Town of Raymond
Annual Town Meeting
Warrant Addendum

(Click on item to go to that page)

Tax Increment Financing District (TIF)	2025 Proposed Budget
Salaries	$36,650
Contracted Assessing	$7,200
Social Security & Medicare (FICA)	$2,804
Mapping & GIS	$15,000
Planning Services	$30,000
Street Light Fixtures	$36,500
Advertising	$4,100
Comprehensive Plan	$33,200
Historical Society	$1,800
Raymond Rattlers	$1,000
Raymond Waterways Protective Association (RWPA) Courtesy Boat Inspections	$7,000
Street Flag Replacement	$1,100
Hawthorne House	$1,000
Sebago Lakes Chamber	$750
Insurances	$350
Workers Comp	$787
PS Equipment	$11,600
Route 302 Maintenance	$45,700
Milfoil Removal	$8,800
Hydrant Rental	$8,143
Supplies	$3,000
Utilities	$23,000
PS Debt Service	$11,613
Paving & Roads	$50,000
Total	**$319,770**

2024 ZONING AMENDMENTS

24-01
Building Construction Ordinance – Chapter 400
Creation of an ordinance clarifying the town's adopted codes. No substantial changes are proposed.

24-02
Land Use Ordinance § 300-9.26. – Accessory Dwelling Units
Land Use Ordinance § 300-12.2. – Terms Defined
Shoreland Zoning Ordinance § 350-6.27. – Accessory Dwelling Units
Shoreland Zoning Ordinance § 350-8.2. – Terms Defined
Amendments to maintain consistency with LD 2003, 30-A M.R.S. § 4364-B.

24-04
Land Use Ordinance § 300-13.3 – General Requirements
Land Use Ordinance § 300-12.2. – Terms Defined
Creation of an affordable housing density bonus within Open Space Subdivisions

24-05
Land Use Ordinance § 300-9.27 – Solar Energy Systems
Amendment to provide additional buffering from abutting residential uses.

24-06
Land Use Ordinance § 300-3 – Conformance with ordinance
Land Use Ordinance § 300-12.2 – Terms defined
Minor amendments to clarify and correct the ordinance.

24-07
Land Use Ordinance § 300-2.2. – Land Use Regulation Map
Shoreland Zoning Ordinance § 350-2.1. – Districts and Zoning Map
An amendment to the Land Use Regulation/Zoning Map to rezone one specific area in town.

24-08
Floodplain Management Ordinance for the Town of Raymond, Maine
Repeal and replace the existing outdated ordinance to maintain mandatory compliance.

24-09
Business License Ordinance
Amendments to existing Business License Ordinance

24-01

PROPOSED ORDINANCE

the
BUILDING CONSTRUCTION ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE

Chapter 400

Summary of Changes: This newly adopted ordinance would organize the existing enforced codes required by State law, with the intent of making the information easier to find for the general public, designers, engineers, etc. No new code adoptions or substantial changes are proposed.

The proposed text is shown in red with an underline.

Chapter 400.
Building Construction Ordinance

A. Purpose.

The Town of Raymond adopts and enforces the Maine Uniform Building and Energy Code ("M.U.B.E.C."), as required by Title 10 M.R.S.A. § 9724 and the appendix to the Maine Uniform Building and Energy Code. The Code Enforcement Officer of the Town of Raymond shall serve as the Building Official as defined in 25 M.R.S.A. §2371 and shall be responsible for issuing building permits and certificates of occupancy. The Code Enforcement Officer shall be responsible for inspecting all permitted construction for compliance with the following components of the M.U.B.E.C and the appendix to M.U.B.E.C. as such components may be revised from time to time by the Technical Building Codes and Standards Board:

1) The International Residential Code (IRC)

2) The International Building Code (IBC)

3) The International Existing Building Code (IEBC)

4) The International Energy Conservation Code (IECC)

5) The International Mechanical Code (IMC)

6) The American Society of Heating, Refrigerating and Air- Conditioning Engineers, Standards (ASHRAE) 62.1-2016 (Ventilation for Acceptable Indoor Air Quality), 62.2-2016 (Ventilation and Acceptable Indoor Air Quality in Low-Rise

Residential Buildings) and 90.1-2016 (Energy Standard for Buildings except Low-Rise Residential Buildings), editions without addenda.

7) The American Society for Testing and Materials (ASTM), E-1465- 2008 , Standard Practice for Radon Control Options for Design and Construction of New Low-Rise Residential Buildings.

B. Codes Adopted in Conjunction with the Building Code Standards:

1) State of Maine International Plumbing Rules based on the 2021 Uniform Plumbing Code

2) State of Maine Subsurface Wastewater Disposal Rule, last amended version

3) 2021 NFPA 70 (National Electric Code)

C. Climatic and Geographic Design Criteria

1) Ground Snow Load: 70 PSF

2) Wind Speed: 115

3) Seismic Category: C

4) Weathering: Severe

5) Frost Line Depth: 48”

6) Termite: None to slight

7) Decay: None to slight

8) Winter Design Temperature: 40° F

9) Flood Hazards: 1981

D. Permits.

1) Required. Any owner or authorized agent who intends to construct, enlarge, alter, repair, move, demolish, or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert, or replace any electrical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be done, shall first make application to the Building Official and

obtain the required permit where required by municipal ordinance.

2) The application shall be made on a form provided by the Code Enforcement Officer, and the applicant shall present their license to the Code Enforcement Officer when the application and fee are tendered.

3) Work exempt from permit. Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Structures exempt from permits shall be located in compliance with zoning and floodplain regulations.

    a. Fences six feet (6') or less in height.

    b. Cosmetic work such as painting, papering, tiling, carpeting, cabinets, siding, roofing, countertops, and similar finish work.

4) Public service agencies. A permit shall not be required for the installation, alteration, or repair of generation, transmission, distribution, metering, or other related equipment that is under the ownership and control of public service agencies by established right.

E. Violations and penalties.

Any person who violates a provision of this chapter or fails to comply with any of the requirements thereof, or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of the chapter, shall be subject to penalties in accordance with 30-A M.R.S.A. § 4452. Each day that a violation continues after due notice has been served shall be deemed a separate offense.

F. Unlawful Continuance.

Any person who continues any work in or about a structure after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe conditions, commits a civil violation and shall be subject to fines and penalties as provided in Title 30-A M.R.S.A § 4452.

G. Plumbing.

The Plumbing Inspector shall issue plumbing permits, inspect all plumbing work as required by law, and perform such other duties as are required by 30-A M.R.S.A. § 4221 subsection 3.

H. Electrical installations.

1) All new design, construction, and installation of electrical conductors, equipment, and systems, and all alterations to existing wiring systems within the Town of Raymond shall comply with the 2020 edition of the National Electrical Code as amended by the State of Maine Electrician Examining Board, and as published by the National Fire Protection Association (the "Code"). One (1) copy of the Code will be kept on file in the office of the Town Clerk available for public use, inspection, and examination during normal working hours. The provisions of the Code shall govern all electrical work within the Town of Raymond, except that the administrative provisions of this Ordinance shall control in the event of conflict with the Code. The Code is adopted by reference pursuant to Title 30-A M.R.S.A. § 3003.

2) In accordance with Title 32 M.R.S.A. § 1102-D, a person may make an electrical installation in a newly constructed single-family dwelling that is occupied by that person and used solely as a single-family dwelling or will be occupied by that person as the person's bona fide personal abode and used solely as a single-family home, as long as the electrical installations conform to the Code and as long as the person obtains a permit from the Code Enforcement Officer and pays the permit fee established by the Selectboard.

3) Electrical Inspector. Inspections under this Ordinance shall be performed by an Electrical Inspector, appointed pursuant to Title 30-A M.R.S.A. § 4171 by the Town Manager and serving as an assistant to the Code Enforcement Officer. Upon inspection, the Electrical Inspector shall either approve the work in writing or disapprove the work in writing with all violations of the Code noted. The Electrical Inspector shall post the results of his inspection on the job site and submit copies to the Code Enforcement Officer within twenty-four (24) hours after completing the inspection. Where the work is disapproved, the Electrical Inspector shall advise the applicant that the work can be reinspected upon completion in accordance with the Code and upon the payment of a reinspection fee in accordance with the fee schedule established by the Selectboard.

4) No person shall connect electrical service to or cause electrical service to be connected to any building, structure, or property on which electrical work governed by the Code has been performed until the permit required by this Ordinance has been obtained, the Electrical Inspector has inspected the work, and the Electrical Inspector has approved the work under the provision of this

Ordinance. The Electrical Inspector shall have the authority, whenever in his/her opinion public safety requires it, to direct any person using or operating any wires to shut off the electric current for such time as he/she may deem necessary. The Electrical Inspector shall have authority in case of any emergency to have the current shut off in such wires that he/she knows or believes to be dangerous to life or property.

I. Fire Codes

For adopted fire codes see the Town of Raymond Fire Protection Ordinance.

J. Inspection Required

No person shall install insulation over or otherwise cover any work for which this ordinance requires a permit until the Code Enforcement Officer/Building Inspector and Electrical Inspector have inspected and approved the work.

K. Appeals.

Appeals from any decision, order, or interpretation of the Code Enforcement Officer, Building Inspector, or Electrical Inspector under this ordinance may be taken to the Board of Appeals as an administrative appeal pursuant to the provisions of the Land Use Ordinance for the Town of Raymond, Maine.

L. Fees.

Upon application for a permit required by this ordinance, the applicant shall pay a permit fee in accordance with the fee schedule established by the Selectboard.

24-02

PROPOSED AMENDMENT OF

the
LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE

§ 300-9.26. – ACCESSORY DWELLING UNITS
§ 300-12.2. – TERMS DEFINED

&

The
SHORELAND ZONING ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE

§ 350-6.27. – ACCESSORY DWELLING UNITS
§ 350-8.2. – TERMS DEFINED

Summary of Changes: The proposed amendment is necessary in order to maintain consistency with the new Accessory Dwelling Unit (ADU) law contained within LD 2003, 30-A M.R.S. § 4364-B. Additional changes are proposed, which will relax the current rules in place and allow for ADUs in parts of the shoreland zone where they are not currently allowed. Also included is an increase to the allowed square footage for an accessory dwelling unit.

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

§ 300-9.26. Accessory Dwelling Units [Added 6-3-2015, Amended 6-13-2023]

Accessory Dwelling Units, constructed within an existing dwelling unit on a lot, attached to or sharing a wall with a single-family dwelling unit, or detached, as a new structure on the lot for the primary purpose of creating an accessory dwelling unit, shall be allowed on the same lot as a single-family dwelling unit in any zone where housing is permitted. If the total number of bedrooms or potential bedrooms exceeds by more than one the number of bedrooms the septic system is designed for, a replacement or expanded system shall be designed and installed before occupancy. The accessory dwelling unit must be a minimum of 190 s.f. and shall not comprise more than 1,250~~700~~ square feet of living space, excluding stairways. The accessory dwelling unit must be accessory and subordinate in size to the principal dwelling unit. Not more than one accessory dwelling unit shall be permitted per parcel. No additional parking is required for an accessory dwelling unit beyond the parking requirements of the single-family dwelling unit on the lot where the accessory dwelling unit is located.

§ 300-12.2. Terms defined.

Accessory Dwelling Unit – A separate dwelling unit located on the same parcel with a single-family dwelling. The accessory dwelling unit shall contain a kitchen and bathroom which are separate from and not used in common with the principal dwelling unit.

Living Space – A climate-controlled area within a dwelling used for living, sleeping, eating, bathroom, or cooking purposes and excluding such areas as garages, attics, and utility spaces.

§ 350-8.2. – Accessory Dwelling Units

A. Accessory Dwelling Units, constructed within an existing dwelling unit on a lot, attached to or sharing a wall with a single-family dwelling unit, or detached, as a new structure on the lot for the primary purpose of creating an accessory dwelling unit, shall be allowed on the same lot as a single-family dwelling unit within two hundred and fifty feet (250') of a great pond, river, and freshwater wetland, and within seventy-five feet (75') of a stream, only when the dimensional requirements can be met for each dwelling unit.

B. Accessory Dwelling Units, constructed within an existing dwelling unit on a lot, attached to or sharing a wall with a single-family dwelling unit, or detached, as a new structure on the lot for the primary purpose of creating an accessory dwelling unit, shall be allowed on the same lot as a single-family dwelling unit beyond two hundred and fifty feet (250') of a great pond, river, and freshwater wetland, and beyond seventy-five feet (75') of a stream.

C. If the total number of bedrooms or potential bedrooms exceeds the number of bedrooms the septic system is designed for, a replacement or expanded system shall be designed and installed before occupancy.

D. The accessory dwelling unit must be a minimum of 190 s.f. and shall not comprise more than 1,250 square feet of living space, excluding stairways. The accessory dwelling unit must be accessory and subordinate in size to the principal dwelling unit.

E. Not more than one accessory dwelling unit shall be permitted per parcel.

F. New detached structures. New detached structures constructed for use as an accessory dwelling unit shall be set back at least thirty feet (30') from the side property lines.

G. If an addition is made to an existing dwelling unit for the creation of a new accessory dwelling unit, and it will increase the living space by more than fifty percent (50%) of what existed on June 1, 2024, then a thirty-foot (30') side yard setback is required for the portion of the structure that will serve as the accessory dwelling unit.

H. No additional parking is required for an accessory dwelling unit beyond the parking requirements of the single-family dwelling unit on the lot where the accessory dwelling unit is located.

§ 350-8.2. – Terms defined.

ACCESSORY DWELLING UNIT— A separate dwelling unit located on the same parcel with a single-family dwelling. The accessory dwelling unit shall contain a kitchen and bathroom which are separate from and not used in common with the principal dwelling.

LIVING SPACE – A climate-controlled area within a dwelling used for living, sleeping, eating, bathroom, or cooking purposes and excluding such areas as garages, attics, and utility spaces.

24-04

PROPOSED AMENDMENT OF

the
LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE

§ 300-13.3. – GENERAL REQUIREMENTS
§ 300-12.2. – TERMS DEFINED

Summary of Changes: The proposed amendment would allow higher density development for Affordable Housing Development within an Open Space Subdivision.

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

§ 300-13.3 General requirements.
In Planning Board review and approval of an open space subdivision, the following requirements shall apply and shall supersede any inconsistent or more restrictive provisions of the Land Use Ordinance or the Subdivision Regulations:

A. Use and district requirements. All open space subdivisions shall meet the use standards of the districts in which they are located.

B. Allowable density.

1) The allowable density for a proposed development of five or fewer lots within any five-year period of a parcel of land under one ownership or a grouping of contiguous parcels as described in Article **13**, § **300-13.1D** shall be determined by the gross lot area of the portion of each parcel proposed for development without reference to net residential acreage, divided by the minimum lot size of the applicable district without reference to net residential acreage.

2) The allowable density for all other developments shall be based on net residential density and shall be calculated in the following manner: **[Amended 5-21-2005]**

a) Determine the developable area of the parcel according to the net residential area calculation contained in Article 8, § **300-8.1**, and increase it by 20%; then

b) Divide the increased net residential area by the minimum lot size required in the district to obtain the net residential density allowable.

3) A lot for a dwelling unit created as part of an open space subdivision shall not be further subdivided.

4) A lot for a principal structure created as part of an open space subdivision where

such lot shall have within its bounds designated open space shall not be further subdivided unless the original approved plan shall have reserved future development of such lot, but any such further subdivision shall only be made in accordance with this performance standard.

5) Any affordable housing density bonus provision provided for in the Land Use Ordinance or the Subdivision Regulations shall also apply within clustered residential projects.

6) In a conservation density subdivision, where all other requirements of this performance standard are met, the Planning Board may include up to 50% of land in resource protection zones and wetland areas for purposes of calculating density.

C. Layout and siting standards.

1) In planning the location and siting of residential or business structures in an open space subdivision, lot dimension and frontage should not be the primary considerations. Priority should be given to the preservation of the open space for its natural resource value, with human habitation and business activity located and sited on the lower valued natural resource portion of a parcel, taking into account the contours of the land and the reasonableness of slopes.

2) The building lots on a parcel shall be laid out and the residences and business structures shall be sited so as to maximize the following principles. The Board, in its discretion, shall resolve conflicts between these principles as applied to a particular site. In order to maximize the following principles, the Board may request additional information from applicants as it deems relevant and may require a third-party review of the proposed layout, siting, and design of the subdivision, by a professional qualified in landscape design, landscape architecture, or other relevant disciplines.

a) In the least suitable agricultural soils and in a manner which maximizes the usable area remaining for the designated open space use, where agricultural, forestry, or recreational, existing or future uses, are particularly sought to be preserved.

b) In locations least likely to block or interrupt scenic, historic and traditional land use views, as seen from public roadways and great ponds.

c) Within woodlands, or along the far edges of open agricultural fields adjacent to any woodland to reduce encroachment upon agricultural soils, to provide shade in the summer, and shelter as well as solar gain in the winter, and to enable new residential development to be visually absorbed by natural landscape features;

d) In such manner that the boundaries between residential or business lots and active agricultural or forestry land are well buffered by vegetation,

topography, roads or other barriers to minimize potential conflict between residential or business and agricultural or forestry uses;

e) In locations where buildings may be oriented with respect to scenic vistas, natural landscape features, topography and natural drainage areas, in accordance with an overall plan for site development;

f) In locations that provide compatibility in terms of physical size, visual impact, intensity of use, proximity to other structures and density of development with other permitted uses within the zoning district;

g) In locations such that diversity and originality in lot layout and individual building, street, parking layout is encouraged.

h) In locations least likely to block or interrupt existing trails, trail systems or other traditional recreational travel corridors such as snowmobile routes;

i) So that individual lots, buildings, street and parking areas shall be designed and situated to minimize alterations of the natural site, to avoid the adverse effects of shadows, noise and traffic on the residents of the site, to conserve energy and natural resources, and to relate to surrounding properties, to improve the view from and of buildings.

D. Space standards.

1) Shore frontage and shore setback requirements shall not be reduced below the minimum shore frontage or shore setback required in the zoning district.

2) Distances between residential structures in multifamily open space subdivisions shall be a minimum of the height of the tallest structure.

3) In areas outside of the LRR1 and LRR2 Districts, the required minimum lot size or minimum land area per dwelling unit for the building envelope may be reduced in open space subdivisions to no less than 20,000 square feet. The required minimum lot size or minimum land area per dwelling unit for the building envelope may be reduced in open space subdivisions within the LRR1 and LRR2 Districts to one acre and 1 1/2 acres, respectively. If the lot area is reduced, the total open space in the development shall equal or exceed the sum of the areas by which the building lots are reduced below the minimum lot area normally required in the zoning district, notwithstanding the net residential density allowed by Subsection **B**, above, of this performance standard. **[Amended 6-14-2022]**

4) Minimum road frontage requirements of the Land Use Ordinance and Subdivision Regulations may be waived or modified by the Planning Board, provided that:

a) Any applicable provisions regarding roads in the Street Ordinance are satisfied.

b) Adequate road curvature design access and turnaround termini, to and from all parcels, for fire trucks, ambulances, police cars and other emergency vehicles meet minimal safe turning radii requirements over all internal access streets, ways or driveways. Roads shall consider extension of rights-of-way to adjoining lands where development is possible in the future, and the Planning Board will promote the offering of such open space subdivision streets and rights-of-way for public acceptance. **[Amended 7-14-2021]**

c) No common driveway shall provide access to more than three lots, except as provided in Article **13**, Section C.6.

5) A reduction of required setback distances may be allowed at the discretion of the Board, provided that the front, side and rear setbacks shall be no less than 25 feet or that required for the applicable zoning district, whichever shall be less. For the perimeter of a multifamily cluster development, site setback shall not be reduced below the minimum front, side and rear setbacks required in the zoning district unless the Planning Board determines a more effective design of the project can better accomplish the purposes of this performance standard.

E. Utilities. At the discretion of the Planning Board, in order to achieve the most appropriate design and layout of lots and open space, utilities, including individual wells and septic systems, may be located on designated portions of the open space, if necessary, provided the same shall not unreasonably interfere with the open space purposes to be achieved under this performance standard and for the particular parcel(s) that is the subject of the application for open space subdivision.

1) The Planning Board may waive or modify hydrogeological reviews or studies, if the applicant demonstrates that, due to the specific placement of wells and septic systems:

a) Adequate groundwater is available at all locations proposed for individual water systems; and that

b) There is no reasonable likelihood that the domestic water supply for any proposed lot will exceed 10 mg/l of nitrates.

2) If a private collection septic system is proposed for a single-family clustered development or a multiplex cluster development, the applicant must show that at least one designated site for each lot, in the open space or on the lot, has adequate soils and land area suitable for subsurface waste disposal for each lot in accordance with the minimum standards set forth in the Maine Subsurface Waste Water Disposal Rules. The septic system shall meet the provisions of Article **10**, Section 7, of the Raymond Subdivision Ordinance.

3) If a private central collection system is proposed, the system shall be maintained by a homeowners' association or under an agreement of the lot or unit owners in the same fashion required for maintenance of the open space by a homeowners'

association or the lot or unit owners in common, and written evidence of said maintenance agreement shall be submitted to the Planning Board.

F. Affordable housing.

1) To encourage the availability of affordable housing to low- and moderate-income families in Affordable Housing Developments, as defined in Article 12, the following increases in residential density, building height, and reductions in lot size, frontage, and parking requirements shall be permitted where a lot is served by public water:

a) The Affordable Housing Development may be developed at 1.5 times the net residential area or acreage calculation in accordance with Article 8, § 300-8.1.

b) The affordable housing development may be developed with an increase of 20% in building height and a reduction of 20% in lot size and lot frontage without obtaining a variance from the Board of Appeals.

c) In no event shall the parking requirement be greater than two off-street parking spaces for every three dwelling units of an affordable housing development.

2) Long-term affordability. The affordability for all units designated affordable in the development receiving benefits from the Town under Subsection F above shall be guaranteed in accordance with the following requirements:

a) The period of affordability shall be at least 30 years after the completion of construction.

b) An application for a subdivision or other residential development that includes a request for a density bonus under this section shall include a written statement on the subdivision plan or other filing plat indicating the dwelling units are earmarked as affordable. Such plat must be approved and signed by the Planning Board and then filed at the Cumberland County Registry of Deeds prior to receiving any building permits.

c) The method of guaranteeing affordability is determined on a case-by-case basis by the Town, provided that the application demonstrates to the satisfaction of the Planning Board that, by means of restrictive covenants, deed restrictions, financial agreements, or other appropriate legal and binding instruments, the dwelling units will remain affordable for the required period of time.

1. For rental housing, occupancy of all the units designated affordable in the development will remain limited to households at or below 80% of the local area median income at the time of initial

occupancy; and

2. For owned housing, occupancy of all the units designated affordable in the development will remain limited to households at or below 120% of the local area median income at the time of initial occupancy.

d) A copy of the deed restriction shall be included as part of the subdivision or other residential development application and the deed restriction shall reference the book and page number at which the subdivision/residential development plan is recorded in the Cumberland County Registry of Deeds. Affordable housing covenants shall be held and enforceable by a party acceptable to the Town.

e) The period of enforceability shall be guaranteed by the developer in a document satisfactory to the Town and recorded at the Cumberland County Registry of Deeds prior to granting a certificate of occupancy for the affordable housing development. The document shall include, but not be limited to, authorization for the Town to seek the penalties outlined in the document and to seek injunctive relief, including attorney's fees and costs, or both.

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§ 300-12.2. Terms defined.

AFFORDABLE HOUSING

Housing which can be afforded by households at or below 80% of the Town's median household income, as specified by the Maine Department of Economic and Community Development or the Maine State Planning Office. In making a determination of the affordability of the units, the Planning Board shall find that "shelter expenses" do not exceed 30% of the 80% median household income figure. Shelter expenses shall include mortgage and/or rental costs, taxes, homeowner/tenant insurance, heat, and utilities.

AFFORDABLE HOUSING DEVELOPMENT

A. For rental housing, a development in which a household whose income does not exceed 80% of the area median income as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's monthly income on housing costs; and

B. For owned housing, a development in which a household whose income does not exceed 120% of the area median income as defined by the United States Department of Housing and Urban Development under the United States Housing Act of 1937, Public Law 75-412, 50 Stat. 888, Section 8, as amended, can afford a majority of the units that the developer designates as affordable without spending more than 30% of the household's

monthly income on housing costs.

C. For purposes of this definition, "majority" means more than half.

D. For purposes of this definition, "housing costs" means:

1) For a rental unit, the cost of rent and any utilities (electric, heat, water, sewer, and/or trash) that the household pays separately from the rent; and

2) For an ownership unit, the cost of mortgage principal and interest, real estate taxes (including assessments), private mortgage insurance, homeowner's insurance, condominium fees, and homeowners' association fees.

24-05

PROPOSED AMENDMENT OF

The
LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE

§ 300-9.27 – SOLAR ENERGY SYSTEMS

Summary of Changes: This amendment to the Land Use Ordinance would amend the existing solar energy systems section of the Land Use Ordinance to include specific buffering requirements from abutting residential uses.

The proposed text is shown in red with an underline.

LAND USE ORDINANCE
§ 300-9.27 **Solar energy systems.**
[Added 6-14-2022]

A. Purpose. Solar energy is a renewable and nonpolluting energy resource that can prevent fossil fuel emissions and reduce energy loads. Energy generated from solar energy systems can be used to offset energy demand on the regional grid where excess solar power is generated. The use of solar energy equipment for the purpose of providing renewable energy sources is a power generation priority and is a necessary component of the latest state and federal energy policies. The standards that follow enable the accommodation of solar energy systems, and equipment to be installed in a safe manner with minimal impacts on the environment and to neighbors. This section shall not apply to solar systems for individual landowners or residents, which can be reviewed and permitted by the Code Enforcement Officer without the need for site plan review.

B. Submission requirements. In addition to the submission requirements of Article **10**, all solar energy systems are subject to site plan review and must submit materials as outlined below:

1) Plan and elevation depictions of a typical panel and mounting and any other structures proposed as part of the solar energy system.

2) General specifications of the system, including dimensions and number of panels, estimated power generation, description of mountings and any other information needed to evaluate compliance with this section.

3) Certification that the solar energy system is compliant with the National Electrical Code and State Electrical Code, as applicable.

4) A site plan that meets the requirements of Article **10** of the Land Use Ordinance for the Town of Raymond, Maine, with the added requirement of:

a) The location of the proposed solar energy system and any fencing, screening, access roads and turnout locations, substation(s), accessory equipment to the system and all electrical cabling from the system to other structures, substations or utility grid connections

5) The applicant shall provide a copy of the site plan review application, including a project summary, electrical schematic and site plan, to the Fire Chief or his/her designee for review and approval. The Fire Chief shall base any recommendation for approval or denial of the application upon review of the fire safety of the proposed system. Based upon the size, location or on-site fire and life safety hazards, a fire protection water supply may be required at the discretion of the Fire Chief or his/her designee. Upon request, the owner or operator shall cooperate with the Fire Department in developing an emergency response plan.

6) Any other approvals from local, regional, state or federal agencies that may be required. Letters, permits or approvals from these agencies shall be included as a part of the application and/or review. The Planning Board may choose to accept copies of applications awaiting approval. In this case, any local approval granted by the Planning Board shall be conditioned such that no construction or building permits will be issued until all outstanding approvals have been granted.

7) Ground-mounted solar energy systems with a physical size based on a projected total surface coverage area that is greater than 10,000 square feet shall also submit a decommissioning plan, including an estimated cost and a guarantee suitable to ensure decommissioning comparable with the performance guarantee format in Article **10**, § **300-10.3E** of this chapter. The Planning Board may waive this requirement.

C. Required notification.

1) All solar energy systems located within two miles of any public or private aircraft launch locations must notify the airport via certified mail that an application has been submitted to the Town. This notification must include the location and size of the proposed system.

2) All ground-mounted solar energy systems with a physical size based on a projected total surface coverage area that is greater than 10,000 square feet shall notify abutters in accordance with the requirements of Article **10**, § **300-10.3A(7)**, Public hearings and notification.

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

1) A visual description of the project covering all physical elements that may be

visible from public viewpoints.

2) Identification and characterization of publicly accessible scenic resources near, or potentially impacted by, the proposed project. This should include any resources of local, state or national significance.

3) Determination of the type and extent of any impact on the identified scenic or historic resources. If a project is deemed to be visible from a scenic resource, the Planning Board may require a visualization of the project from a representative point within the resource.

4) Description of any proposed mitigation measures such as berms, landscaping screens and buffers, or low-visibility materials that may be used to minimize potential visual impacts from the project.

E. Dimensional standards.

1) Height.

a) Building-mounted solar energy systems shall not be considered as contributing to building height, provided that they are erected only to such height as reasonably necessary.

b) Ground-mounted solar energy systems shall not exceed the maximum building height restrictions for the zone in which they are located.

2) Setbacks. Solar energy systems shall meet the structure setbacks of the zone in which they are located, except when no other appropriate place on the site exists for the solar energy system to operate as determined by the Planning Board. If no other appropriate location on the site for the system exists, setbacks shall be:

a) Setbacks of five feet from a side or rear lot line shared with a right-of-way or utility corridor, provided the system will not impact visibility along a travel way; or

b) Half the required setback in that zone

3) Impervious surface ratio. All structures, roads and other impervious surfaces associated with a solar energy system shall count towards the maximum impervious surface ratios of the zone in which the system is located. Building-mounted solar energy panels do not change the impervious surface of the building to which they are attached. Ground-mounted solar panels will not be considered impervious surfaces, provided that they meet the following criteria:

a) Panels must be positioned to allow water to run off their surfaces.

b) Soil with adequate vegetative cover must be maintained under and around the panels.

c) The area around the panels must be adequate to ensure proper vegetative growth under and around the panels.

F. Other standards.

1) A licensed electrician shall connect solar energy systems to transmission lines, electrical equipment or any residence or other structure to which power is being provided.

2) Solar energy systems must meet all applicable Building and Fire Codes.

3) Solar panels are designed to absorb (not reflect) sunlight; and, as such, solar panels are generally less reflective than other varnished or glass exterior housing pieces. However, solar energy system design and placement should be prioritized to minimize or negate any solar glare onto nearby properties, roadways or flight paths to the extent practical.

4) Exterior lighting shall be limited to fully shielded or cutoff style fixtures, so as not to contribute to light pollution, sky glow and glare.

5) For Ground-mounted solar energy systems, all on-site electrical wires connecting the system to other structures or to utility connections shall be installed underground except for "tie-ins" to public utility company transmission poles, towers and lines. This standard may be modified by the Planning Board during site plan review if the project terrain is determined to be unsuitable due to reasons of need, such as excessive excavation, grading or similar factors.

6) For ground-mounted solar energy systems, all means of shutting down the system shall be clearly marked. The owner or operator shall provide to the Code Enforcement Officer and the Fire Department the name and contact information of a responsible person for public inquiries throughout the life of the installation. The owner or operator shall cooperate with the Fire Department to ensure there is safe emergency access to the site.

G. Decommissioning and abandonment.

1) A ground-mounted solar energy system with a physical size based on a projected total surface coverage area that is greater than 10,000 square feet, that has reached the end of its useful life or has been abandoned consistent with this section, shall be removed. The owner or operator shall physically remove the installation no more than 180 days after the date of discontinued operations. The owner or operator shall notify the Code Enforcement Officer by certified mail of the proposed date of discontinued operations and plans for removal. The Code Enforcement Officer may grant a one-time extension of up to an additional 180 days at the request of the owner or operator of the system.

2) Decommissioning shall consist of:

a) Physical removal of all solar energy systems, structures, equipment, security barriers and transmission lines from the site that will not be used by other approved uses on the site.

b) Disposal of all solid and hazardous waste in accordance with local, state and federal waste disposal regulations.

c) Stabilization and/or revegetation of the site as necessary to minimize erosion. The Code Enforcement Officer may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.

3) A ground-mounted solar energy system with a physical size based on a projected total surface coverage area that is greater than 10,000 square feet shall be considered abandoned when it fails to operate for more than one year. The Planning Board may extend this initial period for an additional 24 months at the request of the owner of the system and with the consent of the landowner and/or operator, if different from the system owner.

4) Unless waived by the Planning Board as allowed under Article **10**, § **300-10.3E**, an applicant for site plan review of a ground-mounted solar energy system with a physical size based on a projected total surface coverage area that is greater than 10,000 square feet shall submit a method for ensuring the decommissioning of the system. This may take one of the following forms:

a) A performance guarantee in the amount of 125% of the expected decommissioning costs, including inflation over the expected life of the system, in the form of a certified check payable to the Town of Raymond, a performance bond running to the Town of Raymond, an irrevocable letter of credit in the name of the Town of Raymond, or some other form of surety that is acceptable to the Town Manager.

b) A binding, contractual guarantee such as in a lease agreement between a system owner and landowner which requires that the solar energy system be decommissioned in accordance with this section and identifies a party responsible for the decommissioning.

c) Other legally enforceable agreements acceptable to the Planning Board.

5) If the owner or operator of the solar energy system fails to remove the installation in accordance with the requirements of this section within 180 days of abandonment or the proposed date of decommissioning as approved by the Code Enforcement Officer, the Town retains the right to use the performance guarantee or other available means to cause an abandoned, hazardous or decommissioned ground-mounted solar energy system to be removed.

H. Buffers. When a solar energy system abuts a residential parcel, a fifty-foot (50') landscaped buffer strip and visual screen from the abutting residential parcel shall be

established and maintained. The Planning Board has the authority to reduce the buffer to no less than twenty-five feet (25'). For specific buffer standards see § 300-10.6.O.

24-06

PROPOSED AMENDMENT OF

The
LAND USE ORDINANCE
FOR THE TOWN OF RAYMOND, MAINE

§ 300-3 – CONFORMANCE WITH ORDINANCE
§ 300-12.2 – TERMS DEFINED

Summary of Changes: This amendment to the Land Use Ordinance would amend sections in Article 9 that were found to be inconsistent or lacking clarity following a legal analysis performed by an independent contractor hired by the Town.

The proposed text is shown in red with an underline.

LAND USE ORDINANCE
§ 300-3.1 **Applicability.**
The terms and requirements contained in this Land Use Ordinance, and in any amendment thereto, shall be applicable to the use of any building, structure or land, or any part thereof, and to the location, construction, erection, reconstruction or structural alteration of any building or structure, within the Town of Raymond after the effective date of this chapter, being March 13, 1971, or of any amendment thereto, provided that nonconforming uses and certain small lots shall be grandfathered in accordance with the following provisions.

§ 300-3.2 **Continuation of nonconforming uses.**

A. The use of land, buildings, or structures existing and lawful at the time of adoption or subsequent amendment of this chapter may continue although such use does not conform to provisions of this chapter. A lawful nonconforming building, structure, or use may be repaired, maintained, or improved, but the nonconforming building, structure, or use may not be extended or expanded except in conformity with the provisions of this chapter.

B. Any lawful nonconforming building may be continued and may be expanded by 30% by area or volume within the setback requirements of the size existing at the time of adoption of this chapter or a subsequent amendment thereto, provided that the expansion is attached to the existing structure, does not increase the degree of nonconformity of the structure and that all other setback requirements in the appropriate zone are met. Further reasonable expansion up to an additional 70% of the size existing at the time of adoption of this chapter or a subsequent amendment thereto may be authorized as provided herein. The addition of a traditional basement shall not be considered an expansion unless it is a daylight (walk-in) basement or raises the structure more than three feet above its original elevation. The Board of Appeals shall either grant or deny such applications, treating them as requests for variances and, in addition, applying the requirements of Article **9**, § **300-9.1**. **[Amended 5-19-1990]**

C. Any lawful nonconforming use, except lawful, nonconforming residential uses in the

Industrial and Commercial Zones, may be expanded by 30% of the size existing at the time of adoption of this chapter or a subsequent amendment thereto, provided that an increase in the number of nonconforming uses does not result. This subsection allows the increase in the size of the structure serving the nonconforming use but is not intended to permit the addition of nonconforming uses which were not in existence at the time this chapter or a subsequent amendment thereto became effective. The expansion of an otherwise conforming building to accommodate the expansion of a nonconforming use must conform to the requirements of Subsection **B** above. Further reasonable expansion up to an additional 70% of the size existing at the time of adoption of this chapter or a subsequent amendment thereto may be authorized as provided herein. The addition of a traditional basement shall not be considered an expansion unless it is a daylight (walk-in) basement or raises the structure more than three feet above its original elevation. The Board of Appeals shall either grant or deny such applications, treating them as requests for variances and, in addition, applying the requirements of Article **9**, § **300-9.1**. **[Amended 5-19-1990]**

D. Any expansion of a nonconforming mobile home park shall conform to the space and bulk standards of the zone in which it is situated; however, no parcel shall be less than 20,000 square feet in size.

§ 300-3.3 **Discontinuation of nonconforming uses.**
A lawful nonconforming use that is discontinued for a period of two years may not be resumed. The uses of the land, building or structure shall thereafter conform to the provisions of this chapter.

A. Change of a nonconforming use. Whenever a nonconforming use is superseded by a permitted use of a structure, or structures and land in combination, the use of the structure or of the land and structure shall thereafter conform to the provisions of this chapter, ~~and the nonconforming use or similar uses subject to the provisions of this chapter~~ and the nonconforming use may not thereafter be resumed. A nonconforming use may be changed to be more compatible with uses permitted in its vicinity than the existing use.

B. Transfer of ownership. Ownership of land and structures, which remain lawful but become nonconforming by the adoption or amendment of this chapter may be transferred and the new owner may continue the nonconforming use or similar uses subject to the provisions of this chapter.

§ 300-3.4 **Nonconforming lots of record.**
A. A single-family dwelling may be erected on any single lot of record at the effective date of adoption or amendment of this chapter, provided that such lot shall be in separate ownership and not contiguous with any other lot in the same ownership, and that all other space and bulk standards of this chapter shall be met.

B. If two or more contiguous lots or parcels are in single ownership of record at the time of adoption or amendment of this chapter and if all or part of the lots do not meet the ~~dimensional~~space and ~~area~~bulk requirements of this chapter, the lands involved shall be considered to be a single parcel for the purpose of this chapter and no portion of said parcel shall be built upon or sold which does not meet ~~dimensional~~space and ~~area~~bulk

requirements of this chapter; nor shall any division of the parcel be made which creates any ~~dimension~~space or ~~area~~bulk below the requirements of this chapter. Two contiguous lots in single ownership which each have an existing residential structure or structures on them at the time of the adoption of this amendment, being September 26, 1987, and which do not meet the ~~dimensional~~space and ~~area~~bulk requirements of this chapter are exempt from this section and may be divided, provided each lot is a minimum of 20,000 square feet in size.

C. Two or more contiguous lots in single ownership included within a subdivision approved by the Raymond Planning Board prior to July 17, 1974, and recorded in the Cumberland County Registry of Deeds, which are required to be combined under this chapter may be divided, provided that the division creates only two resulting lots, and that the two resulting lots are of equal size and that each of the resulting lots is at least 20,000 square feet in area and has at least 100 feet of frontage. No structure that requires a variance from the setback requirements of this chapter shall be erected on the resulting lots and a statement setting forth this restriction shall be recorded in the Cumberland County Registry of Deeds at the time of the division. At least one of the two resulting lots must be transferred into separate ownership or used for construction of a single-family residence prior to September 26, 1992, or the two resulting lots shall be combined into a single lot.

D. Notwithstanding any other provisions of this article, any vacant lot of record as of December 30, 1986, containing at least 60,000 square feet and having 225 feet of frontage or shown on a subdivision plan approved by the Raymond Planning Board on or after July 17, 1974, and recorded in the Cumberland County Registry of Deeds may be built upon as a separate lot and need not be combined with other contiguous lots in the same ownership.

§ 300-3.5 **Restoration of unsafe or damaged property.**
Nothing in this chapter shall prevent the strengthening or restoring to safe condition of any part of any building or structure declared unsafe by the Code Enforcement Officer, or damaged by fire or other casualty.

§ 300-3.6 **Pending applications for building permits; construction in process.**
Nothing in this chapter shall require any change in the plans, construction, size or designated use for any building, structure or part thereof for which a building permit has been issued, provided construction shall start within six months after issuance of such permit or upon which substantial construction has commenced prior to the adoption or amendment of this chapter.

LAND USE ORDINANCE
§ 300-3.12, Terms defined.

NONCONFORMING CONDITION
A nonconforming lot, structure, or use which is allowed solely because it was in lawful existence at the time this chapter or a subsequent amendment took effect.

NONCONFORMING LOT
A single lot of record which, at the effective date of adoption or amendment of this chapter, does not meet the area, frontage, or width requirements of the district in which it is located.

NONCONFORMING STRUCTURE
A structure which does not meet any one or more of the following dimensional requirements: setback, height, footprint, or lot coverage; but which is allowed solely because it was in lawful existence at the time this chapter or subsequent amendments took effect.

NONCONFORMING USE
Use of buildings, structures, premises, land, or parts thereof which is not allowed in the district in which it is situated, but which is allowed to remain solely because it was in lawful existence at the time this chapter or subsequent amendments took effect.

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.

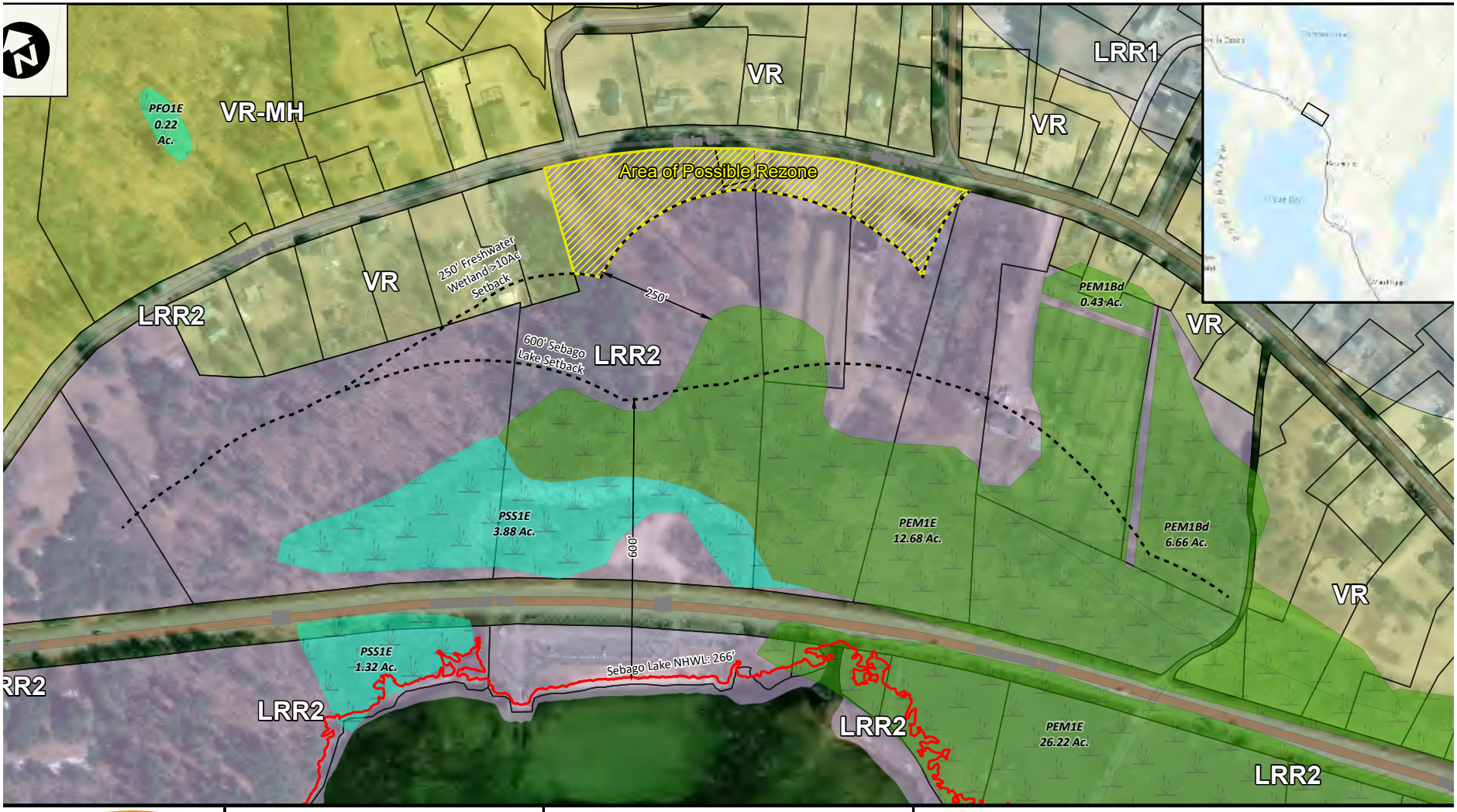
(a) Any person who operates or conducts any business for which a license is required under this Ordinance without first obtaining such license commits a civil violation and shall be subject to a fine not to exceed $100.00 for the first day the offense occurs. The second day the offense occurs, the fine 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.

Addendum 8 - Zoning Map Change to Main Street



SEBAGO TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

0 200 400 600
Feet
1" = 200' when printed at 11 x 17

INFORMATION:
MAINE GEOLIBRARY
NATIONAL WETLAND INVENTORY
TOWN OF RAYMOND

THIS IS NOT A BOUNDARY SURVEY.

POSSIBLE SHORELAND REZONE

TOWN OF RAYMOND, MAINE

LOCATION:
MAIN STREET
RAYMOND, ME

DATE: 1/8/2024
PROJECT NUMBER: 12240

2020_ZoningChanges.aprx

Potential Zoning Change
2022 Parcels
Sebago Lake Normal High-Water Line (NHWL)
Setbacks

National Wetland Inventory
Freshwater Emergent Wetland
Freshwater Forested/Shrub Wetland

Raymond 2023 Zoning
LRR1 - 2 Acres
LRR2 - 3 Acres
VR - Village Residential - 40,000 sq ft
VR-MH - Village Residenti Mobile Home

Map Projection : NAD 1983 StatePlane Maine West FIPS 18