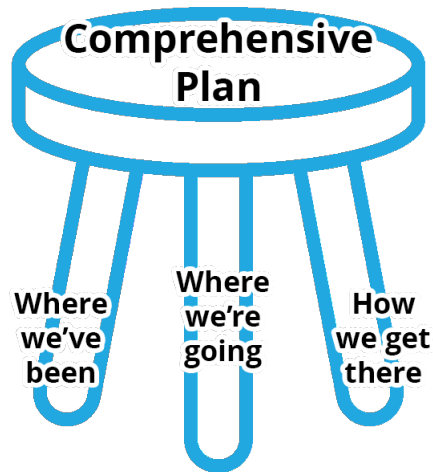


Raymond Comprehensive Plan Workshop

January 20, 2024

About the Comprehensive Plan



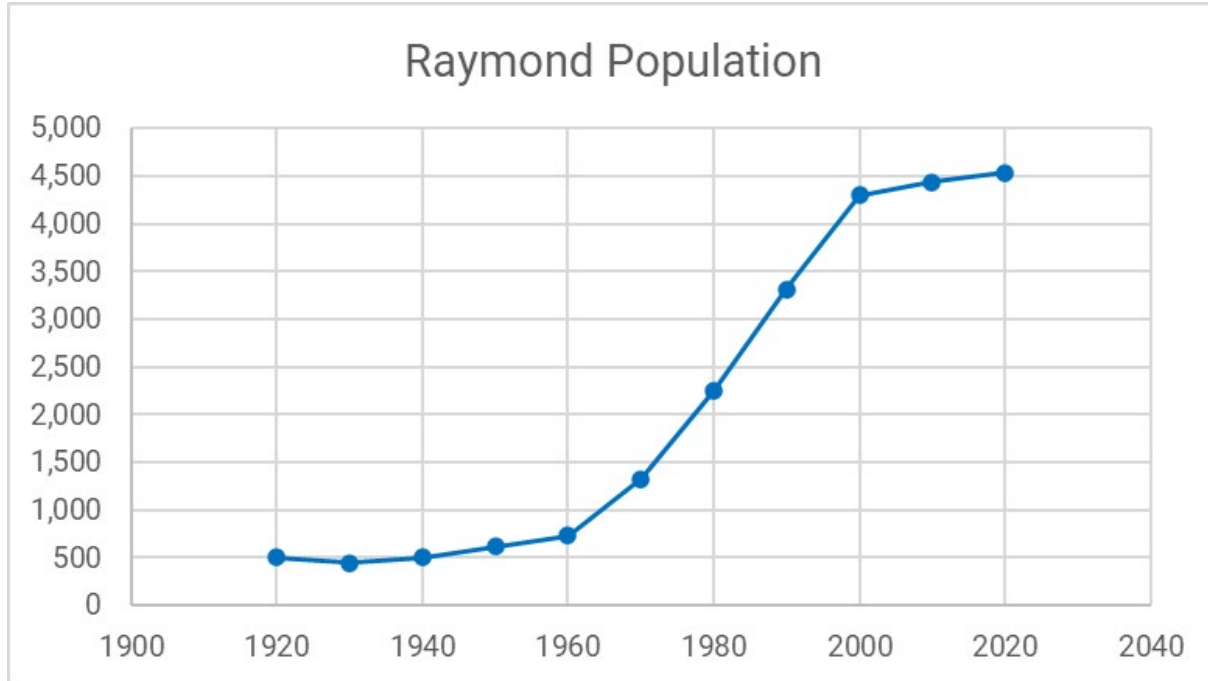
- Long-range guiding document
- Fulfills state requirements
- Raymond's last plan 2004
- Volunteer Comp Plan Committee meets monthly

Learn more at compplan.raymondmaine.org

Population



Population: 4,536 (2020)



Source: 2004 Raymond Comprehensive Plan; 2020 US Census

Population Growth by Age

2010-2021

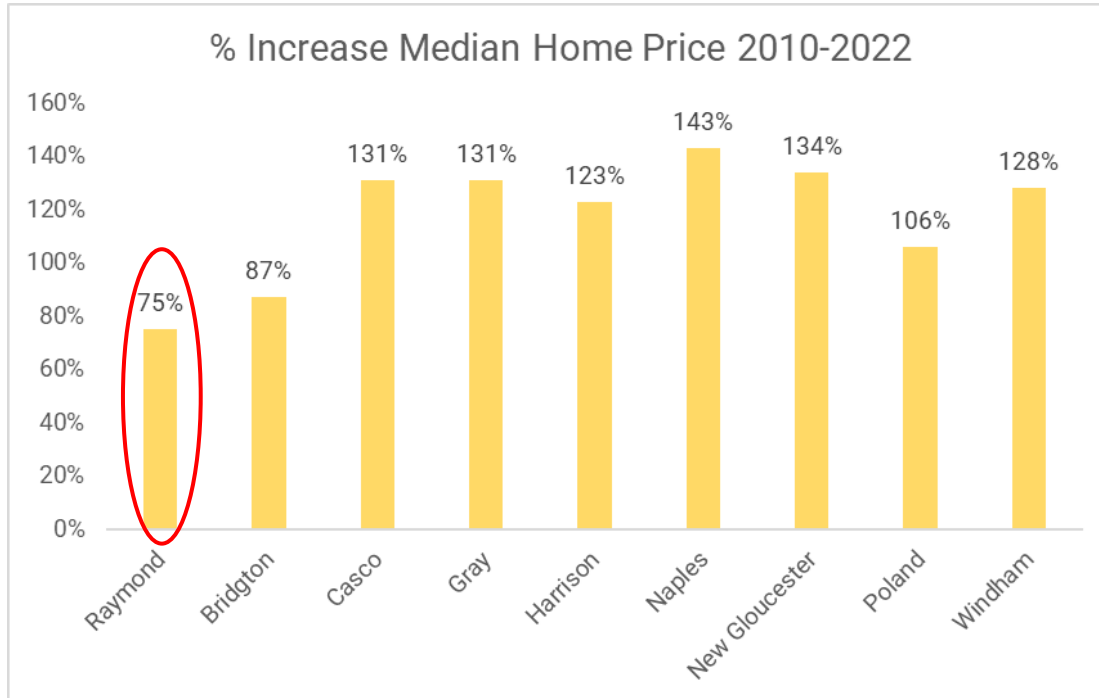
Under 5	+ 0.2%
5 to 19	- 3.0%
20-44	- 4.0%
45-64	- 0.2%
65+	+ 9.6%

2021 Median Age: 47.8

Housing



Median home price has **increased by 75%** since 2010

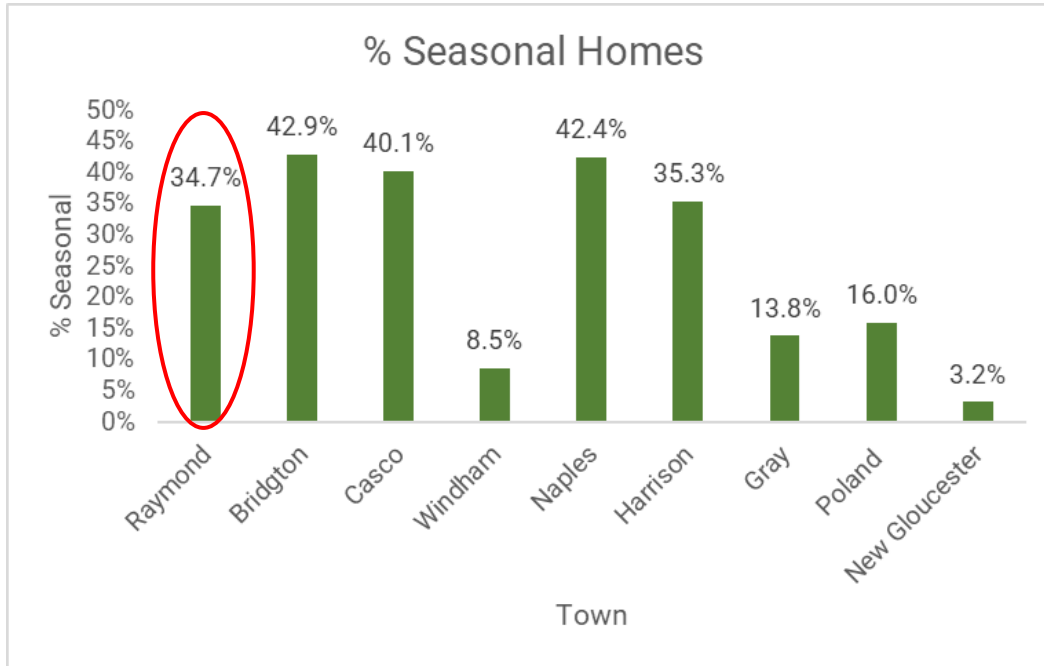


Source: Maine State Housing Authority

Homes in Raymond

- **\$418,000** median home price (2023)
- **97%** single family
- **90%** owner-occupied
- **Nearly ¾** have 3+ bedrooms
- **1** senior/affordable housing complex with 24 units

Seasonal Population



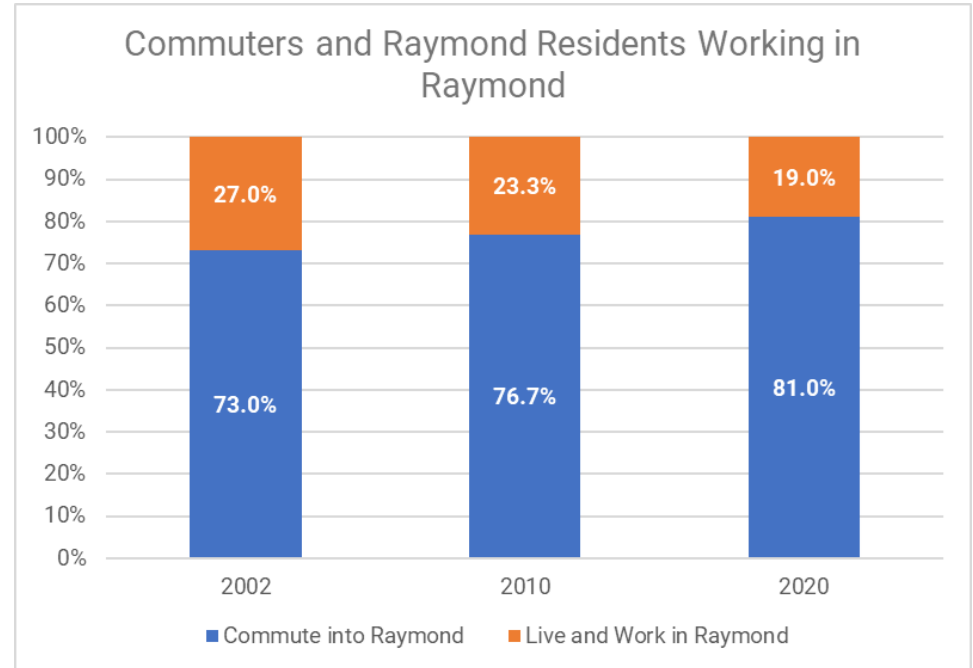
Source: 2021 American Community Survey

- **10,000-12,000** residents in the summer
- **Roughly** $\frac{1}{3}$ of housing is not owner's primary residence
- **About 6%** of homes used for short-term rentals

Economy



- **91% of Raymond residents** commute to other towns for work
- **81% of Raymond workers** live in other towns
- Raymond's **biggest employers** are Sabre Yachts, summer camps, and the schools
- Median income **\$77,019** (higher than State, lower than County)



Source: US Census OnTheMap

Transportation

- No public transportation
- Lack of sidewalks and bike lanes
- **Route 302** corridor traffic, congestion
- **70%** drive alone to commute
- **20%** work from home

Source: Maine DOT



Natural & Water Resources



Lakes key to Raymond's identity

- Invasive species threats
- Water quality impacts from shoreland development
- Limited public access

Summer Camps & Recreation

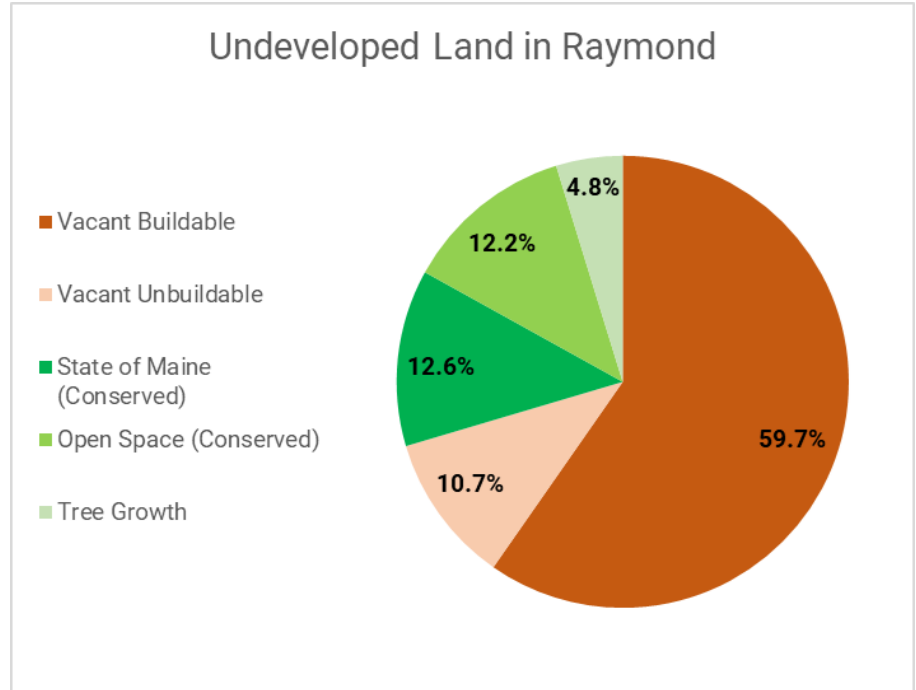
- 6 summer camps
- 4% of Raymond's land area
- Mostly waterfront



Land Use



- **Roughly** $\frac{1}{3}$ of Raymond's land area is used for single-family homes
- Average lot size of **3.3 acres**
- Between 2015 and 2022, Raymond issued a total of **256 building permits** for new residential and commercial construction
- Majority of permits were single family lakefront properties



44% of Raymond's land area is undeveloped