




JUNE 10, 2025 ANNUAL TOWN MEETING WARRANT Addendum/Voter Guide



Each of the following items were discussed at Planning Board, Select Board and Budget-Finance Committee meetings and held required public hearings. The items contained herein show proposed verbiage for the voters to consider, as discussed at previous meetings.

For reference, proposed changes to the ordinance are shown using ~~red-strikeout~~ text for verbiage to be removed and underlined in blue text for verbiage to be added.

Addendum #1 – Referendum Question J

Tax Increment Financing District (TIF)	2026 Proposed Budget
Salaries	\$28,500
Contracted Assessing	\$7,200
Mapping & GIS	\$15,000
Planning Services	\$10,000
Street Light Fixtures	\$36,500
Historical Society	\$1,800
Raymond Rattlers	\$1,000
Raymond Waterways Protective Association (RWPA) Courtesy Boat Inspections	\$7,500
Street Flag Replacement	\$1,100
Hawthorne House	\$2,000
Sebago Lakes Chamber	\$1,500
Route 302 Maintenance	\$45,700
Milfoil Removal	\$15,000
Hydrant Rental	\$8,400
Supplies	\$3,000
Utilities	\$23,000
Paving & Roads	\$50,000
Broadband Ring Debt Service Payment	\$253,977
Total	\$511,177

Addendum #2 – Referendum Question Y

ADMINISTRATIVE– Number of Hard Copies Required:

Subdivision Ordinance – Article 4-Sec. 2.B.

B. Number of Copies: ~~Fifteen (15)~~ Twelve (12) paper copies, including three (3) full sized (24" x 36") scaled plans, nine (9) reduced size (11" x 17") scaled plans, and one (1) digital PDF copy of the Sketch Plan shall be submitted

Subdivision Ordinance – Article 5-Sec. 2.B.

B. The Preliminary Plan. [Amended 12/02/08] The Preliminary Subdivision Plan shall be submitted, with ~~fifteen (15)~~ twelve (12) copies, including three (3) full sized (24" x 36") scaled plans, nine (9) reduced size (11" x 17") scaled plans, of each map or drawing, together with ~~fifteen (15)~~ twelve (12) physical copies and one (1) digital PDF copy of any attachments required for approval. All dimensions shall be shown in feet or decimals of a foot and drawn to a scale of not more than 100 feet to the inch (preferably forty (40) feet to the inch). The Preliminary Plan and accompanying materials shall show:

Subdivision Ordinance – Article 6-Sec. 2.A.

A. The Final Plan shall be submitted with the ~~mylar~~ original, ~~two reproducible mylars~~ and ~~fifteen (15)~~ twelve (12) physical copies, including three (3) full sized (24" x 36") scaled plans, nine (9) reduced size (11" x 17") scaled plans, and one (1) digital PDF copy of each map or drawing, together with ~~fifteen (15)~~ twelve (12) physical copies and one (1) digital PDF copy of any attachments required for approval. All maps and drawings shall be printed or reproduced in the same manner as the Preliminary Plan. Space shall be reserved thereon for endorsement by all appropriate agencies.

Subdivision Ordinance – Article 7-Sec. 2.B.

B. Minor Subdivision Plan. The Minor Subdivision Plan shall be submitted with ~~fifteen (15)~~ twelve (12) copies and one (1) digital PDF copy, including three (3) full sized (24" x 36") scaled plans, nine (9) reduced size (11" x 17") scaled plans, of each map or drawing, together with ~~fifteen (15)~~ twelve (12) physical copies of any attachments required for approval. All dimensions shall be shown in feet or decimals of a foot and drawn to a scale of not more than 100 feet to the inch (preferably forty (40) feet to the inch). The Minor Subdivision Plan and accompanying materials shall show:

Land Use Ordinance – §300-10.3.A.3.b.

b. ~~Fifteen~~ Twelve (12) physical copies, including three (3) full sized (24" x 36") scaled plans, nine (9) reduced size (11" x 17") scaled plans, and one (1) digital PDF copy of the completed application for site plan review, together with the documentation required in these regulations, shall be submitted at least 26 calendar days prior to the first Planning Board meeting of the month during which the applicant wishes to be heard. However, any application which is not complete shall be returned to the applicant with an indication of the additional information required.

Land Use Ordinance – §300-10.4.A.3.

~~Fifteen~~ Twelve (12) physical copies of ~~a site plan~~ the site plan application and all supplementary materials, ~~to include eight full-sized scaled copies, seven half-sized/scaled copies or reduced plans to fit on an 11' x 17',~~ including three (3) full sized (24" x 36") scaled plans, nine (9) reduced size (11" x 17") scaled plans, and an electronic ~~file~~ copy of all submitted materials in ~~both~~ PDF ~~and GIS~~ formats, drawn at a scale of not more than fifty (50) feet to the inch for that portion of the total tract of land subject to site plan review, and showing the following:

Addendum #3 – Referendum Question Z

ADMINISTRATIVE– Clarifying Standard on Extensions of Approvals and Permits:

Land Use Ordinance – §300-10.3.10.a.

Site plan and subdivision plan approvals shall expire and be void if the construction activity associated with the approval is not commenced within two (2) years, and completed within four (4) years, after the date of the site plan or subdivision plan approval unless the reviewing authority, at the time of approval, establishes a different completion schedule, but in no case shall the initial approval period exceed five (5) years to commence and complete. A property owner/developer or their agent may request an extension of the period to commence and/or complete construction by submitting a request to the reviewing authority that issued the site plan or subdivision plan approval prior to the expiration of the initial term of approval. The reviewing authority may grant a one-time extension of up to two (2) years to commence and/or complete construction. Upon an extension being granted, the two (2) year extension shall begin upon the extension's approval date. If construction is not commenced or completed within the approval time frame, the applicant must reapply for and receive approval prior to beginning or continuing construction.

Addendum #4 – Referendum Question AA

ADMINISTRATIVE– Clarifying Standard on Reviewing Authority:

Street Ordinance – §5.5. Footnote 3.

Footnote 3: Unless a right-of-way of lesser width is approved by the ~~Reviewing Authority~~ Planning Board, pursuant to Section 300-9.20.B. of the Land Use Ordinance.

Addendum #5 – Referendum Question AB

LAND USE ORDINANCE – Aligning Appeals Language to State Requirements:

Land Use Ordinance – §300-6.3. Appeals Procedure

Written notice of the decision of the Board shall be sent to the appellant within ~~16~~ seven (7) days of the date of the decision. Any aggrieved party may appeal from the decision of the Board to the Superior Court within 45 days of the date of the vote on the original decision.

Addendum #6 – Referendum Question AC

SHORELAND ZONING – Clarifying Definitions & Design:

Shoreland Zoning Ordinance – §350-6.2.B.1. Shore Frontage

B. Shore and road frontage.

1. A lot abutting a lake, pond, river, stream, road, water body or wetland shall separately meet or exceed the following minimum ~~shore~~ frontage requirements for both shore and road frontage:

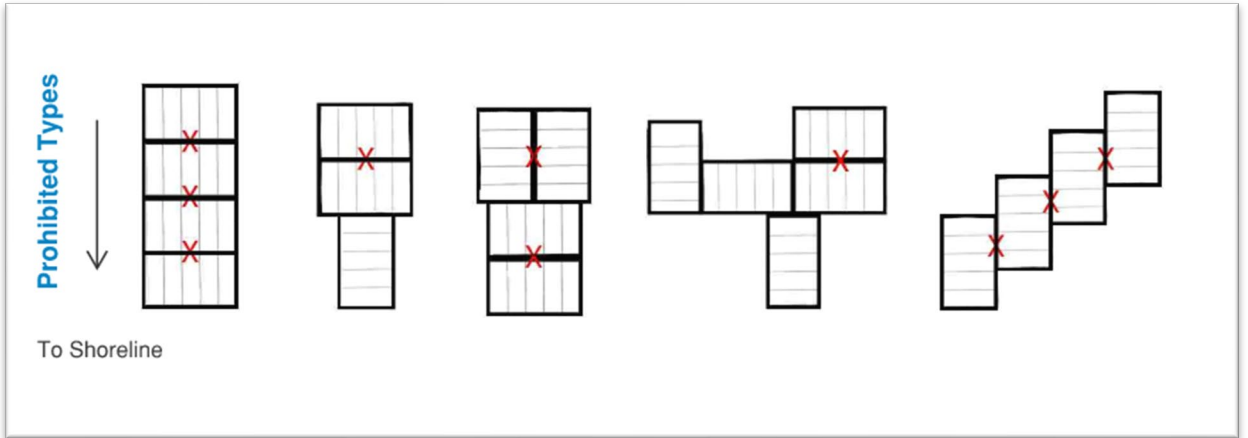
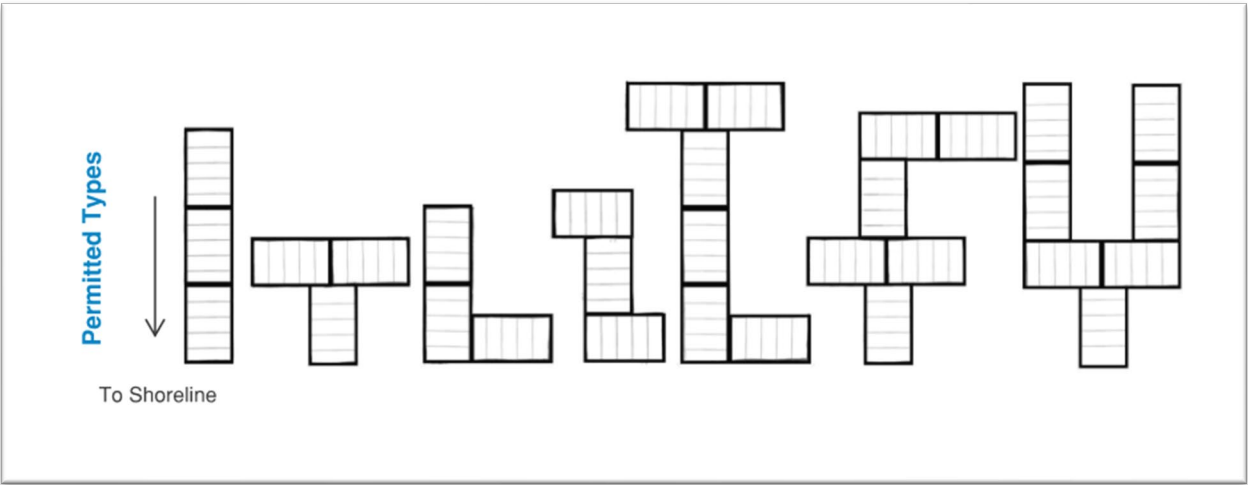
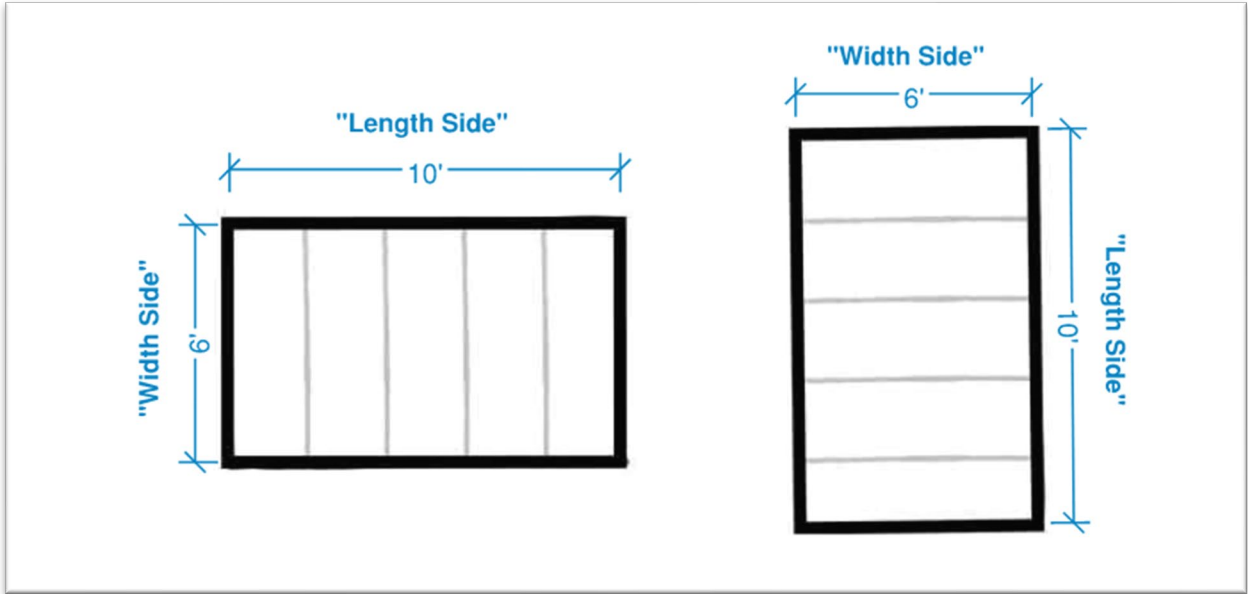
(a) Residential, per dwelling unit: 225 feet;

(b) Governmental, institutional, commercial or industrial, per principal structure: 300 feet; and,

(c) Public and private recreational facilities: 225 feet.

Shoreland Zoning Ordinance – §350-6.4.E. Dock Design & Illustration

E. The facility shall be no larger in dimension than necessary to carry on the activity and be consistent with the surrounding character of the area. A temporary pier, dock, or wharf in nontidal waters shall not be wider than six feet for noncommercial uses. No design of dock shall be permitted where the length side, or longest side of each module, shares an edge with another length side, with exception for allowing adequate ADA turning radii. For reference, please see the Diagram below.



Addendum #7 – Referendum Question AD

LAND USE ORDINANCE – Solar Energy Systems:

Solar Energy System: *A complete assembly consisting of one or more solar collectors and associated mounting hardware or equipment, intended to provide for the collection, storage, and distribution of solar energy for heating or cooling, electricity generation, or solar/thermal hot water systems. Solar energy systems shall include the following:*

- A. Solar Energy System, Accessory:** *A solar energy system that is incidental and subordinate to a principal use on the same property. Accessory solar energy systems may take the form of either a building-integrated or roof-mounted system, or a ground mounted system. Accessory solar energy systems may, but are not required to, be designed to achieve net-zero consumption for private use.*
- B. Solar Energy System, Principal:** *A solar energy system where power generation is considered a principal use. Principal solar energy systems may take the form of either a building-integrated or roof-mounted system, or a ground-mounted system. Principal Solar Energy Systems may, but are not required to be designed for net metering a grid-tied system, where it is connected to power lines and can send excess electricity back into the grid for profit purposes.*

Solar Energy System, Building-Integrated: *A solar energy system that is an integral part of a principal or accessory building and include, but are not limited to, photovoltaic or hot water systems that are contained within roofing materials, windows, walls, skylights, and awnings.*

Solar Energy System, Ground-Mounted: *Also known as free-standing energy systems, a solar energy system that is structurally mounted to the ground. The panels may be stationary or revolving and of any size.*

Solar Energy System, Roof-Mounted: *A solar energy system in which solar panels are mounted on top of the structure of a roof either as a flush-mounted system or as modules fixed to frames which can be tilted toward the south at an optimal angle.*

Addendum #8 – Referendum Question AE

ADDRESSING ORDINANCE – Proposed Changes from Fire Department:

Addressing Ordinance – Section 3. Administration

This Ordinance shall be administered by the Board of Selectmen, Town Manager, and E911 Coordinator. The Board of Selectmen is authorized to and shall assign road names and numbers to all properties, both on existing and proposed roads, in accordance with the criteria in Section 4 and 5. The E911 Coordinator shall also [be responsible for assigning the E-911 address for the building in compliance with State of Maine E-911 directives, and shall maintain](#) the following records of this Ordinance:

Addressing Ordinance – Section 6. Compliance

All owners of structures shall, by the date stipulated in Section 8, display and maintain in a conspicuous place on said structure, the assigned numbers in the following manner:

A. Number on the structure or residence: Where the residence or structure is located and clearly visible within 50 (fifty) feet of the edge of the road right-of-way, the assigned number shall be displayed on the front of the residence or structure near the front door or entry; [The E-911 address shall be minimum of 4-inches, shall be visible from both approach directions on the street, and located to be clearly visible from within the fire apparatus or emergency vehicle cab.](#)

B. Number at the street line: Where the residence or structure is over fifty (50) feet from the edge of the road right-of-way, the assigned number shall be displayed on a post, fence, wall, the mail box (when such mailbox is located on the same side of the street where the principal structure is located), or on some structure at the property line next to the walk or access drive to the residence or structure. [The E-911 address shall be visible from both approach directions on the street and located to be clearly visible from within the fire apparatus cab.](#)

C. Size and color of number: Numbers shall be at least ~~3"~~ [4-inches](#) in height, contrasting color to the background, and shall be located to be visible from the road on a permanent structure, post or mailbox. The number should be high enough so that snow does not obstruct it in the winter months.

[The street address shall be installed on each building or dwelling unit, it shall be visible from both approach directions on the street and located to be clearly visible from within the fire apparatus or emergency vehicle cab. The street address lettering shall be no less than 4" in height, shall be of a contrasting color to the sign background, and preferably the numbers/letters should be reflective for night or reduced light conditions. Buildings with multiple units shall install unit numbers in accordance with Maine E911 requirements.](#)

D. Every person whose duty is to display the assigned number shall remove any different number that might be mistaken for, or confused with, the number assigned in conformance with this Ordinance. (Note: Historic dates identifying when the property was established or the structure was built shall be exempt from the section. Careful consideration of clear distinction between a historical date and the physical address numbers shall be made by the property owner.)

E. Interior location: All residents and other occupants are requested to post the assigned

number and road name next to their telephone for emergency reference.

F. The Fire/Rescue Department shall receive notification from the Code Enforcement Officer whenever a Certificate of Occupancy is issued in the Town of Raymond.

Addressing Ordinance – Section 7. New Construction & Subdivisions

All new construction and subdivision shall be named and numbered in accordance with the provisions of this Ordinance and as follows:

A. New Construction: Whenever any residence or other structure is constructed or developed, It shall be the duty of the new owner to obtain an assigned number from the [Raymond](#) E911 Coordinator. This shall be done at the time of the issuance of the building permit.

B. New Subdivisions: Any prospective sub-divider shall show a proposed road name and lot numbering system of the pre-application submission to the Planning Board. Approval by the Planning Board, after consultation with the Board of Selectmen, shall constitute the assignment of the road names and numbers to the lots in the subdivision. [E-911 street name and addresses for each lot shall be noted on the Planning Board approved final plans as assigned by the Town of Raymond; E911 Coordinator. The street address shall be installed for each unit, to be visible from both approach directions on the proposed street, and located to be clearly visible from within the fire apparatus or emergency vehicle cab.](#)

On the final plan showing proposed roads, the applicant shall mark on the plan, lines or dots, in the center of the streets every fifty (50) feet to aid in the assignment of numbers to structures subsequently constructed.