 27,720.00
53	8	0.5	\$ 283,750.00	\$ 70,450.00	\$ 354,200.00
53	9	2	\$ 172,220.00		\$ 172,220.00
53	10	0.4	\$ 159,375.00		\$ 159,375.00
53	11	0.1	\$ 9,000.00		\$ 9,000.00
53	19	7	\$ 31,125.00		\$ 31,125.00
53	19A	2.4	\$ 112,020.00	\$ 6,020.00	\$ 118,040.00
53	20	2.1	\$ 124,240.00		\$ 124,240.00
53	21&22	4.25	\$ 1,084,179.00	\$ 658,640.00	\$ 1,742,819.00
53	23	1.27	\$ 56,500.00		\$ 56,500.00
53	24	1.96	\$ -		\$ 0.00*
53	25	1.96	\$ 109,545.00		\$ 109,545.00
53	26	0.34	\$ 192,595.00		\$ 192,595.00
53	27	0.34	\$ 9,000.00		\$ 9,000.00



**ASSESSORS' CERTIFICATE  
TOWN OF RAYMOND, MAINE**

53	42	1.7	\$ 198,820.00	\$ 2,000.00	\$ 200,820.00
55	1&2	0.22	\$ 156,495.00	\$ 40,000.00	\$ 196,495.00
55	3	0.57	\$ 365,735.00	\$ 26,400.00	\$ 392,135.00
55	4	0.21	\$ 164,515.00	\$ 5,000.00	\$ 169,515.00
55	5	0.18	\$ 66,240.00		\$ 66,240.00
55	6	5	\$ 53,125.00		\$ 53,125.00
55	7	0.6	\$ 101,660.00		\$ 101,660.00
55	8	0.5	\$ 89,430.00		\$ 89,430.00
55	10	1.7	\$ 107,220.00		\$ 107,220.00
55	16	2.29	\$ 281,470.00	\$ 10,000.00	\$ 291,470.00
55	21	1.46	\$ 229,895.00	\$ 10,000.00	\$ 239,895.00
55	22	0.6	\$ 209,310.00	\$ 5,000.00	\$ 214,310.00
55	23	2.41	\$ 68,500.00		\$ 68,500.00
55	24	1.57	\$ 122,530.00		\$ 122,530.00
55	25	1.38	\$ 580,530.00		\$ 580,530.00
55	30	0.69	\$ 31,595.00		\$ 31,595.00
55	31&32	0.69	\$ 1,165,750.00	\$ 124,055.00	\$ 1,289,805.00
55	33	0.71	\$ 181,460.00		\$ 181,460.00
55	34	0.71	\$ 252,810.00	\$ 92,400.00	\$ 345,210.00
55	35	0.69	\$ 158,860.00	\$ 2,000.00	\$ 160,860.00
55	61	1.4	\$ 181,380.00	\$ 10,000.00	\$ 191,380.00
55	62	2	\$ 201,610.00	\$ 10,000.00	\$ 211,610.00
Corridor			\$ 31,570.00	\$ 1,032,600.00	\$ 1,064,170.00
<b>TOTAL</b>		<b>143.72</b>			<b>\$ 16,230,805.00</b>

\*Tax Exempt property.

**IN WITNESS WHEREOF**, this Certificate has been executed as of this 10 day of September, 2024.

Board of Assessors, Town of Raymond:

\_\_\_\_\_  
Print: Rolf Olsen, Chair

\_\_\_\_\_  
Print: Derek Ray

\_\_\_\_\_  
Print: Teresa Sadak, Vice Chair

\_\_\_\_\_  
Print: Denis Morse

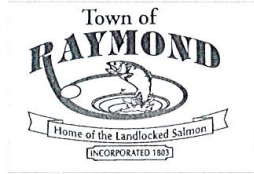
\_\_\_\_\_  
Print: Samuel Gifford



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## Quit Claim Deeds

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401 Webb's Mills Road  
Raymond, Maine 04071  
207.655.4742  
655-3024 (Fax)

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### Tax Acquired Property

Name: Veronica Danie / Carl Bartolomeo

Map: 47

Lot: 08

Location: 5 Mill ST

Foreclosure Date: FEBRUARY 25, 2016

Amount paid: \$ 11553.75

Made payments and paid all the taxes. Carl passed away and Verinica kept up the payments. Half of the quit claim is in Carl's name and the other is in Veronica's.

**Maine Short Form Quit Claim Deed Without Covenant**

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to BARTOLOMEO CARL R in said County and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland, and State of Maine, being all and the same premises described at Map 047, Lot 008

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by a lien filed for nonpayment of taxes on said parcel of land with reference being made to a lien filed against Map 047, Lot 008, in the name of BARTOLOMEO CARL R and recorded in said Registry of Deeds

BK 31729      PG 018      BK 32517   PG 61

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND have caused this instrument to be sealed with its corporate seal and signed in its corporate name by ROLF OLSEN, TERESA SADAK, SAMUEL GIFFORD, DENIS MORSE, AND DEREK RAY thereto duly authorized, this 10th day of September 2024.

THE INHABITANTS OF THE TOWN OF RAYMOND

\_\_\_\_\_  
Witness to All

By: \_\_\_\_\_  
ROLF OLSEN, Selectman

\_\_\_\_\_  
TERESA SADAK, Selectman

\_\_\_\_\_  
SAMUEL GIFFORD, Selectman

\_\_\_\_\_  
DENIS MORSE, Selectman

\_\_\_\_\_  
DEREK RAY, Selectman

STATE OF MAINE  
CUMBERLAND, SS.

Personally, ROLF OLSEN, TERESA SADAK, SAMUEL GIFFORD, DENIS MORSE, AND DEREK RAY appeared the aforesaid Selectmen known to me, this 10th day of September 2024 and acknowledged before me the foregoing instrument to be their free act and deed in their said capacity.

\_\_\_\_\_  
NOTARY

**Maine Short Form Quit Claim Deed Without Covenant**

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to DANIE, VERONICA L in said County and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland, and State of Maine, being all and the same premises described at Map 047, Lot 008

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by a lien filed for nonpayment of taxes on said parcel of land with reference being made to a lien filed against Map 047, Lot 008, in the name of DANIE, VERONICA L and recorded in said Registry of Deeds

BK 33358	PG 278	BK 34140	PG 345	BK 35064	PG 336
BK 35913	PG 71	BK 37080	PG 21	BK 38553	PG 8
BK 39673	PG 117	BK 40312	PG 221		

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND have caused this instrument to be sealed with its corporate seal and signed in its corporate name by ROLF OLSEN, TERESA SADAK, SAMUEL GIFFORD, DENIS MORSE, AND DEREK RAY thereto duly authorized, this 10th day of September 2024.

THE INHABITANTS OF THE TOWN OF RAYMOND

_____	By: _____
Witness to All	ROLF OLSEN, Selectman
	_____
	TERESA SADAK, Selectman
	_____
	SAMUEL GIFFORD, Selectman
	_____
	DENIS MORSE, Selectman
	_____
	DEREK RAY, Selectman

STATE OF MAINE  
CUMBERLAND, SS.

Personally, ROLF OLSEN, TERESA SADAK, SAMUEL GIFFORD, DENIS MORSE, AND DEREK RAY appeared the aforesaid Selectmen known to me, this 10th day of September 2024 and acknowledged before me the foregoing instrument to be their free act and deed in their said capacity.

\_\_\_\_\_  
NOTARY