



SELECT BOARD Minutes

April 10, 2025

6pm – Special Meeting
Ordinance Change Article Recommendations
&
Final Approval of Annual Town Meeting
Warrant

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 (Chair), Teresa Sadak (Vice Chair), Samuel Gifford, Denis Morse, Derek Ray

Select Board members absent: none

Town Staff in attendance: Joseph Crocker (Interim Town Manager/Parks & Recreation Director); Lee O'Connor (Deputy Fire Chief); Bruce Tupper (Fire Chief); Jason Williamson (Assistant Code Enforcement Officer)

1) Called Special Meeting to order by Chair Olsen at 6:00pm with a quorum present

Chair Olsen suggested that the Warrant Article on the approval of the Comprehensive Plan be removed from the warrant at this time. The edits still need to be made on the document, based on Select Board feedback. Once this document is signed off on, it's official.

Comprehensive Plan Committee Co-Chair Peter Leavitt clarified that the only part of the Plan that becomes applicable when the Select Board signs off on it are the State-mandated elements. The other elements of the Plan are what becomes official by a vote to adopt the Plan by the voters.

Edits need to be made so the Plan is a clean and complete document. Therefore, the Plan is not ready at this time to be included on the June 10th Warrant.

2) New Business

a) Consideration of Recommendations for Ordinance Change Annual Town Meeting Warrant Articles – Select Board

Jason Williamson, Assistant Code Enforcement Officer and Brett Wiemken, Contract Planner, gave an overview of the proposed changes for each Ordinance Change Article.

ARTICLE 27: Referendum Question Y: Shall Article 4, Section 2.B. “Number of Copies” and Article 5, Section 2.B. “Number of Copies”, and Article 6, Section 2.A. “Number of Copies”, and Article 7, Section 2.B. “Number of Copies” of the Subdivision Ordinance, as adopted May 21, 1994, and amended through June 4, 2019; and Article 10.3.A.3.b. “Applications” and Article 10.4.A.3. “Submission Requirements” of the Land Use Ordinance, as adopted May 21, 1994, and amended through June 11, 2024, be further amended by adding the underscored language and removing the language in strikeout text as in Addendum #2?

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

Planning Board recommends Question Y

Select Board recommends/does not recommend Question Y

Description: Administrative – Reducing the number of hard copies required for submissions.

Motion to approve and recommend as above by Ms. Sadak. Seconded by Mr. Ray
Unanimously approved

ARTICLE 28: Referendum Question Z: Shall Article 10.3.A.10.a. “Expiration of Approval” of the Land Use Ordinance, as adopted May 21, 1994, and amended through June 11, 2024, be further amended by adding the underscored language and removing the language in strikeout text as in Addendum #3?

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

Planning Board recommends Question Z

Select Board recommends/does not recommend Question Z

Description: Administrative – Clarification on the standards for approvals on extensions of permits.

Motion to approve and recommend as above by Ms. Sadak. Seconded by Mr. Morse
Unanimously approved

ARTICLE 29: Referendum Question AA: Shall Article 5.5. – Footnote 3 “Street Design Standards” of the Town of Raymond Street Ordinance, adopted May 18, 2002, and amended through June 2, 2015, be further amended by adding the underscored language and removing the language in strikeout text as in Addendum #4?

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

Planning Board recommends Question AA

Select Board recommends/does not recommend Question AA

Description: Administrative – Clarification on the Reviewing Authority.

Motion to approve and recommend as above by Ms. Sadak. Seconded by Mr. Morse
Unanimously approved

ARTICLE 30: Referendum Question AB: Shall Article 6.3.E.3. “Appeals Procedure” of the Land Use Ordinance, as adopted May 21, 1994, and amended through June 11, 2024, be further amended by adding the underscored language and removing the language in strikeout text as in Addendum #5?

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

Planning Board recommends Question AB

Select Board recommends/does not recommend Question AB

Description: Administrative – Aligning appeals noticing timeframe to State statute.

Motion to approve and recommend as above by Ms. Sadak. Seconded by Mr. Gifford
Unanimously approved

ARTICLE 31: Referendum Question AC: Shall Article 6.2.B.1. “Shore and road frontage” and Article 6.4.E. “Piers, docks, wharves, bridges, and other structures and uses extending over or below normal high-water line of water bodies or within wetlands” of the Town of Raymond Shoreland Zoning Ordinance, as adopted May 21, 1994, and amended through June 11, 2024, be further amended by adding the underscored language and diagram and removing the language in strikeout text as in Addendum #6?

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

Planning Board recommends Question AC

Select Board recommends/does not recommend Question AC

Description: Administrative – Clarification on shore frontage and dock design.

Motion to approve and recommend as above by Ms. Sadak. Seconded by Mr. Morse
Unanimously approved

ARTICLE 32: Referendum Question AD: Shall Article 12.2. “Terms Defined” of the Land Use Ordinance, as adopted May 21, 1994, and amended through June 11, 2024, be further amended by adding the underscored language and removing the language in strikeout text as in Addendum #7?

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

Planning Board recommends Question AD

Select Board recommends/does not recommend Question AD

Description: Administrative – Clarifying the definition of a ‘Solar Energy System’, providing definitions for ‘Accessory Solar Energy System’ and ‘Principal Solar Energy System’, adding a definition for ‘Building-Integrated Solar Energy System’, clarifying definition for ‘Ground-Mounted Solar Energy System’, and clarifying definition for ‘Building Mounted Solar Energy System’.

Motion to approve and recommend as above by Ms. Sadak. Seconded by Mr. Ray
Unanimously approved

ARTICLE 33: Referendum Question AE: Shall Section 3 “Administration”, Section 6 “Compliance”, and Section 7 “New Construction & Subdivisions” of the Town of Raymond Addressing Ordinance, adopted March 15, 1997, and amended through June 5, 2018, be further amended by adding the underscored language and removing the language in ~~strikeout~~ text as in Addendum #8?

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

Planning Board recommends Question AE

Select Board recommends/does not recommend Question AE

Description: Administrative – Clarification on the Reviewing Authority.

Motion to approve and recommend as above by Ms. Sadak. Seconded by Mr. Ray
Unanimously approved

b) Final Approval of Annual Town Meeting Warrant – Select Board

Consensus of the Board was that the Full Town Meeting Warrant was approved as discussed.

3) Public Comment

Chair Olsen opened the floor for Public Comment; the following individuals spoke:

Grace Leavitt

Peter Leavitt

4) Selectman Comment

Chair Olsen opened the floor for Selectmen Comment; the following individuals spoke:

Chair Olsen

5) Adjournment

Motion to adjourn at 7:17pm by Ms. Sadak. Seconded by Mr. Ray

Unanimously approved