



TOWN OF RAYMOND, MAINE

VOTER GUIDE

FY2026 → FY2027 Budget Overview & Town Meeting Warrant Articles

Prepared by the Office of the Town Manager · May 2026

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

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

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POLLING INFORMATION

Jordan-Small Middle School Gymnasium

Tuesday, June 9, 2026 · Polls open 7:00 AM – 8:00 PM

Article 1 by written ballot at 7:00 AM · Articles 2–29 by secret ballot until 8:00 PM

5.5%

NET MUNICIPAL TAX IMPACT

Municipal Budget’s Net Impact to the Property Tax Levy

The gross municipal budget rises 15.7%, but the Town’s appropriations represent roughly 27% of the total tax commitment. The net impact on the property tax levy is approximately 5.5%.

Gross municipal increase: **+15.7%** Municipal share of tax levy impact: **~5.5%**

FY2026 Gross Budget

\$24.6M

FY2027 Gross Budget

\$26.9M

Total Dollar Increase

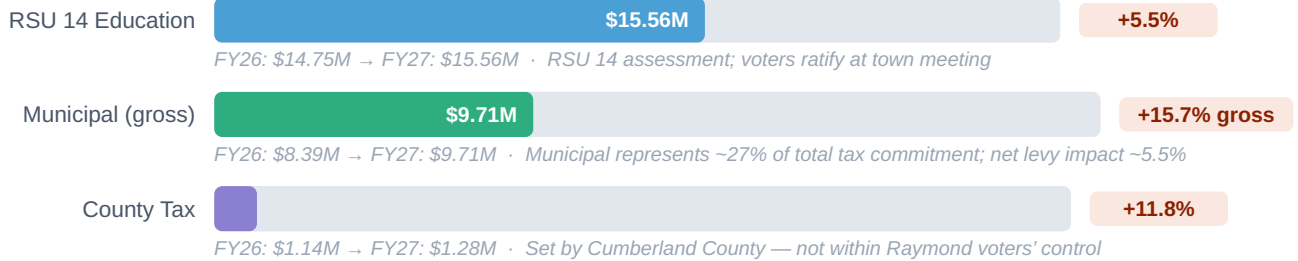
+\$2.26M

Total Anticipated Increase (proposed)

9.2%

all sectors combined

1. Budget by sector — FY2026 vs. FY2027



2. Where does the property tax dollar go? FY2027

For every \$1.00 of property taxes collected:

- Education (RSU 14) — 68%** \$15.56M · RSU 14 assessment; voters ratify at town meeting
- Municipal services — 27%** ~\$6.2M net · fire, roads, library, admin, solid waste
- Cumberland County — 5%** \$1.28M · set by county, not Raymond voters

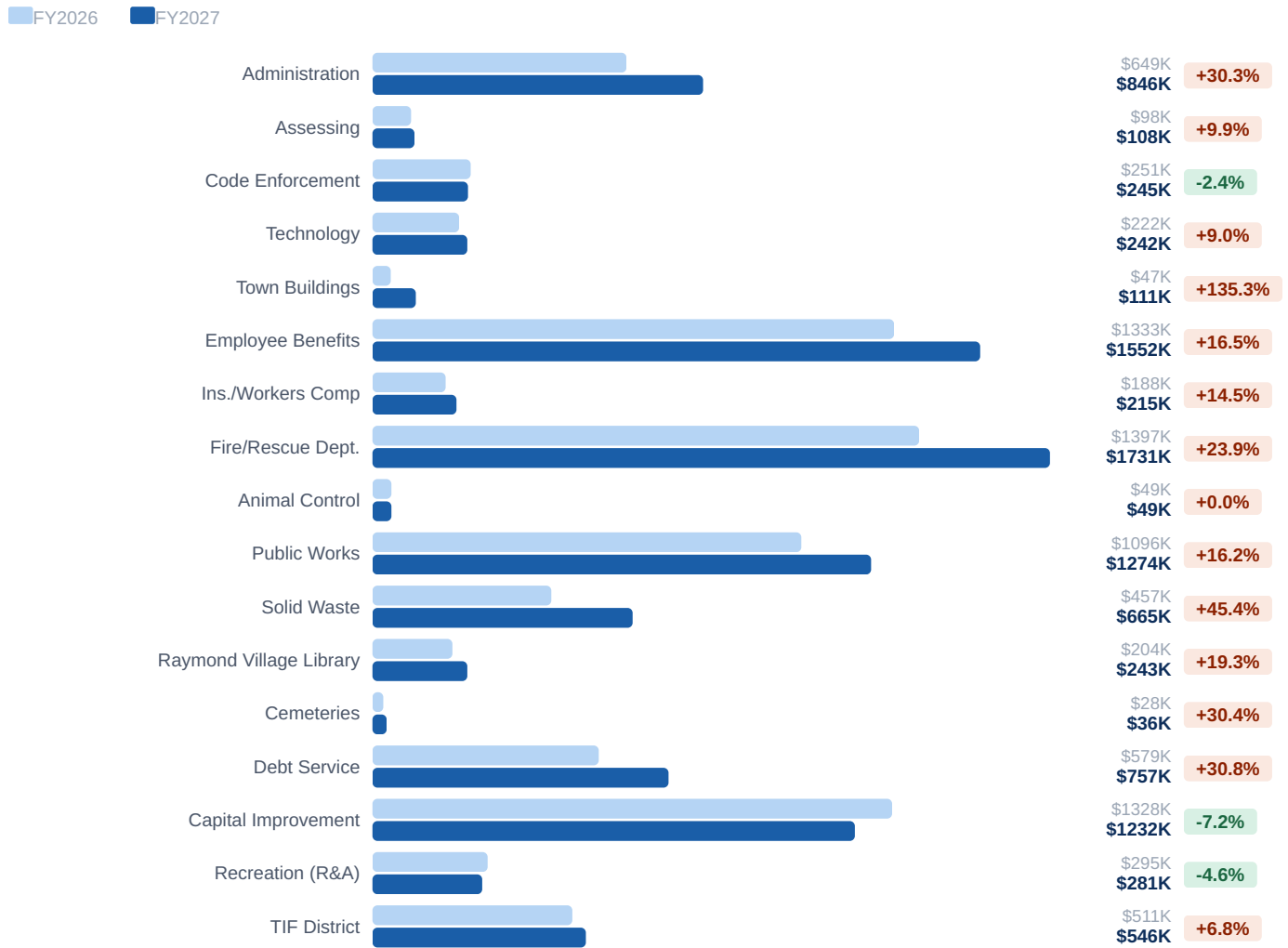
68¢ goes to schools · 27¢ funds town services · 5¢ goes to Cumberland County

3. Non-property tax revenues which reduce the property tax commitment

Revenue Source	FY26	FY27	Change
Auto & boat excise taxes	\$1,361,000	\$1,468,000	+7.9%
State revenues (sharing, LRA, BETE)	\$845,000	\$894,000	+5.9%
Fire/rescue collections, CEO & fees	\$475,000	\$465,000	-2.1%
TIF transfer to operations	\$511,000	\$534,000	+4.6%
Homestead & veterans exemptions	\$270,000	\$264,000	-2.2%
Fund balance draw (Art. 12)*	\$700,000	\$300,000	-57%
Selectmen's contingency (Art. 9)	\$75,000	\$75,000	flat

* **Fund balance note:** The \$300K authorized draw (Art. 12) and \$75K Selectmen's contingency are *authorized ceilings* — not guaranteed offsets. The Select Board determines actual use at tax commitment in the fall. In FY26, voters previously authorized \$700K; this year the requested authorization is \$300K.

4. Year-over-year departmental comparison



5. What's driving the municipal increase?

Key cost drivers — gross municipal budget rises \$1.32M; net tax impact ~\$1.13M after revenues:

- **Fire & Rescue — new labor contract** +**\$334K**
 Largest single driver. A new collective bargaining agreement is the primary source of the staffing cost increase.
- **Employee benefits — health insurance & retirement** +**\$220K**
 Benefits inflation across all departments.
- **Solid Waste — disposal & contract costs** +**\$208K**
 Disposal contract escalation. Toter program moved to FY28.
- **Administration — restored position & corrected budget** +**\$196K**
 Restores a position eliminated around 2020. Also corrects underbudgeting — FY26 appropriation was insufficient for actual expenditures.
- **Public Works — roads & fleet capital** +**\$178K**
 CIP paving +\$40K; equipment CIP (+\$200K) for fleet and equipment needs.

Town Buildings — line consolidation	+\$64K
Largely an accounting change: building expenses previously distributed across departments are consolidated into a single line for easier tracking.	
Library — staffing & operations	+\$39K
Raymond Village Library up 19%.	
Municipal gross increase	+\$1.32M
School (RSU 14) & county combined increase	+\$942K
Total Anticipated Increase (proposed)	+\$2.26M · 9.2%

TIF District FY2027 Proposed Spending

Pipeline/RT 302 Tax Increment Financing District | Fund 42/43 · Referendum Question L · Article 14

The following details the proposed FY2027 spending from the Pipeline/RT 302 Tax Increment Financing District, as appropriated under Article 14 (Referendum Question L).

Description	FY27 Proposed
ROUTE 302 & INFRASTRUCTURE	
Route 302 Maintenance	\$55,000
Street Light Fixtures	\$36,500
Sidewalks	\$52,500
Utilities (PW)	\$23,000
Hydrant Rental	\$8,400
ENVIRONMENTAL / MILFOIL	
Milfoil Removal	\$15,000
RWPA Courtesy Boat Inspections	\$7,500
COMMUNITY & PLANNING	
Planning Services	\$20,000
Historical Society	\$1,800
Sebago Lake Chamber	\$1,500
Street Flag Replacements	\$1,100
Flowers for Gardens	\$3,000
GPCOG Dues	\$10,206
Hawthorne House	\$5,000
Snowmobile – Raymond Rattlers	\$1,000
ASSESSING (TIF PORTION)	
Salaries (TIF Portion)	\$28,500
Contract Assessor (TIF 20%)	\$7,200
Mapping & GIS	\$15,000
CAPITAL & DEBT	
Broadband Ring Debt Service	\$253,977
Total FY27 TIF Proposed Spending	\$546,183

Voter Guide Section #2 – Referendum Question X**PARKING FOR SHORT TERM RENTALS****Land Use Ordinance §300-9.3. Off-Street Parking:**

§300-9.3.A.2. One space for each sleeping room in a tourist home, boarding or lodging house, motel or hotel, *or short-term rental.*

Land Use Ordinance §300-12.2. Terms Defined:

Short-Term Rental: A permanent dwelling unit that is rented to renters or guests for a period of time less than thirty (30) consecutive days; for compensation, directly or indirectly. Short-term rentals do not include hotels, motels, bed and breakfast inns, banquet halls, or campgrounds.

Primary Residence, Hosted: A dwelling unit or accessory dwelling unit (ADU) that is rented as a short-term rental while the owner is present on the same property or within the same dwelling unit during the rental period. This includes situations where the owner resides in a primary dwelling unit on the same lot as a rented ADU, or occupies a separate portion of the same dwelling unit being rented.

Primary Residence, Unhosted: A dwelling unit that is the owner's primary residence, but where the owner is not present on the property during the rental period. This includes situations where the entire dwelling unit, or the entirety of the owner's on-site living quarters, is rented without the owner remaining on the property.

Non-Primary Residence, Unhosted: A dwelling unit or accessory dwelling unit that is rented as a short-term rental, where the property is not the owner's primary residence and the owner does not reside in any structure on the same lot or property during the rental period.

Long-Term Rental: A dwelling unit that is rented to renters or guests for a period of time equal to or greater than thirty (30) consecutive days for compensation, directly or indirectly.

Voter Guide Section #3 – Referendum Question Y**CANNABIS ORDINANCE****Land Use Ordinance §300-12.2. Terms Defined:**

Indoor Cultivation: The cultivation of cannabis in an indoor space that uses more than one hundred (100) amperes of electricity per 1,500 square foot; or that uses sunlight as a light source and uses more than one hundred (100) amperes of electricity per 1,500 square foot.

Medical Cannabis Registered Caregiver: A caregiver who is registered by the Office of Cannabis Policy as defined in 22 M.R.S. §2421-A.

Medical Cannabis Cultivation Facility: An area or facility used or occupied by one or more medical cannabis registered caregivers to cultivate, prepare and package medical cannabis.

Cultivation: Cultivation means the planting, propagation, growing, harvesting, drying, curing, grading, trimming, or other processing of cannabis for use or sale.

Sun-Grown Cultivation: The cultivation of cannabis that uses sunlight as the primary source of light and uses one hundred (100) amperes or less per 1,500 square feet.

Sun-Grown Cultivator: A caregiver who cultivates cannabis plants in the flower stage without the use of artificial light.

District Uses: Based on discussion at prior Planning Board meetings, the Board has decided where Sun-Grown (Outdoor) and Indoor Medical Cannabis Cultivation Facility uses might be appropriate, resulting in the proposed language below for where they should be a Permitted Use, Conditional Use, or a Prohibited Use within each of the following zoning district classifications:

<u>Medical Cannabis Cultivation Facility Type:</u>	<u>Sun-Grown</u>	<u>Indoor</u>
Village Residential District (VR):	Prohibited	Conditional
Manufactured Housing Overlay District (MHOD):	Prohibited	Conditional
Rural District (R):	Conditional	Conditional
Rural Residential District (RR):	Conditional	Conditional
General Commercial District (C):	Conditional	Conditional
Industrial District (I):	Conditional	Conditional
Resource Protection District (RP):	Prohibited	Conditional
Stream Protection District (SP):	Prohibited	Conditional
Limited Residential-Recreation District I (LRR1):	Conditional	Conditional
Limited Residential-Recreation District II (LRR2):	Conditional	Conditional

Land Use Ordinance §300-9.28. Medical Cannabis Cultivation Facilities:

A. **Authority:** The Town of Raymond, Maine, is not an “opt-in” town under Maine Law (28-B M.R.S. §403). Non-opt in towns do not permit the adult-use establishments, but medical cannabis caregiver cultivation facilities are permitted. No portions of this Section are intended to make the Town opt-in to allow adult use cannabis establishments. Outdoor cannabis growing operations that are permitted by state law and are not otherwise prohibited by this ordinance shall comply with the requirements of this Section. Under Maine law, municipalities can regulate the location, odor, and setbacks of registered caregiver and cultivation activities, so long as they do not limit the number of registered caregivers.

B. **Standards:**

1. **Enclosure & Setbacks:** All sun-grown cultivation and indoor cannabis cultivation growing operations shall be conducted either within a fully enclosed structure or fence surrounding the subject property. Setbacks for the locations of plants or structures shall be based upon the quantity of plants grown and a scale as follows:

Quantity of Plants (Sun-Grown Cultivation)	Quantity of Plants (Indoor Cultivation)	Front Setback	Rear Setback	Side Setback
0 to 12 plants	0 to 49 plants	50 ft. (1)	50 ft. (1)	50 ft. (1)
13 to 24 plants	50 to 99 plants	100 ft.	100 ft.	100 ft.
25 to 50 plants (2)	100 or more plants	150 ft.	150 ft.	150 ft.

(1) In no case shall such structures be located closer than fifty (50) feet to any abutting property line, or one hundred (100) feet to an existing dwelling on an abutting property, whichever distance is farthest.

(2) In no case shall such sun-grown cultivation or sun-grown cultivators be permitted to grow more than fifty (50) plants in the flowering stage without the use of artificial light.

2. **Odor Control:**

a. All enclosed building structures used for cannabis cultivation, including greenhouses, hoop houses, and similar growing structures, shall be equipped with operational odor mitigation systems, such as a carbon filtration system or other effective air-scrubbing technology, designed to prevent the detection of cannabis odors perceivable beyond property lines.

b. Outdoor or sun-grown cultivation areas which are enclosed by a fence shall employ alternative odor control measures appropriate to open-air growing, which may include but are not limited to: increased setbacks from property lines as determined by the Reviewing Authority, vegetative buffers, or other proven cultivation practices that minimize odor impacts.

3. **Violation:** Failure to maintain effective odor control shall constitute a violation subject to enforcement under the provisions of this Land Use Ordinance.

Voter Guide Section #4 – Referendum Question Z Short Term Rental Registration Ordinance

SECTION 1: PURPOSE & AUTHORITY

1. **Purpose:** The Town of Raymond's residents value the peace and quiet character of their residential neighborhoods. In recent years, a growing number of property owners rent out their properties on a short-term basis throughout various seasons of the year. To preserve the fabric of residential neighborhoods and to protect the safety of existing residents and visitors, the Town of Raymond believes the operation of short-term rentals (STRs) must be monitored. This ordinance was developed with an interest to balance the desires of the property owners who wish to rent their properties to short-term tenants and with the desire for residents wishing to preserve the character of their residential neighborhoods.
2. **Authority:** Under the authority of 30-A M.R.S. §§ 3001 and 4364-C(2), including all acts in amendment thereof and in addition thereto, and any other enabling laws, this *SHORT-TERM RENTAL REGISTRATION ORDINANCE* of the Town of Raymond, Maine is hereby adopted to encourage the most appropriate use of land of an economically sound and stable community.

SECTION 2: DEFINITIONS

Short-Term Rental: A **permanent** dwelling unit that is rented to renters or guests for a period of time less than thirty (30) consecutive days; for compensation, directly or indirectly. Short-term rentals do not include hotels, motels, bed and breakfast inns, banquet halls, or campgrounds.

Primary Residence, Hosted: A dwelling unit or accessory dwelling unit (ADU) that is rented as a short-term rental while the owner is present on the same property or within the same dwelling unit during the rental period. This includes situations where the owner resides in a primary dwelling unit on the same lot as a rented ADU, or occupies a separate portion of the same dwelling unit being rented.

Primary Residence, Unhosted: A dwelling unit that is the owner's primary residence, but where the owner is not present on the property during the rental period. This includes situations where the entire dwelling unit, or the entirety of the owner's on-site living quarters, is rented without the owner remaining on the property.

Non-Primary Residence, Unhosted: A dwelling unit or accessory dwelling unit that is rented as a short-term rental, where the property is not the owner's primary residence and the owner does not reside in any structure on the same lot or property during the rental period.

Long-Term Rental: A dwelling unit that is rented to renters or guests for a period of time equal to or greater than thirty (30) consecutive days for compensation, directly or indirectly.

Dwelling Unit: *(From Raymond LUO)* One or more habitable rooms designed, intended or used for living quarters by one or more persons living together as a family, with living, sleeping, sanitary and cooking facilities, including within the meaning of “cooking facilities” a stove, hot plate, microwave oven or other device for heating or cooking food. The term shall include manufactured houses and rental units that contain cooking, sleeping and toilet facilities, regardless of the time period rented. Recreational vehicles are not residential dwelling units.

Permanent or Year Round *(From Raymond SLZO):* A dwelling unit so constructed as to be suitable for occupancy 365 days of the year.

Seasonal *(From Raymond SLZO):* A dwelling unit so constructed as to be suitable for occupancy during the warmer months of the year only.

Owner: *(From Raymond LUO)* Any person, firm, corporation or other legal entity that controls a parcel of land by a fee or less than fee title, or is party to a valid contract or option to purchase said title.

Advertising: Any form of communication for marketing that is used to encourage, persuade or manipulate viewers, readers or listeners into contracting for goods and/or services as may be viewed through various media, including, but not limited to, newspapers, magazines, flyers, handbills, television commercials, radio, signage, direct mail, websites, electronic social media, third-party booking agents, realtors or text messages.

SECTION 3: REGISTRATION REQUIREMENTS

- A. **Effective Period:** Effective upon adoption by the Town, no dwelling unit may be rented, or otherwise held out as being available for rent as a short-term rental, without first registering with the Town of Raymond in a manner consistent with this Ordinance. A short-term rental registration is valid for a period of one (1) calendar year from the date of issuance by the Town’s Code Enforcement Officer.
- B. **Renewal Period:** Short-term rental registrations shall be applied for or renewed annually on or before the date of initial approval. Any previously granted registrations are considered expired upon receipt of a new registration.
- C. **Eligibility for Registration & Renewal:**
 - 1. A short-term rental registration may not be granted to a renter, lessee, or any other party who is not the owner of the proposed short-term rental unit(s).
 - 2. Registrations completed under this ordinance are not transferable to a new owner. Any change in ownership shall require a new registration.
 - 3. Registrations are limited to the dwelling unit for which they are issued, and shall not be transferrable to a different dwelling unit on the same property.
 - 4. Registration applications shall be made available by the Code Enforcement Officer and the applicant must provide all information required to demonstrate compliance with all listed performance standards contained in this ordinance, as well as all materials listed in *Section 3.D. Application for Short-Term Rental Registration.*

5. Registration or renewal may not be considered for issuance by the Town if the property contains any of the following:
 - a. Public health, safety, or welfare issues which occurred on the premises during the immediately preceding year and were not satisfactorily resolved and are likely to recur. For example, if a public safety call for service was made for unsafe conditions on the property and the owner has not repaired such unsafe conditions, the Town may determine that the registration should not be renewed.
 - b. The Applicant 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.
 - c. The Applicant or Owner are delinquent in paying any personal or real property tax assessed by the Town of Raymond, 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.
 - d. The property has three (3) or more documented instances of unlawful activity or violations, each substantiated by a written complaint submitted to the Code Enforcement Officer, occurring during three (3) separate and distinct rental periods.
 - e. The Applicant or Owner owe any fine, penalty, or judgement to the Town of Raymond and the fine, penalty, or judgement, with any accrued interest, has not been paid in full.
 - f. The Applicant or Owner owes any amount to the Town of Raymond for services rendered by the Town or by Town personnel to the Applicant or the Owner's property, is in default on any performance guarantee or contractual obligation to the Town, or is otherwise delinquent in any financial obligations to the Town.
- D. **Application for Short-Term Rental Registration:** The following items are required to be submitted when applying for a short-term rental registration.
 1. **Application Form:** A completed Short-Term Rental Registration application form.
 2. **Application Fee:** A fee, in an amount consistent with the Town's most current and adopted Fee Schedule.
 3. **Septic Information:** Forms of information, including HHE-200 forms and evidence of when the system was last pumped, or if the site is connected to a public sewer system.
 4. **Evidence of Insurability:** At the time of registration, the owner must provide a certificate of insurance that evidences property insurance and general liability insurance.
- E. **Completeness of Application: Review:** Upon submission of all application materials, the application shall be reviewed by the Code Enforcement Officer for completeness. Once deemed complete, the Code Enforcement Officer shall schedule an inspection of the premises.

- F. **Inspection:** The short-term rental shall be inspected by the Code Enforcement Officer, or their designee, to determine compliance with this ordinance and applicable building code, and life safety standards.
- G. **Application Decision:** Once deemed complete, and after all necessary inspections, the Code Enforcement Officer shall either grant approval, approval with conditions, or deny each application.
- H. **Rental Registration Certificate:** A rental registration certificate is issued by the Code Enforcement Officer stating the valid period and authorized number of occupants. The certificate must be displayed in the rental unit.
- I. **Renewals:** For renewal applications, Applicants are required to show evidence that the septic system has been pumped within the last five (5) years, and certify that the property has not been engaged in any unpermitted transfers.
- J. **Advertising:** All advertising shall align with the occupancy limits as determined by the Code Enforcement Officer or their designee.

SECTION 4: PERFORMANCE STANDARDS

- A. **Emergency Contact:** The dwelling unit's owner must provide an emergency contact who is able to respond within a timely manner not to exceed twenty-four (24) hours to respond to complaints regarding the condition of the short-term rental or the conduct of guests, and must be able to take such remedial action on behalf of the owner, or as otherwise allowed by law, to resolve such complaints. If the owner is a corporation, a local point of contact is required.
- B. **Occupancy Limits:** Occupancy within a short-term rental is limited to a maximum of two (2) overnight guests per legally permitted bedrooms, or the specific occupancy as noted on the property's most recent septic system HHE-200 form on file with the Town Office, whichever is less. In any case, the Code Enforcement Officer reserves the right to determine occupancy limits dependent upon qualities of the property in relation to daytime occupancy, over-sized septic systems, or differentiating bedrooms on hosted properties.
- C. **Parking:** The dwelling unit's owner must provide off-street parking for all guests subject to the requirements of the parking standards within the *Land Use Ordinance §300-9.3.A.2*. Parking that impedes access by emergency vehicles to the property or other dwelling units in the surrounding neighborhood is prohibited.
- D. **Trash Disposal:** The dwelling unit's owner must provide trash receptacles for household trash. The dwelling unit owner is responsible to ensure that all trash is removed from the property at the end of each rental period.

- E. **Habitability of Dwelling Units:** A dwelling unit may not be rented as a short-term rental if the same has not received a Certificate of Occupancy from the Code Enforcement Officer, has been declared as a “dangerous building” by the Selectboard as defined by state law, or has otherwise been declared to be unfit for human habitation by the Local Health Officer. If a Certificate of Occupancy has not been issued by the Town, the applicant is required to obtain an inspection and issuance of a new Certificate of Occupancy by the Town.
- F. **Signage:** Any and all signage erected on the short-term rental property shall comply with the Town of Raymond's Land Use Ordinance.
- G. **Subletting & Event Hosting:** It shall be unlawful to sublet a short-term rental. It shall also be unlawful to host events that interfere with off-street parking on neighboring properties.
- H. **Distribution of Good Neighbor Flyer:** A copy of the *Good Neighbor Guidelines*, prepared and maintained by the Town, shall be posted in the short-term rental.

SECTION 5: COMPLAINTS, PENALTIES, VIOLATIONS, & ENFORCEMENT

- A. **Complaints Concerning Short-term Rentals:** All complaints regarding short-term rentals shall be brought to the attention of the Code Enforcement Officer. The Code Enforcement Officer shall establish and maintain a record of all complaints received for each short-term rental and investigations with findings reported by the Code Enforcement Officer. The Code Enforcement Officer shall seek to obtain voluntary compliance through the correction of all substantiated complaints by the short-term rental registrant. A list of complaints and any resolutions shall be reported to the Town Selectboard by the Code Enforcement Officer.
- B. **Suspension or Revocation of a Registration:** If in the opinion of the Code Enforcement Officer a violation of this ordinance exists and cannot be resolved within thirty (30) days, and if the severity or nature warrants further review of the registration, the Code Enforcement Officer shall provide a report to the Town Manager, and the Selectboard if necessary, for review and consideration to suspend or revoke the short-term rental registration. If the violation requires the Selectboard's engagement, a public hearing will be held and the Selectboard may condition, suspend, or revoke a short-term rental registration on the basis of the dwelling unit owner's non-compliance with this ordinance. Any decision of the Selectboard described above may be appealed to the Maine Superior Court within thirty (30) days of that decision, consistent with Rule 80B of the Maine Rules of Civil Procedure. Registrants who have previously had a registration(s) revoked pursuant to this article shall be allowed to be registered in the future only by order of the Selectboard.

- C. **Violations & Enforcement:** Failure to comply with any requirements of this ordinance shall result in the issuance of a notice of violation from the Code Enforcement Officer, or other authorized Town officials. Some examples include, but are not limited to the operation of an unregistered short term rental, loud or excessive noise, unsightly trash, fraudulent ownership of a short term rental, violations of occupancy limitations or advertising a higher occupancy than permitted by the Code Enforcement Officer. If the violation is not addressed within the time period established within the notice of violation, the Town may bring an enforcement action in the Maine District or a Superior Court. Each violation shall be subject to a minimum fine in an amount consistent with the Town's most current and adopted Fee Schedule. Each day that the violation continues shall be considered a separate violation. In the event that the Town is successful in proving a violation, it shall be entitled to recover its attorney's fees and costs in bringing the enforcement action.

SECTION 6: APPEALS

- A. **Decisions and Notices of Violations:** Decisions and notices of violations issued by any Town official under this ordinance shall be appealed to the Zoning Board of Appeals within thirty (30) calendar days of the date of the decision. Appeals shall be submitted to the Town and shall include a summary of the decision from which the appeal is taken and a summary of the issues for which review is sought.

SECTION 7: SEVERABILITY

- A. Should any section or provision of this ordinance be declared to be invalid by a court of competent jurisdiction, such a decision shall not invalidate any other section of this ordinance.

— End of Voter Guide —

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