



**SELECTMEN'S MEETING e-Packet**  
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**February 16, 2010**

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**BOARD OF SELECTMEN**

**AGENDA - revised**

Tuesday, February 16, 2010

7:00 p.m.

JSMS Broadcast Studio

**PUBLIC HEARING**

- a) MSW/Recycling program services discussion/enactment of possible changes/bid award
- b) Review of proposed Fire Department Ordinance changes – Fire Inspector Craig Messinger

**SELECTMEN'S MEETING**

- 1) Call to order.
- 2) Minutes of previous meeting dated February 9, 2010.
- 3) New business.
  - a) Final report – Comprehensive Plan Implementation Committee (CPIC) Chair Chris McClellan
  - b) Quit claim deed for approval -- Map 006, Lot 052, Meadow Road – Board of Selectmen
  - c) Discussion of financial/organizational reporting requirements for local non-profit organizations receiving town appropriations – Board of Selectmen
  - d) Appointment of Raymond representatives – Regional Public Safety Consultant Interview panel
- 4) Old (unfinished) business.
  - a) Further discussion on amendment of Tax Acquired Property Policy – Board of Selectmen
- 5) Town Manager Report and Communications.
  - a) March 2, 2010, Tuesday, 7:00 p.m., Broadcast Studio – Selectmen consider (vote) recommended municipal budget.
  - b) March 8, 2010, Monday, 7:00 p.m., Broadcast Studio – Budget/ Finance Committee to consider/vote on recommended municipal budget
- 9) **Selectmen Communications.** This agenda item is for the general discussion of non-agenda items by the Board of Selectmen, and for the purpose of introducing future topics for discussion. No action will be taken.
- 7) **Adjournment.**

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The Selectmen may take items out of order at their discretion.



**BOARD OF SELECTMEN  
AGENDA SUMMARY**  
Tuesday, February 16, 2010  
7:00 p.m.  
JSMS Broadcast Studio

**PUBLIC HEARING**

**1) Public Hearing.**

**a) MSW/Recycling program services discussion/enactment of possible changes/bid award**

The Board of Selectmen will hold a public hearing to receive citizen input on the possibility of changes being made to the current roadside MSW/Recycling collection system -- to include days of pick-up, service for private roads (that due to physical constraints and/or conditions pose a collection difficulty, resulting in increased costs.) As well as changes in general policy, as outlined in the attachments in the e-packet. It is expected that the Board of Selectmen will decide upon a MSW/Recycling solid waste program and possible amended policies at this meeting in order to provide timely information for the FY 2010/2011 municipal budget process.

**b) Review of proposed Fire Department Ordinance changes – Fire Inspector Craig Messinger**

Fire Inspector Craig Messenger will present amendments to the Addressing Ordinance and the Fire Protection Ordinance. The detailed language and rationale for these changes is outlined in the attached e-packet.

**SELECTMEN'S MEETING**

**2) Call to order.**

**3) Minutes of previous meeting dated February 9, 2010.**

**4) New business.**

**a) Final report – Comprehensive Plan Implementation Committee (CPIC) Chair Chris McClellan**

CPIC Chair Chris McClellan is coming to meet with the Board and give a final report of the committee's activities.

**b) Quit claim deed for approval -- Map 006, Lot 052, Meadow Road – Board of Selectmen**

Deputy Tax Collector Sue Carr has prepared a quit claim deed for the property (land only) listed above. All back taxes, interest and lien costs have now been paid.

**c) Discussion of financial/organizational reporting requirements for local non-profit organizations receiving town appropriations – Board of Selectmen**

Town Clerk Louise Lester has recommended that outside agencies receiving town appropriations complete an annual information provision checklist to include,

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financial statements, roster of elected officers, as well as annual meeting minutes. This information would be kept on file by the town, subject to public inspection, and would confirm that all entities and agencies receiving town funding are active and accountable for the municipal monies they may receive.

**d) Appointment of Raymond representatives – Regional Public Safety Consultant Interview panel**

As a consequence of the recent Request for Qualifications (RFQ) for a regionalized public safety study, with the aim toward establishing a combined public safety department between the towns of Naples, Casco and Raymond, the Project Steering Committee (comprised of the town managers of the three towns and GPCOG consultant Eban Marsh), have recommended that a consultant interview panel be put together with representatives of the three towns. The panel will include one selectmen, two public safety officials, and the town manager, as an ex-officio member, from each town. Chairman Mike Reynolds is willing to serve and the town manger is recommending Chief Denis Morse and Rescue Chief Cathy Gosselin for the two public safety seats on the interview panel.

**5) Old (unfinished) business.**

**a) Further discussion on amendment of Tax Acquired Property Policy – Board of Selectmen**

Attached to the e-packet is a slightly amended Tax Acquired Property Policy showing revisions as requested by the Selectmen at the last meeting.

**6) Town Manager Report and Communications.**

**a) March 2, 2010, Tuesday, 7:00 p.m., Broadcast Studio – Selectmen consider (vote) recommended municipal budget.**

**b) March 8, 2010, Monday, 7:00 p.m., Broadcast Studio – Budget/ Finance Committee to consider/vote on recommended municipal budget**

**7) Selectmen Communications.** This agenda item is for the general discussion of non-agenda items by the Board of Selectmen, and for the purpose of introducing future topics for discussion. No action will be taken.

**8) Adjournment.**

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**DRAFT**  
**Private Road Standards**  
for Recycling and Waste Service

1. Layouts of roads—must meet or exceed the following standards.
  - a. All private roads must have 7 or more year round residents.
  - b. Have a year round road association representative and/or contract person name and phone number on file at the Town Office.
  - c. Have a signed release of Liability Waiver on file at the Town Office.
  
2. Design and construction standards—All roads shall meet or exceed the following standards.
  - a. Minimum drive surface width of 10 feet.
  - b. Minimum overhead clearance of 14 feet.
  - c. Minimum overall cleared width of 12 feet, (trees, rocks utility poles and any other objects that may narrow roadway for safe passage).
  - d. Dead end roads will not be permitted without a suitable turn around of a width of 20 feet and depth of 30 feet.
  - e. Gravel roads must be able to support heavy vehicles year round. (No standing water; has proper drainage)
  
3. Road maintenance
  - a. Gravel roads must be graded as needed.
  - b. Roads must be plowed and sanded.
  - c. Snow banks must be kept back to meet the minimum road width criteria [see above].
  - d. Turnaround must be kept cleared and vacant year round.
  - e. Access points of roads must be 20 feet in width with visual clearance of 100 feet on both sides.

**Definition of Year Round Resident:**

A Year Round Resident must perform the listed actions in Raymond: vote, register their motor vehicle(s).

*Adopted on:*

List of Year Round Public and Private Roads Picked		
Up in Raymond (from Pine Tree Waste)		
Anderson Rd		Martin Hgts.
Arbor Woods Rd.		Mass Ave.
Ball Drive		McDermott Rd.
Bayview Drive		Meadow Rd.
Beach Ave		Merrill Rd.
Birch Dr		Mill St.
Blueberry Point Rd		Mountain Rd
Boulder Rd.		No Raymond Rd
Breakwater Lane		Patricia Avenue
Brown Rd		Peterson Rd
Canal		Pine Lane
Cape Rd		Pipeline Rd
Carriage Hill		Plains Rd.
Casselton Road		Plummer Drive
Caton		Pond Rd
Chapel St.		President View
Christina Court		Pulpit Rock Rd
Clearwater Drive		Quarry Cove Road
Conesca Road		Raymond Hill Rd
County Rd		Ridge Rd
Crockett Road		Roosevelt Trail
David Plummer Rd.		Rosewood Drive
Day Road		Rusty Rd.
Deep Cove Rd		Salmond Run
Dolimount Rd		Shady Lane
Egypt Road		Shaker Woods Road
Elizabeth		Shaw Road
Flynn Rd.		Spiller Hill Rd.
Gardner Rd.		Spring Valley rd
Gay Ave.		Swans Rd
Gore Road		Tarkiln Hill Rd
Harmon Road		Tenny Hill Rd
Haskell Ave		Tower Road
Hawthorne Road		Turtle Cove Road
Hayden Brook Rd		Valley Rd.
Island Cove Rd		Viola Street
Kelly Lane		Wawenock Rd
Kings Grant		Webbs Mills Road
Ledge Hill Road		Westview
Lloyds Lane		Whittemore Cove Rd.
Lyn Court		Zephyr Road
Main St.		
Westview		

**DRAFT Pine Tree's List of Private Roads Under Consideration \***

	<b>Road Name</b>	<b>Empty Lots</b>	<b>Houses</b>	<b>Length</b>	<b>Miles Saved</b>	<b>Time Saved</b>	<b>Alternative Service</b>	<b>Container Size</b>	<b>Drop Point</b>
1.	Berry Cove Road	1	7	614.95	0.1	5	Common drop		Curbside on Webbs Mills Road
2.	Cattle Road Jordan Lane	1 4	0 18	2979.80 2102.11	2.0	18	Dumpster	8 yard	
3.	Dryad Woods Road	5	12	7359.05	3.3	35	Dumpster	10 yard	
4.	Forest Road	4	9	3470.18	1.4	17	Common drop		At curbside on Cape Road
5.	Jones Road Hutchins Road	3 0	8 7	1364.79 1098.79	0.6	10	Common drop		At 'Y' on Jones Road
6.	Lakeside Drive	8	34	2105.21	0.5	17	Common drop		At 'T' on Lakeside Drive
7.	Legacy Road Two Acre Island Road	0 0	10 8	1446.45 360.27	0.5	18	Dumpster	6 yard	
8.	Mawaga Road	2	7	1283.13	0.5	20	Common drop		Curbside on Conesca Road
9.	Murch Landing Road	1	12	2125.07	1.1	15	Common drop		Curbside on Cape Road
10.	Musson Road	6	12	5129.90	1.6	25	Common drop		Curbside on Cape Road
11.	Myron Hall Road	1	15	3848.58	1.6	23	Common drop		Curbside on Webbs Mills Road
12.	Point of Cape Road	1	7	552.75	0.3	12	Dumpster	8 yard	Curbside on Wild Acres Road
13.	River Road	1	13	5579.09	1.8	25	Dumpster	8 yard	
14.	Rosewood Drive Hancock Road	2 9	8 21	5451.18 4656.13	1.5	12	Open gate through access		
15.	Shaw Road at end of town road	5	15	4109.69	0.5	10	Dumpster	8 yard	
16.	Sheehans Island Road (at end of Deep Cove)	6	6	1153.47	0.4	12	Dumpster	8 yard	At Deep Cove & Manor Harbor
17.	Sloans Cove Road (at Cedar Lane)	10	22	6358.56	0.5	10	Dumpster	4 yard	At end of road
18.	South Shore Road	2	12	1907.60	0.8	18	Common drop		At curbside Mill Street
19.	Stark Cove Road	0	6	2642.68	1.0	20	Common drop		Curbside on Cape Road

	Road Name	Empty Lots	Houses	Length	Miles Saved	Time Saved	Alternative Service	Container Size	Drop Point
20.	Sunset Chimneys Road	1	8	3123.49	1.2	12	Common drop		Curbside on Cape Road
21.	Tapley Cove Road	0	3	1151.94	0.2	10	Common drop		Curbside on Cape Road
22.	Turtle Cove Fisherman Lane	4 0	8 2	2392.65 1011.95	0.5	14	Common drop		At Arbor Wood Road
23.	Vista Road	11	14	1648.43	0.6	12	Common drop		Curbside at N. Raymond Road
24.	Wharf Road	1	11	1811.37	0.3	10	Common drop		Curbside on Roosevelt Trail
25.	Windward Shore Road	0	8	2521.53	1.0	14	Common drop		Curbside on Cape Road
	<b>Total Miles Saved</b>				<b>23.80</b>				
	<b>Total Minutes Saved</b>					<b>394</b>			
	<b>Total Hours Saved</b>					<b>6.57</b>			

\* This list may not be complete, it is a work in progress.



**TOWN OF RAYMOND, MAINE**  
**ADDRESSING ORDINANCE**

March 1997

Section 1. Purpose:

The purpose of this Ordinance is to enhance the effective and rapid location of properties by public safety personnel including: law enforcement, fire, rescue, and emergency medical services personnel in the Town of Raymond.

Section 2. Authority:

This Ordinance is adopted pursuant to and consistent with the Municipal Home Rule Powers as provided for in Article VIII, Part 2, Section 1 of the Constitution of the State of Maine and Title 30-A M.R.S.A. Section 3001.

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 maintaining the following records of this Ordinance:

- A. A Raymond map of official use showing road names and numbers;
- B. An alphabetical list of all property owners as identified by current assessment records, by last name, showing the assigned numbers;
- C. An alphabetical list of all roads with property owners listed in order of their assigned numbers.

Section 4. Naming System:

All roads that serve two or more properties shall be named regardless of whether the ownership of the road is public or private. A "road" refers to any highway, road, street, avenue, lane, private way, or similar paved, gravel or dirt thoroughfare. "Property" refers to any property on which more or less a permanent structure has been erected. A road name assigned by the Town of Raymond shall not constitute or imply acceptance of the road as a public way.

The following criteria shall govern the naming system:

- A. No two roads shall be given the same name (e.g. no Pine Street and Pine Lane);
- B. No two roads shall have similar-sounding names (e.g. no Woodlawn Avenue and Woodland Street).
- C. Each road shall have the same name throughout its entire length, except, when authorized by the Board of Selectmen, the name may change at a significant landmark or intersection.

Section 5. Numbering System:

Numbers shall be assigned every fifty (50) to two hundred (200) feet, depending on density and geographic location (e.g. 50 feet in Village areas and up to 200 feet in rural areas), along both sides of the road, with even numbers appearing on the left side of the road and odd numbers appearing on the right side of the road, determined by the number origin.

The following criteria shall govern the numbering system:

- A. All number origins shall begin from Roosevelt Trail or that end of the road closest to Roosevelt Trail. For dead end roads, numbering shall originate at the intersection of the adjacent road and terminate at the dead end.
- B. The number assigned to each structure shall be that of the numbered interval falling closest to the front door. If the front door cannot be seen from the main road, the number shall be that of the interval falling closest to the driveway of said structure.
- C. Every structure with more than one principal use or occupancy shall have a separate number for each use or occupancy. (i.e. duplexes will have two separate numbers; apartments will have one road number with an apartment number, such as 235 Maple Street, Apt. 2).

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;
- 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.
- ~~C. Size and color of number: Numbers shall be displayed in a color and size that can clearly be identified and shall be located to be visible from the road.~~
- C. Size and Color of number: Numbers shall be at least 4" 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.
- 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 Code Enforcement whenever a Certificate of Occupancy is issued in the Town of Raymond.
- G. Fines: Non-Compliance of this ordinance as requested by either Fire/Rescue Department, Code Enforcement, or Law Enforcement personnel will result in an annual fine of \$50.00. No certificate of occupancy shall be issued until numbering is properly installed.

#### Section 7. New Construction and 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 E911 Coordinator. This shall be done at the time of the issuance of the building permit.
- B. New Subdivisions: Any prospective subdivider 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. 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.

#### Section 8. Effective Date:

This Ordinance shall become effective as of January 1, 1998. It shall be the duty of the Board of Selectmen to notify by mail each property owner and the Post Office of a new address at least thirty (30) days before the effective date of its use. It shall be the duty of each property owner to comply with this Ordinance, including the posting of new property numbers, within thirty (30) days following notification. On new structures, numbering will be installed before final inspection or when the structure is first used or occupied, whichever comes first.

#### Section 9. Enforcement:

It is expected that this Ordinance will be complied with. If for any reason, a property owner or resident fails to comply with this Ordinance, they shall be deemed to have assumed the risk of not receiving emergency assistance at the same level of service had they met the

requirements of this Ordinance.

**Section 10. Severability:**

In the event that any portion of this Ordinance is found by a court to be invalid, the remaining provisions shall continue in full force and effect.

Adopted the 15<sup>th</sup> day of March 1997 by an affirmative vote at a duly held Town Meeting.

**TOWN OF RAYMOND, MAINE  
FIRE PROTECTION ORDINANCE**

**May 19, 1995  
[Amended March 17, 2001]**

**ARTICLE I**

Section 1. This Ordinance shall be known as the Town of Raymond Fire Protection Ordinance.

Section 2. The purpose of the Ordinance is to establish in the manner provided by law, a Municipal Fire/Rescue Department according to the provisions of 30-A M.R.S.A. §3151 and to establish an ordinance governing the installation of sprinkler systems in certain buildings in the Town of Raymond, Maine.

Section 3. A Municipal Fire/Rescue Department means an organized Firefighting/Rescue unit established pursuant to this Ordinance.

Section 4. A Municipal Firefighter shall mean an active member, whether full-time, part-time, or on call, of a municipal fire department.

Section 5. A Municipal Rescue Member shall mean an active member whether full-time, part-time, or on call, of a municipal rescue department, who aids in providing emergency medical and rescue assistance and is qualified to render such aid under current Human Services regulations governing rescue and ambulance personnel.

**ARTICLE II**

Section 1. There shall be a Municipal Fire/Rescue Department that is established by this Ordinance.

Section 2. The duties of the Fire/Rescue Department shall be to provide fire protection and emergency medical care to the Town of Raymond and elsewhere as provided by mutual aid or other contractual agreements approved by the municipal officials.

Section 3. The head of the Municipal Fire/Rescue Department shall be the Fire Chief, who shall be appointed by the Town Manager and confirmed by the Board of Selectmen.

**ARTICLE III**

Section 1. Members of the Municipal Fire/Rescue Department shall enjoy the privileges and immunities as provided them by 30-A, M.R.S.A. §3155, and 14 M.R.S.A. §8101-8118.

**ARTICLE IV  
NFPA LIFE SAFETY CODE 101**

The Town of Raymond adopts the NFPA Life Safety Code 101 by reference (the most current edition) as the basis for inspection and plans review for buildings other than single-family

homes.

ARTICLE V  
ALARM SYSTEM REQUIREMENTS

Section 1. A monitored fire alarm system is required in any business, manufacturing facility, school, day care, church, and apartment house with more than 3 units, or other public assembly occupancy of more than 1,000 square feet. Spaces of less than 1,000 square feet housed in one building or sharing common walls, roofs, or foundations are not exempted. This requirement must be implemented by December 31, 2001.

- A. Proof of yearly alarm system testing must be forwarded to: The Raymond Fire Department, Att: Chief's Office, 401 Webbs Mills Road, Raymond, Maine 04071 by January 1<sup>st</sup> of each year.
- B. All structures that are required to have an alarm or sprinkler system shall also have a secure key box, approved by the Fire Department, containing keys to the entire building, contact information and a map of the building.

ARTICLE VI

Section 1. All trash and construction dumpsters shall be placed no closer than 10 feet from a structure, overhang, overhead wires, or be protected by an automatic suppression system if placed closer than 10 feet.

The storage of any flammable items, other than items accepted by local Fire Department, Code Enforcement, NFPA Life Safety Code, or BOCA, within 10 feet of any business, manufacturing facility, apartment house, school, day care, or public assembly occupancy is prohibited.

Section 2. Solid Fuel Burning Stove Permit

A permit is required for the installation or alteration of any solid fuel burning device in the Town of Raymond. As used in this section, the term "solid fuel burning device" includes any wood or pellet stove or any other stove which burns a solid fuel as described in the National Fire Protection Association's Standard No. 211, Standards for Chimneys, Fireplaces, Vents and Solid Fuel-Burning Appliances, and the term "alteration" means any change to the device other than routine, periodic maintenance or repair or replacement of damaged or worn components with equivalent components. Before a solid fuel burning device is utilized, the owner of the property on which it is located must contact the Fire/Rescue Department and arrange to have the device inspected. The fee for such inspection shall be \$25.00. If the Fire/Rescue Department finds that the device and its installation comply with all applicable codes and regulations, the Fire/Rescue Department shall issue a permit. Copies of permits will be kept on file at the Fire/Rescue Department and at the Code Enforcement Office.

~~ARTICLE VI~~  
ARTICLE VII  
DEFINITIONS AND REQUIREMENTS

Section 1. An approved automatic sprinkler system shall mean a system installed in accordance with the National Fire Protection Association Standard 13 or 13D.

Section 2. Any building requiring the installation of a Standard 13 System shall have a fire department connection. The location of the connection shall be approved by the Fire Chief and properly signed Fire Department Connection.

Section 3. All sprinkler systems installed under this Ordinance shall have the following:

- A. A tamper switch alarm at the system shut-off;
- B. An evacuation alarm for the building that will sound when the sprinkler system is activated. The evacuation alarm shall be audible throughout the entire building;
- C. An outside water flow alarm;
- D. Butterfly valves will not be allowed on any N.F.P.A. Standard 13 System;
- E. An automatic alarm to dispatch when the system is activated.

Section 4. Occupied or unoccupied buildings or portions thereof of any construction having a sprinkler system in place, shall maintain all sprinkler and standpipe systems and all component parts in a workable condition at all times, and it shall be unlawful for any owner or occupant to reduce the effectiveness of the protection these systems provide, except that this shall not prohibit the owner or occupant from temporally reducing or discontinuing the protection where necessary for the purpose of conducting tests, repairs, alterations, or additions. The tests, repairs, alterations or additions are to be done in such a way as to avoid the creation of a safety hazard.

The Fire Chief shall be notified before any such tests; repairs, alterations or additions are started.

Section 5. For the purpose of this Ordinance, the term building shall mean any structure except:

- A. Single-family dwelling.
- B. Two-family dwelling of two stories or less in height.
- C. Barn or stable used exclusively for agricultural purposes.
- D. Shelters having roofs supported by columns or walls and intended for storage, housing use or enclosure of persons, animals, or chattels, but not excepting any garage, out building, or any accessory buildings used for any commercial or industrial purpose.

The building also includes any garage, out buildings or any accessory building used for any

commercial or industrial purpose.

Section 6. Any building having more than one sprinkler riser shall have the risers separately zoned and wired to a local alarm energy panel to provide zone identification upon activation. The energy panel shall be located at the energy alarm panel showing each zone of the building.

Section 7. A lock box shall be provided outside the building's main entrance to any building regulated hereunder, containing a key or keys to allow access to all fire department areas.

Section 8. A permit shall be obtained from the Fire Chief before the start of construction of the sprinkler system. A set of blueprints showing the entire sprinkler system and rate of flow shall be provided when the permit is obtained.

A copy of the permit shall be forwarded to the Code Enforcement Office. No Certificate of Occupancy shall be issued until the system has been properly installed, tested and approved by the Fire Chief or his designee.

Section 9. Any building containing a sprinkler system shall have a yearly test completed on the system by a qualified sprinkler technician. A written copy of the yearly test results shall be forwarded to the Fire Chief's office.

~~ARTICLE VII~~  
ARTICLE VIII  
NEW BUILDING CONSTRUCTION

Section 1. An approved automatic sprinkler system shall be installed in all areas of new buildings meeting any or all of the following criteria:

- A. Three (3) or more stories in height;
- B. Thirty-five (35) or more feet in height, one hundred thousand (100,000) cubic feet in volume or ten thousand (10,000) square feet in floor area, structures sharing a common foundation, roof, or walls totaling 10,000 square feet;
- C. Multiple family or multiple occupant dwelling and/or all lodging units of two (2) stories in height.
- D. Any single-family dwelling attached units – such as town houses, garden apartments, with three (3) or more units attached together and/or any grouping of 3 unit style buildings.

In those instances where a proposed addition or additives will exceed twenty-five percent (25%) or the area and/or volume of the existing building or when the cost of the renovation of the existing building meet criteria of Article 5 or Article 6 – Section 1 in equal to or greater than fifty percent (50%) of the current building value as shown on the assessment records to the Tax Collector of the Town of Raymond, Maine and when the resulting building, including the addition or additions, meet the criteria in Article 5 or Article 6 – Section 1 above, the existing building and addition shall have an approved



automatic sprinkler system.

- E. Any building required to have sprinklers, larger than one dwelling unit, shall have sprinkler coverage in the truss loft.
- F. In addition to the foregoing and notwithstanding anything to the contrary in the foregoing, any dwelling that is built pursuant to a building permit issued after [date of town meeting] shall be equipped with a sprinkler system that complies with the applicable requirements of the National Fire Protection Association's Standard No. 13, Standard for the Installation of Automatic Sprinkler Systems.
- G. Any subdivision with six or more dwelling units (including condominiums, apartments or single-family dwellings) shall install one 10,000 gallon cistern/tank with applicable Fire Department connections, in addition to any sprinkler systems required under this Article. With each additional six dwelling units an additional cistern/tank shall be installed and placed in an area where the Fire/Rescue Department finds it safe and reasonable. Notwithstanding anything to the contrary in 1 M.R.S.A. § 302, this requirement shall apply to any subdivision which has not been approved by the Raymond Planning Board prior to [date of town meeting].
- H. Any new dwelling constructed or any new electrical service installed in an existing building shall include an emergency electrical disconnect to be installed at the building electrical service meter. This requirement shall apply to any construction or installation for which a building permit not been issued prior to [date of town meeting]. This requirement applies to all buildings, both residential and nonresidential.

Comprehensive Plan Implementation Committee  
(Final Report)

The Townspeople of Raymond voted to adopt the Comprehensive Plan at a special town meeting in October 2004 and the Board of Selectmen appointed a committee the next month in order to begin the process of implementing the plan. And so the Comprehensive Plan Committee (CPIC) got right to work.

Eight specific goals were identified in the plan. The first was to enhance Raymond's historic and archaeological resources, village character, and traditional architecture. The second to protect significant natural resources. The third to encourage and promote affordable, decent housing opportunities for all citizens. Next, to allow for a limited amount of new commercial and industrial growth. The fifth goal was to strive for a safe transportation system that meets the needs of both residents and non-residents. The next two goals were to provide for an adequate level of community services and facilities to meet the needs of the citizens, and to provide of a responsible system of municipal revenue collection and expenditures that provide an appropriate level of town services. And last, but not least, maintain the rural character of Raymond.

These seemingly simple goals have been dissected into policies and strategies, which were put into a matrix breaking down the key areas of responsibility and priority. Using this matrix as a guide, CPIC has addressed those issues deemed highest priority first.

The Town of Raymond was experiencing tremendous growth during the time the Comprehensive Plan was being formed, and that was a concern of the Townspeople. As a result, the Residential Growth Management Ordinance was passed at the next town meeting, as well as changes to lot sizes, and an accessory apartment ordinance. With the passage of these ordinances, the Town of Raymond can grow at a manageable rate and has gained more opportunities for affordable housing.

The next two years CPIC's primary focus was on the commercial district. The plan stated that the district remain within its current boundaries, but allowed for enhancement and greater density. Several ordinance changes relating to bulk and space, setbacks, height requirements, usage, and lot size were enthusiastically endorsed at Town Meeting 2009. These enhancements will position business and property owners well for future new or redevelopment and increase the Town of Raymond's economic base. A very important component of these changes were the production of the Design Guidelines that are complementary and inseparable from the associated ordinances.

From the very beginning of the implementation process, CPIC discovered that working with the current ordinances was confusing and somewhat difficult. So, a request was made for funds that would allow for a complete review and revamp. That work has been largely accomplished, but remains ongoing. The end result will be updated and "user friendly" ordinances.

CPIC also discovered that revisions to the official zoning map were necessary in order to reflect zoning changes passed in 2005. There remains a bit left regarding shoreland districting, specifically the Stream Protection District. When finalized, the map will be consistent with Raymond's ordinances.

CPIC has, at this time, completed a full and thorough review of the Comprehensive Plan and has completed the implementation of the highest priorities and actionable items. The matrix has been revised and updated to reflect any ongoing or possible actionable items with their recommendations. This is only a brief outline of the work that has been going on for the last five years.

CPIC has not been alone in this endeavor. Every board and committee has been involved making this primarily a volunteer effort. I have been privileged to work with a group of people who are dedicated and focused, and who share a common love of community and commitment. I believe I can speak for CPIC in expressing tremendous gratitude to our contract planner, Hugh Coxe, whose expertise has been invaluable through the whole process.

With that, CPIC respectfully requests that it be discharged of its duties.

Yours truly,  
Christine O. McClellan  
CPIC Chair

CompPlan Review Matrix  
Sum\_Action Recommended

<b>Action Recommended</b>	
Continue as is	20
Continue as warranted	4
Nothing additional	6
PB to prepare amendments ...	4
Recommend to BOS that ...	35
Recommend to PB that ...	1
Refer to BOS - no action recommended	3
Refer to BOS for any further action	26

99

2/12/2010

**POLICIES/STRATEGIES ACTION MATRIX**

	<b>Strategy</b>	<b>Priority</b>	<b>Action Taken</b>
1	c. Undertake a revaluation to ensure fair share taxation	High	Completed
2	b. Adopt access management standards for Routes 302, 85 and 121	High	Completed
3	c. Require shared driveways and parking lots for commercial uses	High	Completed
4	a. Maintain buffer strip requirements around water bodies	High	Completed
5	c. Maintain erosion and phosphorus standards around water bodies	High	Completed
6	d. Prepare a 10-year road improvement program	High	Done
7	a. Implement a growth cap in the Town's rural areas	High	Done
8	b. Reduce VR-I lot size requirement to 1 acre and 100 feet of frontage	High	Done
9	c. Maintain the existing boundaries of the Commercial District	High	Done
10	d. Eliminate the VRII District; allocate land to Rural Residential, VRI	High	Done
11	e. Change LRR1 from 2 to 3 acres except for open space subdivisions	High	Done
12	f. Change RR from 2 to 3 acres except for open space subdivisions	High	Done
13	g. Change Rural from 3 to 5 acres except for open space subdivisions	High	Done
14	b. Allow denser development in the Commercial District	High	Done
15	a. Create an open space plan for prioritization of open space purchases	High	Done
16	a. Allow accessory apartments	High	Done
17	f. Allow mobile home parks in new VRI (currently zoned VRII)	High	Done
18	e. Develop additional standards for Route 302 commercial development	High	Done
19	a. Maintain Resource Protection District around 2-acre wetlands	High	Done
20	b. Continue Resource Protection District for waterfowl, deer habitats	High	Done
21	a. Encourage low impact businesses in the Commercial District	High	Done
22	c. Use TIF revenues to facilitate growth in Commercial, Ind. Districts	High	Done
23	b. Continue to allow light industry in the Industrial District	High	Done
24	c. Maintain road standards	High	Done
25	a. Maintain local standards for curb cuts and driveway openings	High	Done
26	a. Work with the County to establish a regional dispatch center	High	Done
27	a. Continue curb side pickup of recyclable materials	High	Done
28	a. Use Budget/Finance Committee for advice on Town needs	High	Done
29	h. Allow sale of one lot in any district at 2003 requirements	High	Done
30	a. Concentrate commercial development in Commercial District	High	Done
31	c. Exclude commercial development elsewhere along Route 302	High	Done
32	a. Evaluate the need for additional code enforcement assistance	High	Done
33	a. Integrate the Town's digital maps into development reviews	High	Ongoing
34	c. Increase police coverage	High	Ongoing
35	a. Evaluate sharing of resources between departments and the school	High	Ongoing
36	e. Inform property owners of importance of protecting water quality	High	Ongoing
37	f. Encourage citizen based water quality monitoring efforts	High	Ongoing
38	i. Continue to inspect motorboats for invasive aquatic plants	High	Ongoing
39	j. Continue efforts to control/eliminate aquatic plants in all Town lakes	High	Ongoing
40	a. Maintain requirement for hydrogeologic assessment	High	Ongoing
41	a. Encourage CC to continue work on regional watershed projects	High	Ongoing
42	b. Work with surrounding towns on water quality protection	High	Ongoing
43	b. Continue to provide money for the open space fund	High	Ongoing
44	c. Target land purchases to protect large tracts of connected open space	High	Ongoing
45	b. Work at the regional and state level on tax reduction	High	Ongoing
46	b. Maintain capital improvement program for facilities and equipment	High	Ongoing
47	e. Accept private roads in growth areas when built to town standards	High	Ongoing

**POLICIES/STRATEGIES ACTION MATRIX**

	<b>Strategy</b>	<b>Priority</b>	<b>Action Taken</b>
48	f. Do not accept private roads in rural areas of town	High	Ongoing
49	c. Maintain signs and fire lane signs for all roads	High	Ongoing
50	b. Evaluate public safety needs, recommend appropriate action	High	Ongoing
51	e. Encourage contributions to police, fire and rescue services	High	Ongoing
52	b. Work with recreation organizations to provide quality services	High	Ongoing
53	c. Continue collection and disposal of household hazardous waste	High	Ongoing
54	a. Work with summer camps to allow public use in the off-season	High	Ongoing
55	b. Work towards full use of school recreation facilities	High	Ongoing
56	a. Support the Raymond Recreation Association's recreation programs	High	Ongoing
57	a. Do not actively pursue change to existing government structure	High	Ongoing
58	a. Continue to support agencies that serve elderly residents	High	Ongoing
59	b. Take advantage of financial incentives for regional cooperation	High	Ongoing
60	a. Continue and update 5-year capital improvement program	High	Ongoing
61	j. Monitor growth in growth and rural areas	High	Ongoing
62	a. Encourage open space subdivisions	High	Ongoing
63	b. Ensure that Town has sufficient staff to enforce local ordinances	High	Ongoing
64	b. Maintain timber harvesting standards in Town ordinances	High	Action pending
65	a. Establish reserve funds, where appropriate, for large capital expenses	High	Partially completed
66	d. Encourage responsible use of motorized recreational vehicles	High	Partially completed
67	a. Maintain the local land acquisition fund for open space	High	Partially completed
68	i. Tax land to extent allowed by law to preserve open space	High	Partially completed
69	a. Repeal the industrial floating zone	High	Not completed
70	d. Support LRDC's efforts to expand tax base in Comm., Ind. Districts	High	Not completed
71	d. Support the efforts of the Lake Region Development Council	High	Not completed
72	d. Continue to use Lake Region Bulky Waste facility	High	Not completed
73	b. Continue to publish a Town newsletter	High	Not completed
74	e. Establish an affordable housing committee	High	None
75	b. Establish and maintain a town facility land acquisition fund	High	None
76	c. Require 10% affordable housing in new developments	High	None
77	b. Investigate performance standards for larger scale home occupations	High	None
78	b. Provide Town funds to Raymond/Casco Historical Society	High	None
79	d. Develop erosion and phosphorus standards for all lots	Medium	Completed
80	b. Adopt regulations to encourage trail preservation in new development	Medium	Done
81	b. Explore options for increasing Town support for recreation programs	Medium	Done
82	a. Investigate successful tax reduction programs in similar communities	Medium	Ongoing
83	d. Pursue watercraft speed, safety, and noise enforcement	Medium	Ongoing
84	a. Identify land areas for expansion of municipal services, facilities	Medium	Ongoing
85	c. Evaluate options for Town hall and public works facility	Medium	Ongoing
86	a. Provide information to landowners on preservation techniques	Medium	Ongoing
87	a. Provide information to landowners on land preservation techniques	Medium	Ongoing
88	a. Maintain sufficient Town staff to maintain Town roads	Medium	Ongoing
89	a. Use State accident records to prioritize road improvements	Medium	Ongoing
90	b. Work with other agencies on solutions to traffic problems	Medium	Ongoing
91	b. Work with the State on establishing new park and ride lots	Medium	Ongoing
92	f. Periodically evaluate public safety salary and benefit competitiveness	Medium	Ongoing
93	a. Work with Library Club to provide quality library services	Medium	Ongoing
94	b. Continue to publicize the importance of recycling	Medium	Ongoing

**POLICIES/STRATEGIES ACTION MATRIX**

	<b>Strategy</b>	<b>Priority</b>	<b>Action Taken</b>
95	a. Improve existing lake access; investigate additional access	Medium	Ongoing
96	b. Continue to evaluate recreation needs on an ongoing basis	Medium	Ongoing
97	a. Continue workshops on board and committee activities, plans	Medium	Ongoing
98	c. Continue to increase citizen awareness of local land use issues	Medium	Ongoing
99	a. Develop criteria for identifying significant views	Medium	Partially completed
100	h. Update the Shoreland Zoning Ordinance using State guidelines	Medium	Partially completed
101	b. Undertake an inventory of scenic views	Medium	Partially completed
102	a. Adopt aquifer protection standards for sand and gravel aquifers	Medium	Partially completed
103	c. Educate residents about Town's historic landmarks	Medium	Partially completed
104	b. Encourage private groups to educate residents	Medium	Partially completed
105	c. Encourage bike paths in new subdivisions	Medium	Partially completed
106	a. Investigate the impact fee experience of other towns	Medium	Not completed
107	c. Adopt additional performance standards for industry	Medium	None
108	b. Research applicability of housing rehabilitation grants	Medium	None
109	c. Preserve scenic views from roads and other public places	Medium	None
110	b. Develop and support an impact fee program if feasible for Town	Medium	None
111	e. Work to establish a regional hazardous waste collection site	Medium	None
112	a. Require developers to notify State about development's location	Low	Completed
113	c. Work towards live broadcast of board, committee meetings	Low	Completed
114	b. Create mechanisms for Town to receive charitable contributions	Low	Done
115	a. Develop options and a plan for use of the former Town dump	Low	Done
116	a. Revise ordinances to minimize development impact on habitat	Low	Done
117	c. Publicize liability exemption for public use of private property	Low	Done
118	a. Establish a process for identifying other natural resources	Low	Done
119	a. Encourage the State to provide shoulders on 85 and 121 for bikes	Low	Done
120	a. Encourage public transit opportunities in the Lake Region	Low	Ongoing
121	d. Work to create innovative solutions to improve traffic conditions	Low	Ongoing
122	b. Support continued bike use of snowmobile and pedestrian trails	Low	Ongoing
123	b. Develop a document on municipal roles and responsibilities	Low	Partially completed
124	c. Provide landowner incentives to set aside land for public recreation	Low	Partially completed
125	a. Encourage participation in historic marker program	Low	Partially completed
126	a. Encourage cluster housing to preserve prime agricultural land	Low	Partially completed
127	a. Encourage private inter-community trails	Low	Partially completed
128	d. Provide information on affordable housing programs at Town office	Low	None
129	b. Require that septic systems be checked and pumped every 5 years	Low	None
130	a. Address regional enforcement of local waterway use	Low	None
131	g. Consider waste disposal services for boat owners	Low	None

The strategy has been fully satisfied or met  
 Action has been taken to at least partially meet the strategy but strategy may lend itself to doing more  
 Action is or has been taken but strategy does not have a defined completion target  
 Action is currently being taken and there is a completion target  
 Some action was taken and some of the strategy was completed  
 Some action was taken but not completed  
 No action was taken

Completed
Done
Ongoing
Action pending
Partially completed
Not completed
None

CompPlan Review Matrix  
Sum\_priority (2)

	Priority			Total	% of total
	High	Medium	Low		
<b>Completed</b>	5	1	2	8	6.1%
<b>Done</b>	27	2	6	35	26.7%
<b>Ongoing</b>	31	17	3	51	38.9%
<b>Action pending</b>	1	0	0	1	0.8%
<b>Partially completed</b>	4	7	5	16	12.2%
<b>Not completed</b>	5	1	0	6	4.6%
<b>None</b>	5	5	4	14	10.7%
	<b>78</b>	<b>33</b>	<b>20</b>	<b>131</b>	
% of total	59.5%	25.2%	15.3%		

71.8%



**POLICIES/STRATEGIES ACTION MATRIX**

	<b>Strategy</b>	<b>Priority</b>	<b>Action Taken</b>	<b>Action Recommended</b>
1	a. Use Budget/Finance Committee for advice on Town needs	High	Done	Continue as is
2	e. Inform property owners of importance of protecting water quality	High	Ongoing	Continue as is
3	f. Encourage citizen based water quality monitoring efforts	High	Ongoing	Continue as is
4	b. Work with recreation organizations to provide quality services	High	Ongoing	Continue as is
5	a. Work with summer camps to allow public use in the off-season	High	Ongoing	Continue as is
6	b. Work towards full use of school recreation facilities	High	Ongoing	Continue as is
7	a. Support the Raymond Recreation Association's recreation programs	High	Ongoing	Continue as is
8	a. Evaluate sharing of resources between departments and the school	High	Ongoing	Continue as is
9	b. Take advantage of financial incentives for regional cooperation	High	Ongoing	Continue as is
10	a. Continue and update 5-year capital improvement program	High	Ongoing	Continue as is
11	j. Monitor growth in growth and rural areas	High	Ongoing	Continue as is
12	a. Encourage open space subdivisions	High	Ongoing	Continue as is
13	a. Establish reserve funds, where appropriate, for large capital expenses	High	Partially completed	Continue as is
14	b. Ensure that Town has sufficient staff to enforce local ordinances	High	Ongoing	Continue as warranted
15	d. Support LRDC's efforts to expand tax base in Comm., Ind. Districts	High	Not completed	Nothing additional
16	d. Support the efforts of the Lake Region Development Council	High	Not completed	Nothing additional
17	i. Continue to inspect motorboats for invasive aquatic plants	High	Ongoing	Nothing additional
18	j. Continue efforts to control/eliminate aquatic plants in all Town lakes	High	Ongoing	Nothing additional
19	a. Maintain requirement for hydrogeologic assessment	High	Ongoing	Nothing additional
20	b. Maintain timber harvesting standards in Town ordinances	High	Action pending	PB to prepare amendments for 2010 TM
21	a. Allow accessory apartments	High	Done	PB to prepare amendments to move from definition section of LUO
22	a. Repeal the industrial floating zone	High	Not completed	PB to prepare amendments to repeal industrial floating zone
23	a. Encourage CC to continue work on regional watershed projects	High	Ongoing	Recommend to BOS that Conservation Commission continue
24	b. Work with surrounding towns on water quality protection	High	Ongoing	Recommend to BOS that Conservation Commission continue
25	i. Tax land to extent allowed by law to preserve open space	High	Partially completed	Recommend to BOS that Conservation Commission continue
26	c. Target land purchases to protect large tracts of connected open space	High	Ongoing	Recommend to BOS that Conservation Commission follow up

**POLICIES/STRATEGIES ACTION MATRIX**

	<b>Strategy</b>	<b>Priority</b>	<b>Action Taken</b>	<b>Action Recommended</b>
27	b. Provide Town funds to Raymond/Casco Historical Society	High	None	Recommend to BOS that Historic Society follow up
28	b. Investigate performance standards for larger scale home occupations	High	None	Recommend to BOS that PB follow up
29	c. Continue collection and disposal of household hazardous waste	High	Ongoing	Recommend to BOS that Recycling Committee explore opportunities for more disposal times
30	e. Accept private roads in growth areas when built to town standards	High	Ongoing	Recommend to BOS that road acceptance issue be further studied
31	f. Do not accept private roads in rural areas of town	High	Ongoing	Recommend to BOS that road acceptance issue be further studied
32	a. Do not actively pursue change to existing government structure	High	Ongoing	Recommend to BOS that the town consider change to governmental structure
33	d. Continue to use Lake Region Bulky Waste facility	High	Not completed	Recommend to BOS that town consider reinstating funding
34	a. Continue curb side pickup of recyclable materials	High	Done	Recommend to BOS that town continue to improve recycling
35	a. Continue to support agencies that serve elderly residents	High	Ongoing	Recommend to BOS that town support town specific programs
36	b. Continue to publish a Town newsletter	High	Not completed	Recommend to BOS that town take a vote whether to reinstitute Roadrunner
37	c. Require 10% affordable housing in new developments	High	None	Recommend to BOS that town/ PB follow up
38	a. Integrate the Town's digital maps into development reviews	High	Ongoing	Recommend to PB that it require digital files with final submission
39	d. Encourage responsible use of motorized recreational vehicles	High	Partially completed	Refer to BOS - no action recommended
40	c. Use TIF revenues to facilitate growth in Commercial, Ind. Districts	High	Done	Refer to BOS for any further action
41	c. Maintain road standards	High	Done	Refer to BOS for any further action
42	e. Establish an affordable housing committee	High	None	Refer to BOS for any further action
43	b. Establish and maintain a town facility land acquisition fund	High	None	Refer to BOS for any further action
44	b. Continue to provide money for the open space fund	High	Ongoing	Refer to BOS for any further action
45	b. Work at the regional and state level on tax reduction	High	Ongoing	Refer to BOS for any further action
46	b. Maintain capital improvement program for facilities and equipment	High	Ongoing	Refer to BOS for any further action

**POLICIES/STRATEGIES ACTION MATRIX**

	<b>Strategy</b>	<b>Priority</b>	<b>Action Taken</b>	<b>Action Recommended</b>
47	c. Maintain signs and fire lane signs for all roads	High	Ongoing	Refer to BOS for any further action
48	b. Evaluate public safety needs, recommend appropriate action	High	Ongoing	Refer to BOS for any further action
49	c. Increase police coverage	High	Ongoing	Refer to BOS for any further action
50	e. Encourage contributions to police, fire and rescue services	High	Ongoing	Refer to BOS for any further action
51	a. Maintain the local land acquisition fund for open space	High	Partially completed	Refer to BOS for any further action
52	a. Maintain buffer strip requirements around water bodies	High	Completed	
53	c. Maintain erosion and phosphorus standards around water bodies	High	Completed	
54	c. Undertake a revaluation to ensure fair share taxation	High	Completed	
55	b. Adopt access management standards for Routes 302, 85 and 121	High	Completed	
56	c. Require shared driveways and parking lots for commercial uses	High	Completed	
57	a. Maintain Resource Protection District around 2-acre wetlands	High	Done	
58	b. Continue Resource Protection District for waterfowl, deer habitats	High	Done	
59	a. Create an open space plan for prioritization of open space purchases	High	Done	
60	f. Allow mobile home parks in new VRI (currently zoned VRII)	High	Done	
61	a. Encourage low impact businesses in the Commercial District	High	Done	
62	e. Develop additional standards for Route 302 commercial development	High	Done	
63	b. Continue to allow light industry in the Industrial District	High	Done	
64	d. Prepare a 10-year road improvement program	High	Done	
65	a. Maintain local standards for curb cuts and driveway openings	High	Done	
66	a. Work with the County to establish a regional dispatch center	High	Done	
67	a. Implement a growth cap in the Town's rural areas	High	Done	
68	b. Reduce VR-I lot size requirement to 1 acre and 100 feet of frontage	High	Done	
69	c. Maintain the existing boundaries of the Commercial District	High	Done	
70	d. Eliminate the VRII District; allocate land to Rural Residential, VRI	High	Done	
71	e. Change LRR1 from 2 to 3 acres except for open space subdivisions	High	Done	
72	f. Change RR from 2 to 3 acres except for open space subdivisions	High	Done	
73	g. Change Rural from 3 to 5 acres except for open space subdivisions	High	Done	
74	h. Allow sale of one lot in any district at 2003 requirements	High	Done	
75	a. Concentrate commercial development in Commercial District	High	Done	
76	b. Allow denser development in the Commercial District	High	Done	
77	c. Exclude commercial development elsewhere along Route 302	High	Done	
78	a. Evaluate the need for additional code enforcement assistance	High	Done	

**POLICIES/STRATEGIES ACTION MATRIX**

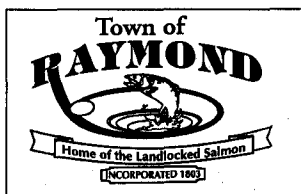
	<b>Strategy</b>	<b>Priority</b>	<b>Action Taken</b>	<b>Action Recommended</b>
79	b. Explore options for increasing Town support for recreation programs	Medium	Done	Continue as is
80	a. Work with Library Club to provide quality library services	Medium	Ongoing	Continue as is
81	b. Continue to evaluate recreation needs on an ongoing basis	Medium	Ongoing	Continue as is
82	c. Continue to increase citizen awareness of local land use issues	Medium	Ongoing	Continue as is
83	c. Encourage bike paths in new subdivisions	Medium	Partially completed	Continue as is
84	b. Adopt regulations to encourage trail preservation in new development	Medium	Done	Continue as warranted
85	h. Update the Shoreland Zoning Ordinance using State guidelines	Medium	Partially completed	PB to prepare amendments to SZO and to add SP for 2010 TM
86	a. Provide information to landowners on preservation techniques	Medium	Ongoing	Recommend to BOS that Conservation Commission continue
87	a. Provide information to landowners on land preservation techniques	Medium	Ongoing	Recommend to BOS that Conservation Commission continue
88	a. Develop criteria for identifying significant views	Medium	Partially completed	Recommend to BOS that Conservation Commission continue
89	b. Undertake an inventory of scenic views	Medium	Partially completed	Recommend to BOS that Conservation Commission continue
90	c. Preserve scenic views from roads and other public places	Medium	None	Recommend to BOS that Conservation Commission follow up if warranted
91	a. Adopt aquifer protection standards for sand and gravel aquifers	Medium	Partially completed	Recommend to BOS that Conservation Commission study and follow up
92	c. Educate residents about Town's historic landmarks	Medium	Partially completed	Recommend to BOS that Historic Society follow up
93	b. Encourage private groups to educate residents	Medium	Partially completed	Recommend to BOS that Historic Society follow up
94	a. Improve existing lake access; investigate additional access	Medium	Ongoing	Recommend to BOS that lake access be added/ improved as opportunity and budget permits
95	c. Adopt additional performance standards for industry	Medium	None	Recommend to BOS that PB follow up
96	b. Continue to publicize the importance of recycling	Medium	Ongoing	Recommend to BOS that Recycling Committee continue
97	e. Work to establish a regional hazardous waste collection site	Medium	None	Recommend to BOS that town consider working on a regional waste site
98	b. Research applicability of housing rehabilitation grants	Medium	None	Refer to BOS - no action recommended

**POLICIES/STRATEGIES ACTION MATRIX**

	<b>Strategy</b>	<b>Priority</b>	<b>Action Taken</b>	<b>Action Recommended</b>
99	b. Develop and support an impact fee program if feasible for Town	Medium	None	Refer to BOS for any further action
100	a. Investigate the impact fee experience of other towns	Medium	Not completed	Refer to BOS for any further action
101	a. Investigate successful tax reduction programs in similar communities	Medium	Ongoing	Refer to BOS for any further action
102	a. Maintain sufficient Town staff to maintain Town roads	Medium	Ongoing	Refer to BOS for any further action
103	a. Use State accident records to prioritize road improvements	Medium	Ongoing	Refer to BOS for any further action
104	b. Work with other agencies on solutions to traffic problems	Medium	Ongoing	Refer to BOS for any further action
105	b. Work with the State on establishing new park and ride lots	Medium	Ongoing	Refer to BOS for any further action
106	d. Pursue watercraft speed, safety, and noise enforcement	Medium	Ongoing	Refer to BOS for any further action
107	f. Periodically evaluate public safety salary and benefit competitiveness	Medium	Ongoing	Refer to BOS for any further action
108	a. Identify land areas for expansion of municipal services, facilities	Medium	Ongoing	Refer to BOS for any further action
109	c. Evaluate options for Town hall and public works facility	Medium	Ongoing	Refer to BOS for any further action
110	a. Continue workshops on board and committee activities, plans	Medium	Ongoing	Refer to BOS for any further action
111	d. Develop erosion and phosphorus standards for all lots	Medium	Completed	
112	b. Support continued bike use of snowmobile and pedestrian trails	Low	Ongoing	Continue as is
113	c. Provide landowner incentives to set aside land for public recreation	Low	Partially completed	Continue as is
114	a. Encourage the State to provide shoulders on 85 and 121 for bikes	Low	Done	Continue as warranted
115	a. Develop options and a plan for use of the former Town dump	Low	Done	Continue as warranted
116	a. Encourage cluster housing to preserve prime agricultural land	Low	Partially completed	Nothing additional
117	a. Encourage private inter-community trails	Low	Partially completed	Recommend to BOS that Conservation Commission continue
118	a. Establish a process for identifying other natural resources	Low	Done	Recommend to BOS that Conservation Commission continue to collect data as available
119	b. Require that septic systems be checked and pumped every 5 years	Low	None	Recommend to BOS that Conservation Commission follow up if warranted
120	a. Encourage participation in historic marker program	Low	Partially completed	Recommend to BOS that Historic Society follow up
121	c. Publicize liability exemption for public use of private property	Low	Done	Recommend to BOS that the town continue to publicize the information
122	a. Address regional enforcement of local waterway use	Low	None	Recommend to BOS that this be considered as part of any regional comp plan effort

**POLICIES/STRATEGIES ACTION MATRIX**

	<b>Strategy</b>	<b>Priority</b>	<b>Action Taken</b>	<b>Action Recommended</b>
123	b. Develop a document on municipal roles and responsibilities	Low	Partially completed	Recommend to BOS that town assemble existing policies in one location
124	a. Encourage public transit opportunities in the Lake Region	Low	Ongoing	Recommend to BOS that town continue to participate in discussions
125	g. Consider waste disposal services for boat owners	Low	None	Refer to BOS - no action recommended
126	d. Provide information on affordable housing programs at Town office	Low	None	Refer to BOS for any further action
127	d. Work to create innovative solutions to improve traffic conditions	Low	Ongoing	Refer to BOS for any further action
128	a. Require developers to notify State about development's location	Low	Completed	
129	c. Work towards live broadcast of board, committee meetings	Low	Completed	
130	a. Revise ordinances to minimize development impact on habitat	Low	Done	
131	b. Create mechanisms for Town to receive charitable contributions	Low	Done	



*Town of Raymond  
401 Webbs Mills Rd  
Raymond Me 04071*

207-655-4742

Fax: 655-3024

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February 16,2010

Board of Selectman,

The Town of Raymond foreclosed on the properties located at Meadow Road account # S1210R map 6 lot 52 . On February 10, 2010 taxes, interest, and lien costs were paid in full and are now up to date needing a Quitclaim.

Thanks,

A handwritten signature in cursive script that reads "Sue Carr".

Sue Carr  
Deputy Tax Collector

**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 SIMPSON DOROTHY J. 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 06, Lot 52,

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by virtue of a lien filed for nonpayment of taxes on said parcel of land with particular reference being made to a lien filed against Map 06, Lot 52, in the name of SIMPSON DOROTHY J. and recorded in said Registry of Deeds.

BK 25536 PG 141 BK 26335 PG 248 BK 27261 PG 236

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 MARK GENDRON, DANA DESJARDINS, MIKE REYNOLDS, JOSEPH BRUNO AND LAWRENCE TAYLOR thereto duly authorized, this 16 day of FEB, 2010.

THE INHABITANTS OF THE TOWN OF RAYMOND

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

By: \_\_\_\_\_  
MIKE REYNOLDS, Selectman

\_\_\_\_\_  
DANA DESJARDINS, Selectman

\_\_\_\_\_  
CHARLES LEAVITT, Selectman

\_\_\_\_\_  
JOSEPH BRUNO, Selectman

\_\_\_\_\_  
LAWRENCE TAYLOR, Selectman

STATE OF MAINE  
CUMBERLAND, SS.

Personally appeared the above named Mike Reynolds, Dana Desjardins, Charles Leavitt, Joseph Bruno, and Lawrence Taylor aforesaid Selectmen, known to me, this 16 day of FEB, 2010 and acknowledged before me the foregoing instruments to be their free act and deed in their said capacity and the free act and deed of said Grantor Corporation.

\_\_\_\_\_  
Notary Public





## **TAX ACQUIRED PROPERTY POLICY**

Adopted by the Board of Selectmen - May 18, 1995

Amended - August 3, 1999

Amended - February 9, 2010

1. The purpose of this policy is to provide guidance regarding properties acquired by the Town for non-payment of taxes.
2. If the former owner, after the property has achieved tax acquired status, requests a reasonable payment schedule that will provide for the repayment of all outstanding taxes, the Tax Collector will allow a payment schedule for up to 60 months from the date of automatic foreclosure. (a) If the payment schedule, as established by the Tax Collector, is not acceptable to the taxpayer, appeal may be made to the Board of Selectmen.
3. If the Taxpayer becomes more than 90 days delinquent in meeting the payment schedule as established, or is not current as of June 30th of any given year, the account will be referred to the Board of Selectmen for redemption and/or sale.
4. If the Selectmen determine that a property should not be retained under Section 5 and that the taxpayer is delinquent under Section 3, the Taxpayer or other party in interest will be offered the right of immediate redemption by paying all outstanding taxes, interest and costs within 30 days of receiving notice.
5. **Retention of Property:** The Selectmen shall retain property for the benefit of the Town, if they deem it in the best interest of the town to do so. By way of example, but not of limitation, the Selectmen might deem it in the best interest of the town to retain property where: (a) The property has or will have recreational value or economic value to the Town, (b) The property has or will have potential for a public facility or additions to public facilities, (c) Retention of the property will provide a residence for an individual or individuals who otherwise will require public assistance from the Town.
6. **Sale:** If a property is not retained by the Selectmen under Section 5, and if the property is not redeemed under Section 4, the property shall be sold by sealed bid or any other method approved by the Selectmen which maximizes the return to the Town. The Selectmen shall reserve the right to accept or reject bids in any bid process. A notice of intent to sell the property shall be published in the newspaper; shall be posted in those areas where warrants are posted; and shall be sent to the Taxpayer or Taxpayers who lost the property by certified mail, return receipt requested to their last known address.