



**Raymond Future Land Use Workshop & Survey  
Results and Analysis  
April 2024**



# Future Land Use Workshop

The Comprehensive Plan Committee (CPC), with assistance from North Star Planning, held a Future Land Use workshop March 19, 2024 from 6-8 PM at the Public Safety Building in Raymond. The goal of the workshop was to collect input from community members on future preservation, growth, and investment to assist in drafting the Future Land Use Plan. Approximately 80 people attended the workshop.

The workshop began with a formal presentation from North Star Planning that described the work on the plan to date, explained the purpose of the Future Land Use Plan, and detailed the three Future Land Use scenarios participants would react to.

Following the presentation, participants explored stations around the room prompting them for feedback about different future land use scenarios, and had the opportunity to create their own scenario.

The week of the Future Land Use Workshop, Raymond also held a Planning Board meeting about a zoning change in the Route 302 area. Many people who attended the Future Land Use Workshop were residents in the 302 area who had concerns about the zoning change and wanted to provide input into long-term planning for the town.

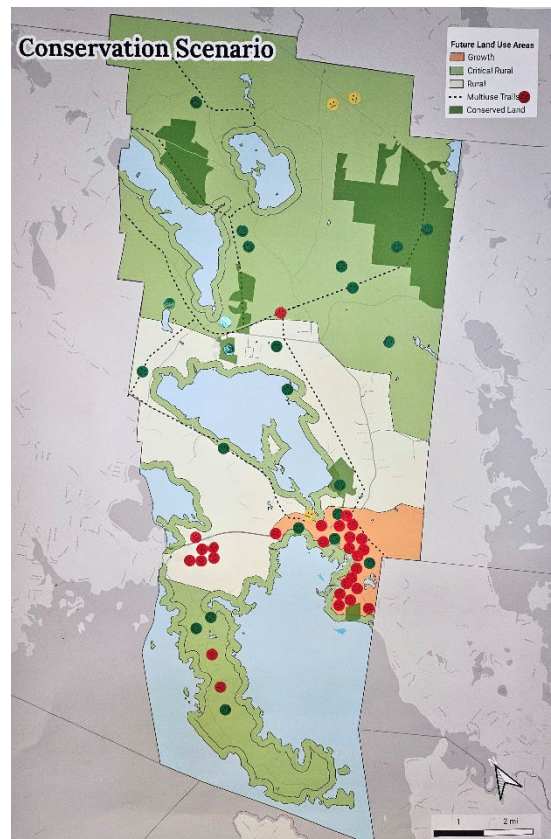
## Future Land Use Scenarios

### Conservation Focus

The Conservation scenario focused all growth in one area around Route 302, prioritizing strict limits on development to shoreland and rural areas.

Overall, this scenario received 22 positive reactions and 27 negative reactions. Six negative post-it note comments all discussed limiting growth on Route 302 and near Sebago Lake. People viewed the large critical rural area in North Raymond positively (8 likes, two maybes) and the 302 growth area negatively (18 dislikes to 1 like.) Views on the substantial shoreland area around Raymond Cape were mixed, with 3 people in support and 2 opposed.

Additional comments included concerns about increased traffic; the need to protect Raymond's natural resources including Rattlesnake Mountain,



Pismere Mountain, and Black Cat Mountain; the need for more trails and trail connections in North Raymond; and concern for private property rights if large areas are deemed “Critical Rural” or prioritized for conservation.

**Conservation Scenario Responses**

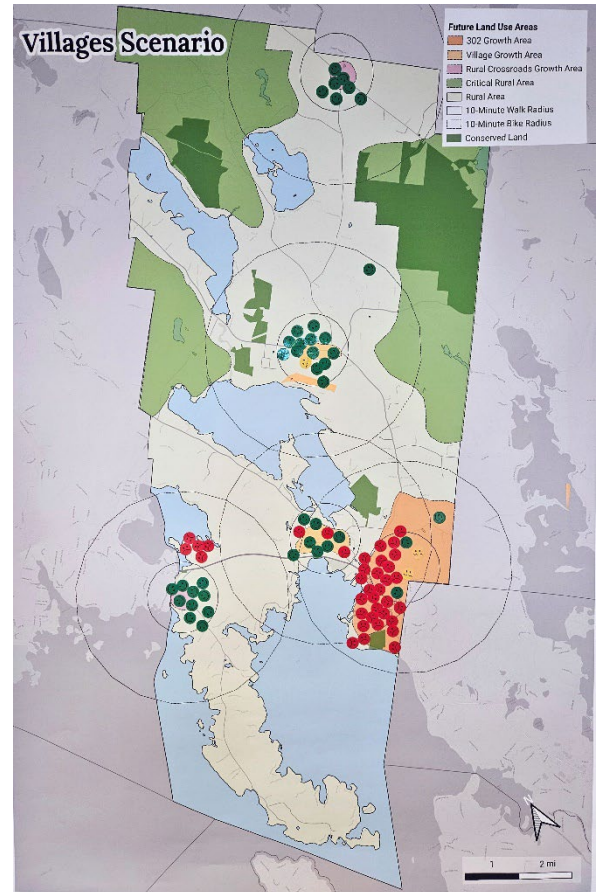
	Positive	Negative
Conservation Scenario Comments	4	6
Raymond Cape Shoreland Critical Rural Area	3	2
Multiuse Trails	2	2
302 Growth Area	4	18
North Raymond Critical Rural Area	8	
Rural Area status quo	1	
<b>Total</b>	<b>22</b>	<b>27</b>

**Village Focus**

The Villages scenario proposed a return to Raymond’s historic pattern of multiple village centers, with new growth and investment around walkable village centers of different scales, and large blocks of undeveloped land conserved.

Overall, this scenario received 46 positive reactions and 27 negative reactions. The Webbs Mills village area received the most positive reactions (12) and no negative reactions. The 302 growth area received the most negative reactions (29) and 3 positive reactions. Both Raymond Cape Village and North Raymond Village received positive reactions and no negative reactions.

Comments on the map included concerns about water protection in growth areas that include bodies of water; concerns about traffic and road safety; the need for improved infrastructure for villages; and a comment that growth and dense growth should not be promoted.





**Village Scenario Responses**

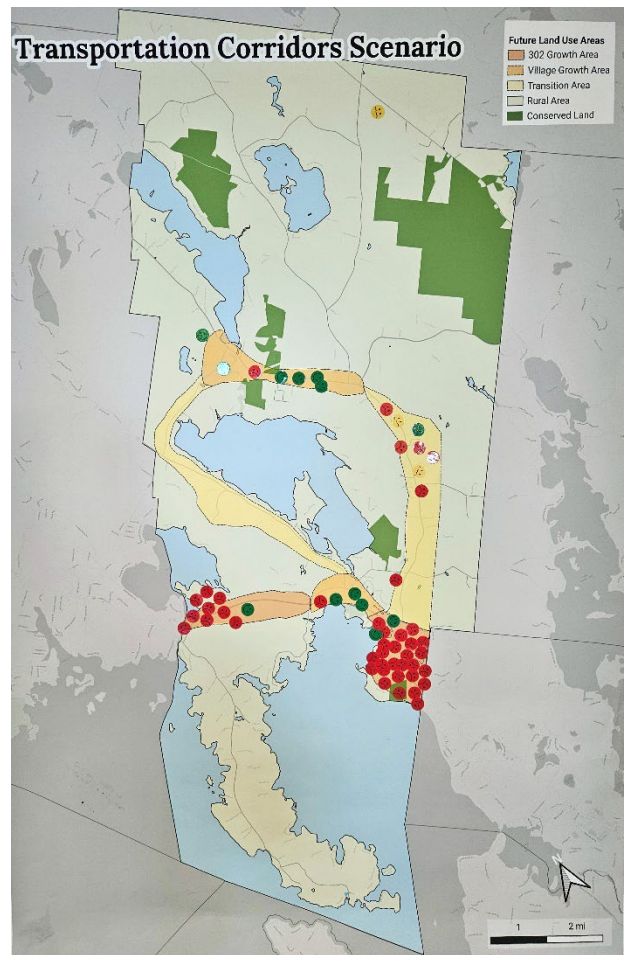
	Positive	Negative
Village Scenario Comments	9	7
North Raymond Village Growth Area	7	0
Webbs Mills Village Growth Area	12	0
302 Growth Area	3	29
Main St Village Growth Area	7	3
Raymond Cape Village Growth Area	8	0
<b>Total</b>	<b>46</b>	<b>39</b>

**Corridors Focus**

The Corridors scenario showed less concentrated growth, with new development and investment along major corridors and in existing village areas, while rural parts of town remain unchanged.

Overall, this scenario received 20 positive reactions and 42 negative reactions. The Webbs Mills growth area received the most positive reactions (6) and 1 negative reaction. The 302 growth area received the most negative reactions (27) and 5 positive reactions. Transition and growth areas pictured along Route 85 and Route 302 only received 1 positive reaction each, with 6 and 4 negative reactions, respectively.

Comments on the map included the need for traffic improvements on Route 302 and Mill Street; bike and pedestrian safety concerns; water protection; the need for increased open space; and the difficulty of businesses in town to be successful year-round.



**Corridors Scenario Responses**

	Positive	Negative
Corridors Scenario Comments	4	3
Webbs Mills/85 Growth Area	6	1
85 Transition Area	1	6
302 Growth Area	5	27
302 Growth Area	1	4
Main St Village Growth Area	3	1
<b>Total</b>	<b>20</b>	<b>42</b>

**Comments and Suggestions**

The most common comment was the need for water quality protection from the impacts of development (13 comments), specifically near Sebago Lake (6 comments.) Additional suggestions from attendees included:

- Add a crosswalk across Rt 302 to Raymond Beach
- Require 2+ acre large lot residential everywhere
- New secondary roads to shift traffic off 302/85
- The Circle K/strip mall needs traffic lights
- Reduce speed limit to 35 mph on Route 302 past the public safety building
- Preserve the community garden

## Future Land Use Survey

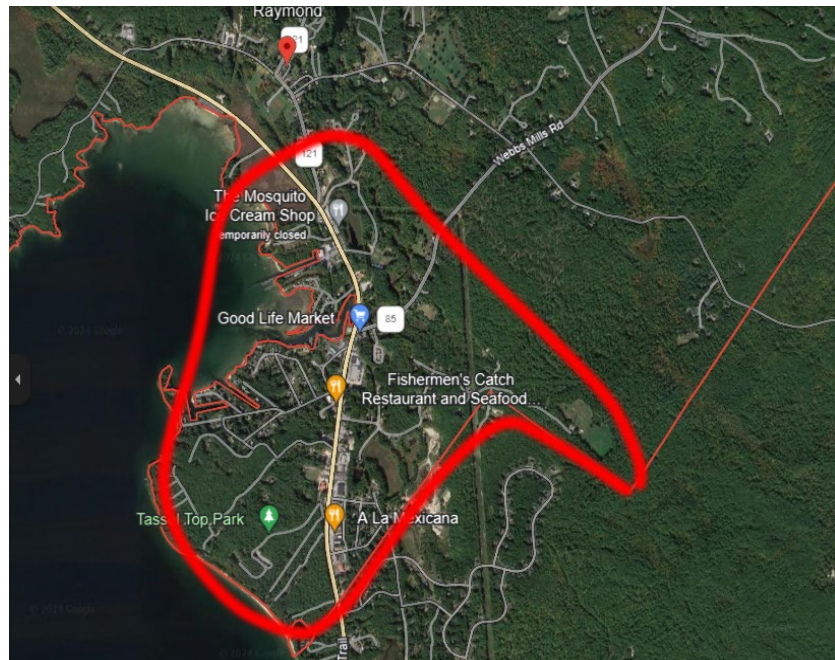
Following the workshop, a Future Land Use survey was made available online and publicized through the Comprehensive Plan website and email list. The survey was available from March 20 through April 16 and received 135 responses. The survey asked questions about development, investment, preservation, and natural resource conservation in different geographic areas of Raymond.

### 302 Core

This is the area of Route 302 in Raymond that borders Windham's commercial area. Today, this area is mostly auto-oriented development with businesses that serve both residents and visitors.

Respondents were asked what kind of development they would like to see in this area. The top response was neighborhood stores and small businesses. The least selected response was industrial and

manufacturing facilities, along with regional chain stores. Regional chain stores are the primary type of development on Route 302 today.





Respondents were asked what places in the 302 core area should stay the same as they are today. The most common response was local businesses (such as Good Life, the Mosquito, etc.), with 17 comments. Parks and beaches were the second most popular response (10.)

Respondents were asked what green spaces, parks, natural areas, or water access points that should be conserved in the 302 core area. The most popular response was parks and beaches (52), followed by protecting water quality (20), and preserving all undeveloped land (10.) Preserving water access was mentioned 8 times, with responses that included the need for more water access, water access for Raymond residents only, and improving or providing more enforcement for the town boat ramp and parking area.

Other suggestions in the comments for the 302 core area included:

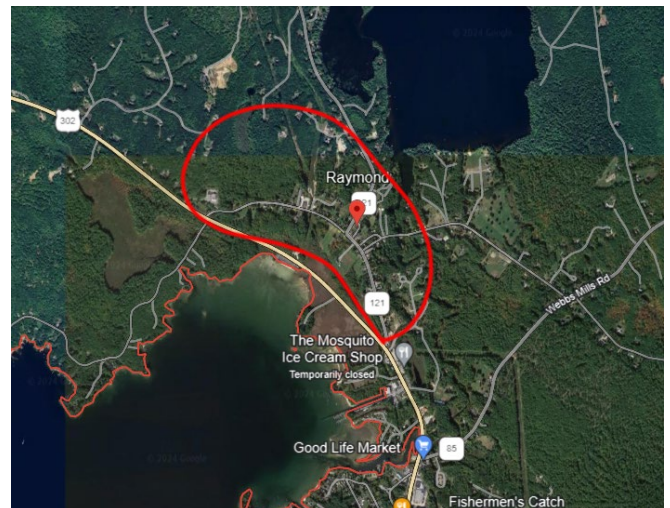
- More sidewalks and trails to connect the parks and water access points
- A music venue at the waterfront park
- Playground
- More picnic tables

## Raymond Village

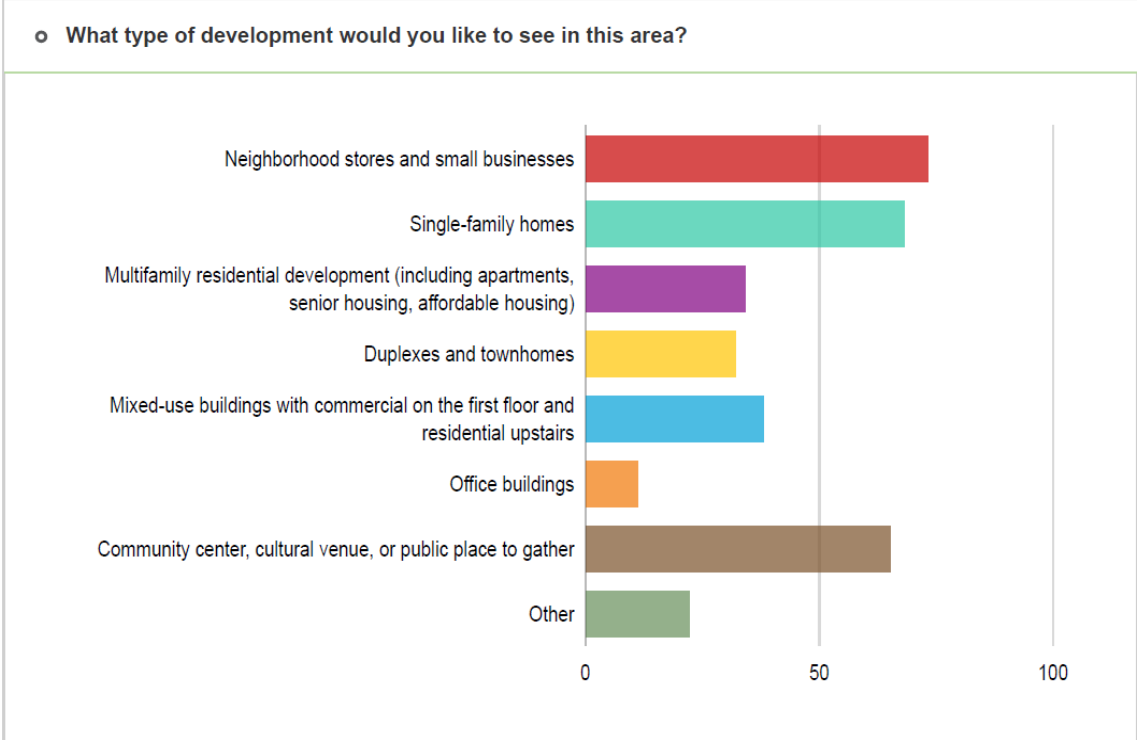
This is Raymond's historic Main Street. Raymond's library and some businesses are located here, but the area is mostly residential.

Respondents were asked what kind of development they would like to see in this area. The top response was neighborhood stores and small businesses, single family homes, and a community center. The least selected response was office buildings

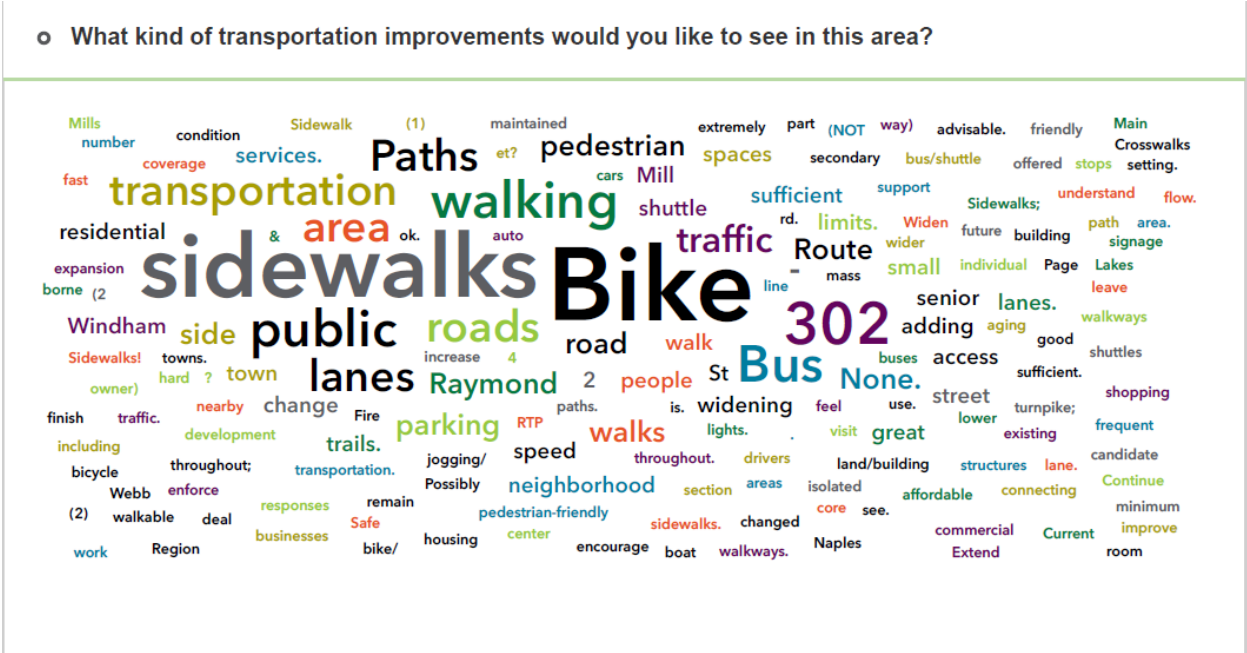
In the "other" category, responses included senior housing (2), parks and trails (3), and comments that no new development should happen in this area (10.) Additional ideas included more trail connections in this area, that townhomes could be appropriate housing here, and suggestions for a music venue and a skate park.







Respondents were asked an open-ended question about what kind of transportation improvements they'd like to see in the area. Comments largely concerned the need for bike lanes, sidewalks, more paths and trails, and the need for a bus or shuttle.



Respondents were asked what places in the Raymond Village area should stay the same as they are today. The most common response was everything (22 comments), followed by the historic

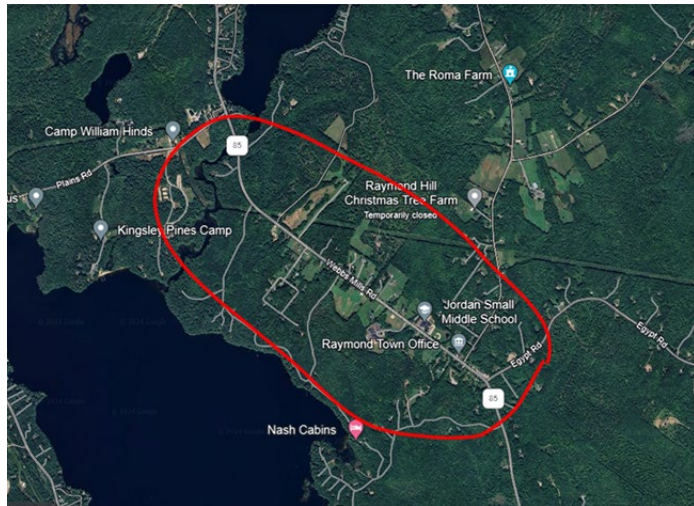
architecture (10), the library and community buildings (9), and the area's open space/natural areas/wetlands (8.)

Respondents were asked what green spaces, parks, natural areas, or water access points that should be conserved in the Raymond Village area. The most popular response was protecting water quality (8), the Mill Street fields and area parks/athletic facilities (8), followed by Panther Pond/Panther Run (7), and the Mill Street Dam/water access (5.)

## Webbs Mills

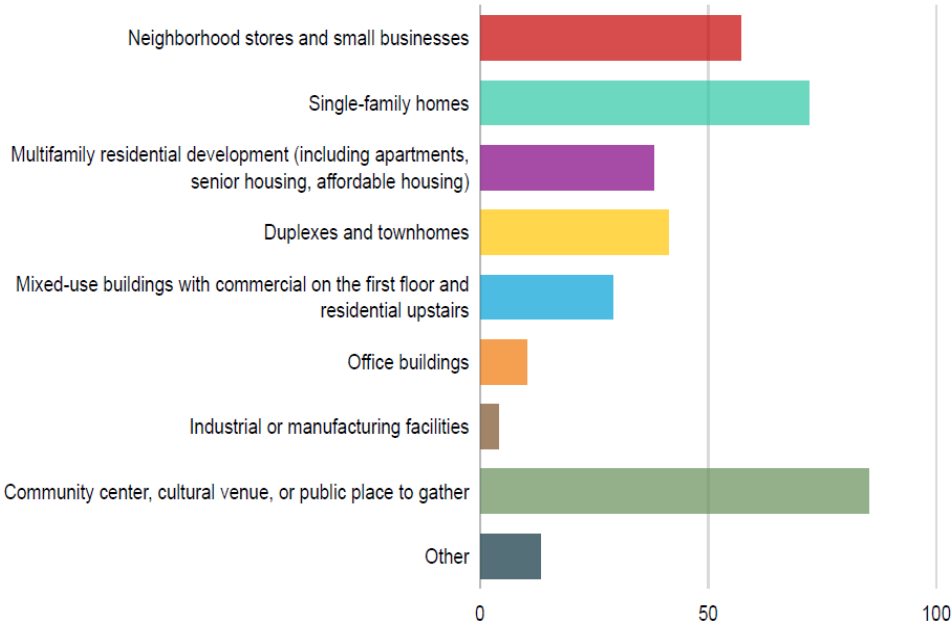
This area surrounds Raymond's municipal facilities and schools. Historically, this was one of Raymond's villages.

Respondents were asked what kind of development they would like to see in this area. The top response was a community center, followed by single family homes, and neighborhood stores and small businesses. The least selected response was office buildings



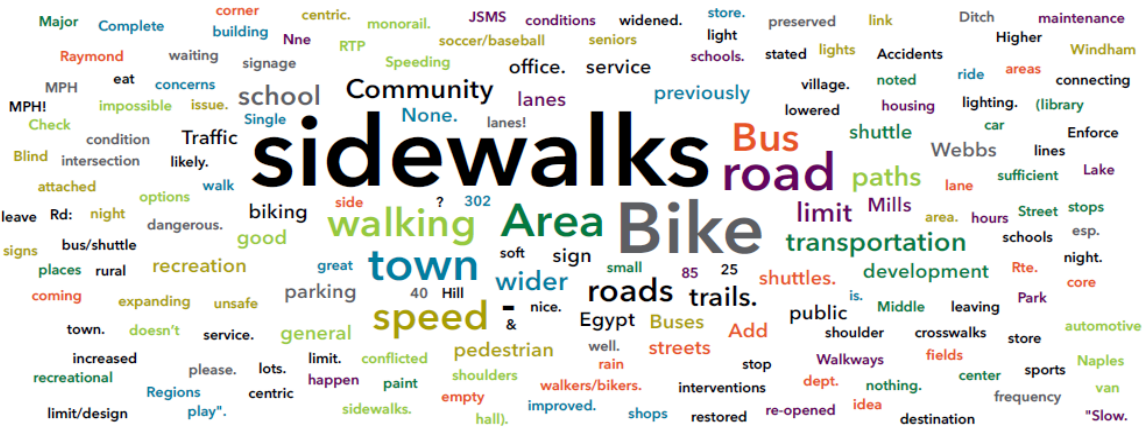
In the "other" category, responses included nothing (6), a park (2), reuse of the middle school building (2), more trails, a music venue, and a skate park or other places for kids to hang out.

o What type of development would you like to see in this area?



Respondents were asked an open-ended question about what kind of transportation improvements they'd like to see in the area. Comments largely concerned the need for sidewalks, as well as bike infrastructure, trails, improving road safety, and the need for a bus or shuttle.

o What kind of transportation improvements would you like to see in this area?



Respondents were asked what places in the Webbs Mills area should stay the same as they are today. The most common response was everything (14 comments), followed by keeping the

middle school open (8), turning the middle school into a public facility (8), area natural resources (7), the rural look and feel (5), and the views (4.)

Respondents were asked what green spaces, parks, natural areas, or water access points that should be conserved in the Webbs Mills area. The most popular responses were everything (7) and Crescent Beach/Crescent Lake (7.) Additional suggestions included the need for a new park or playground in this area (6 mentions), protecting natural resources (5), and more trails and trail connections (3.)

## North Raymond

This area of Raymond is rural, with many conserved lands and large, undeveloped areas, and primarily single-family homes on large lots.

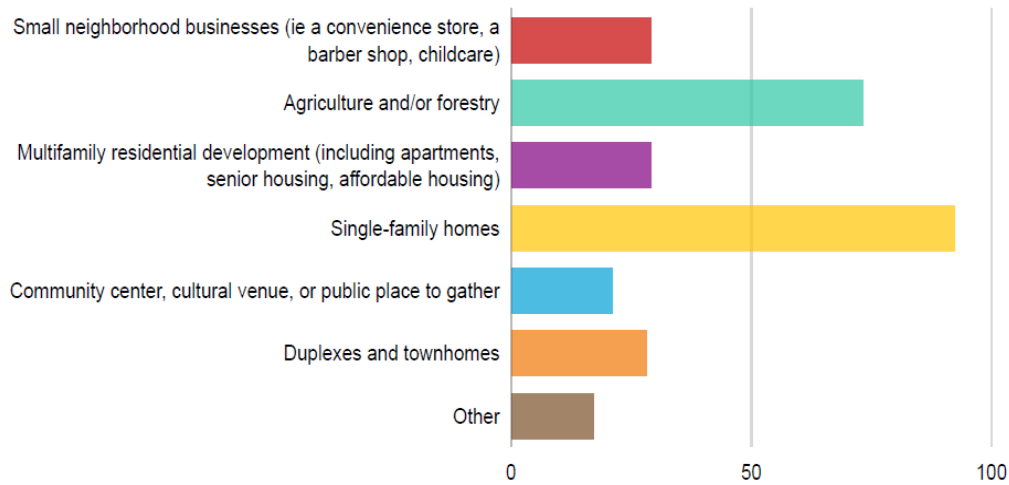
Respondents were asked what kind of development they would like to see in this area. The top response was single family homes, followed by agriculture and forestry. The least selected response was a community center.

In the “other” category, responses included open space and conserved land (8), organic agriculture, a solar farm, and wind turbines. Another comment said there should be no solar farms. 5 comments discussed how there is a lot of land in North Raymond and therefore some more development might be appropriate for the area. One commenter suggested clustering development to preserve natural resources, while another said they do not want to see clustered development.

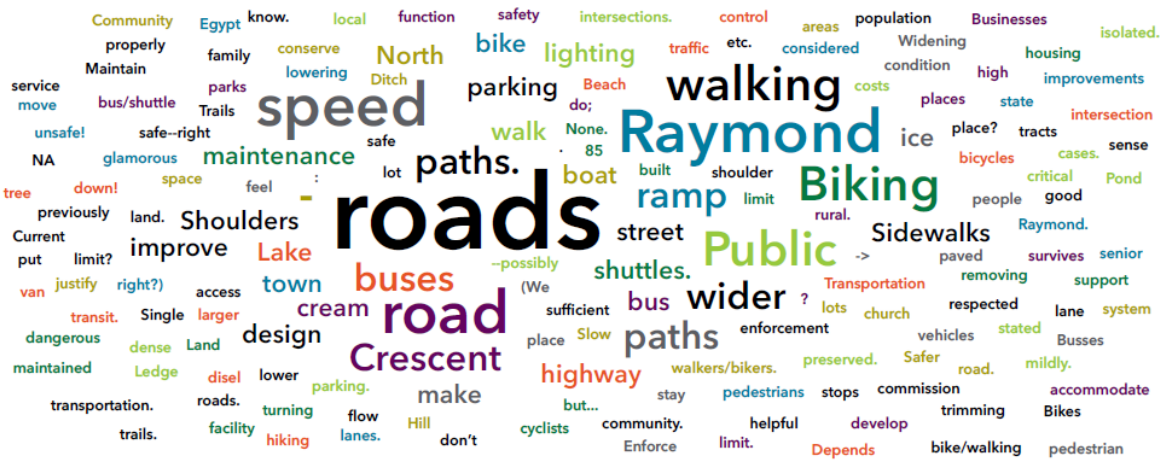




- o What type of land uses should the town encourage here?



Respondents were asked an open-ended question about what kind of transportation improvements they'd like to see in the area. Comments focused on the need to improve roads and address speeding, as well as infrastructure for safer biking and walking



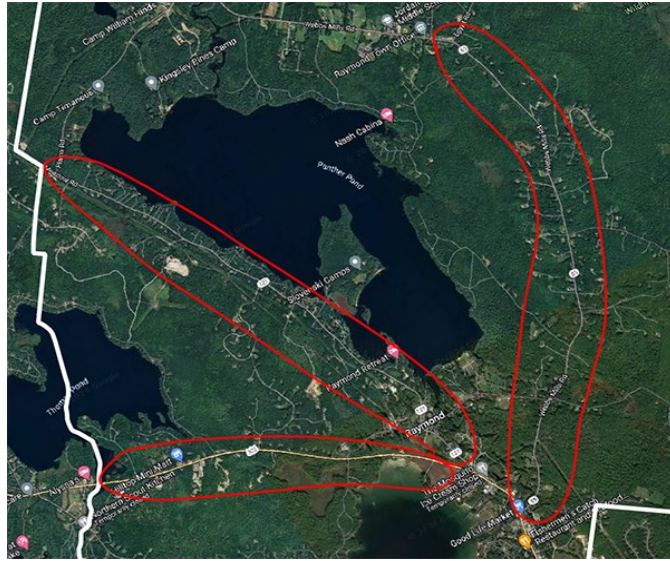
Respondents were asked what places in the North Raymond area should stay the same as they are today. The most common response was everything (23 comments), followed by natural resources (17.)

Respondents were asked what green spaces, parks, natural areas, or water access points that should be conserved in the North Raymond area. The most popular responses were everything (26). Other responses included large undeveloped blocks of land (7), creating more trails (7), more water access (5), and natural resources (5.)

## Transportation Corridors

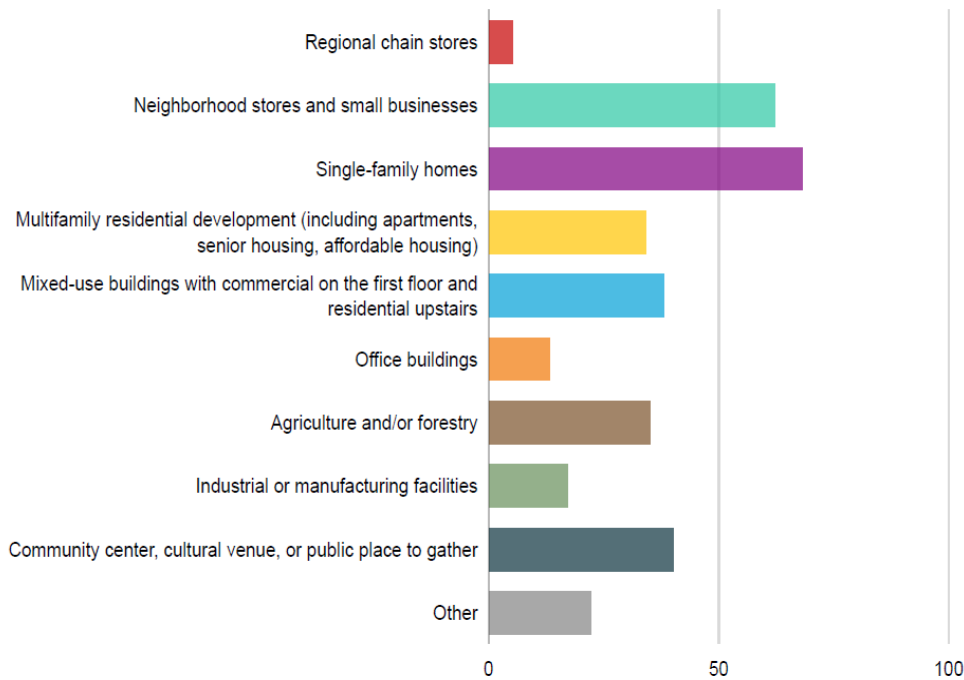
These are the primary transportation corridors that connect and take people through Raymond. In general, the development along these corridors is residential. Raymond’s two existing industrial zones are located off Route 302 and Route 121 (Meadow Rd.)

Respondents were asked what kind of development they would like to see in this area. The top response was single family homes, followed by neighborhood stores and small businesses. The least selected response was regional chain stores.

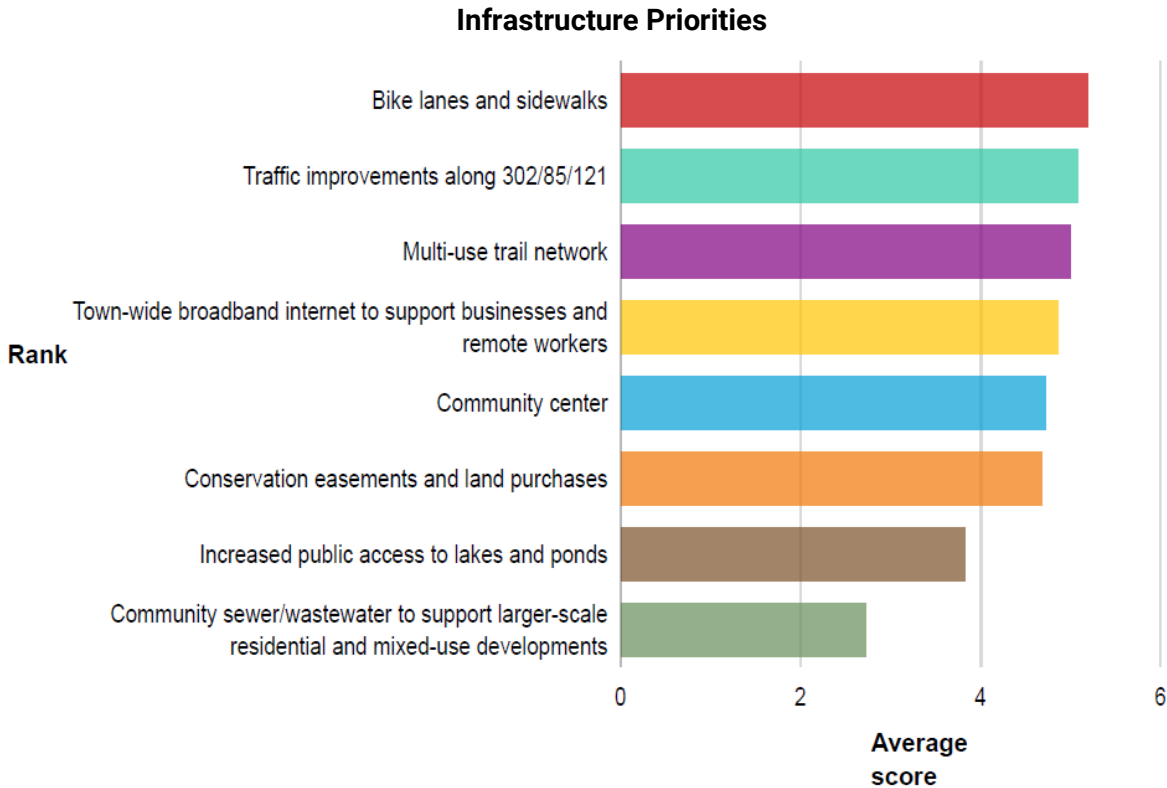


In the “other” category, responses included offices or industrial development that could support Raymond’s tax base (3), a pharmacy, senior housing, sidewalks, wider road shoulders, and residential subdivisions set back from main roads.

o What type of development would you like to see in these areas?







Respondents were asked if there are other places in Raymond appropriate for growth. About 20 responses said no growth at all is appropriate. Other responses included the areas mentioned in the survey, as well as additional locations.

Specific places cited for growth included:

- North Raymond Rd (2)
- “Near Kindred, farther north near Gray”
- “Along Rt. 85 adjacent to 302 for residential, multifamily housing, apartment, affordable, senior, etc.”
- “Possible off 121 and RT 85 like the new Holly hill development which is hidden back from the road and is a lovely development”
- “Possibly along Rte. 85 and Rte. 121 areas”
- 302 corridor
- “Create community hub by schools and likely future community center at JSMS. Link to other parts of town via improved bike and walking trails. Develop 302 corridor north of 121 intersection.”
- “Focus should be on 302/Main St/Mill St/Webs Mill”
- “I would like to see the core 302 area improved in terms of small businesses (more diversity). I would like to see the Webbs Mills area be the place for mixed use, a community center added, and additional small businesses (retail) and office space”
- “The east or non lake side of route 302 is the natural and logical area for growth.”
- “I hope ER Clough's can be transformed to serve the community as a community center or other third space, such as a café”



- “The area along Main Street has a lot of potential to be a walkable commercial area.”
- “East Raymond, near fire department”
- The more rural areas of town so that growth is spread out and not concentrated to areas that are already congested.

Respondents were asked if there are other places in Raymond that should be preserved or protected. The majority of responses cited natural resources and water bodies generally.

Specific answers included:

- All lakes
- Large undeveloped areas
- Rattlesnake Mountain
- Tenney River
- Hawthorne House
- The rural area around Clearwater drive

Finally, respondents were asked if there were any other ideas they wanted to share. Out of 79 responses, 26 (33%) were about limiting development in general and keeping Raymond the way it is. Other responses included diverse ideas.

#### Community

- Another town event/festival, like a summer event called “Everybody Loves Raymond”
- Gathering place for seniors
- Community center

#### Transportation

- A bike/running path that runs the length of Cape Road (3 mentions)
- Bike paths throughout town
- Traffic speed on North Raymond Rd, Raymond Hill Road, Ledge Hill Road, Valley Rd, Spiller Hill.

#### Economy and Infrastructure

- Support for small businesses
- More small businesses, maybe on Main St
- Support home business owners, hold meet-ups
- Improve cell phone transmission towers; coverage here is terrible.

#### Natural Resources

- Water access in the Cape

#### Town Resources:

- More funding for Fire/Rescue
- Better town communications

### Growth and Housing

- Develop village residential off Route 85 and around Mill Street, and make it more walkable and safe for kids to ride bikes
- Require more trees/buffers in new development
- Limits on seasonal homes/short-term rentals
- I'd like to see our Main Street area become more of a mixed use residential/commercial area w. coffee shops and art galleries--a place to walk around and to enjoy.
- Stricter private road standards

## Conclusions

Confirming the conclusions of the visioning work, Raymond residents highly value their town's natural resources and water bodies, the rural look and feel, and the small-town community, and feel strongly about the need to protect and preserve these aspects. Protecting open space and forested areas, especially in the town's large undeveloped blocks, and protecting water quality, must be prioritized.

Transportation is a town-wide issue, with residents commenting on the need for better road safety in response to all scenarios and questions about areas throughout Raymond. Walking and biking infrastructure should be improved throughout town, with sidewalks and bike lanes or wide road shoulders, depending on context.

Residents overwhelmingly support Raymond's small business community, like the Good Life Market and the Mosquito, and prefer to see continued encouragement of small businesses in Raymond's commercial areas. These local businesses set Raymond apart from Windham with its big box stores and regional chains. Small business and restaurant growth may be appropriate in the town's historic village areas and rural crossroads, providing places to go that are not on the busy 302 corridor.

Raymond residents are generally interested in having more community gathering spaces or public spaces in town.

In the online survey, about 25% of responses to each question reflected the desire to limit new development or disallow any new development. These concerns should be taken into account when developing the Future Land Use Plan. People like Raymond the way it is, and while change is inevitable, preserving Raymond's most important features must be a priority.

### Future Land Use Areas

The 302 corridor is a persistent problem for many Raymond residents, with traffic issues that escalate during the summer months, crowding that impacts locals, and concerns about Sebago Lake water quality issues due to development close to the lake. At the same time, the 302 area

has existing infrastructure and zoning that makes it a logical place for commercial and mixed-use development to continue to occur here. The Future Land Use Plan should prioritize investment and improvement in this area for traffic calming, bicycle and pedestrian access, connections between parks and water access points, and water quality protection.

Raymond Village has a treasured village feel, with valued historic architecture and anchored by gathering places like the library and the community garden. The historic village environment here should be preserved as well as supported, and could be appropriate for more neighborhood stores as a historic village would have had in the past. The parks, water access points, and athletic facilities in this area should be protected and could be improved through better connections for pedestrians and bicyclists.

The Webbs Mills Road area, where the town office, public works building, and elementary and middle school campuses are, is also the site of a historic village. Residents value the historic buildings in this area as well as the rural feel and the scenic views. Webbs Mills could be appropriate for some small neighborhood businesses, as were located here historically. The presence of municipal buildings makes this a good place for additional community gathering spaces or public spaces. If Jordan Small Middle School closes, it could present an opportunity for reuse in this way.

North Raymond's rural landscape, habitat, and natural resources are important to protect and preserve. Some respondents suggested that because this area contains lots of undeveloped land, it might be a good place for appropriately-scaled residential development, possibly in a village style clustered to protect open space. Others strongly opposed such ideas.

Along Raymonds transportation corridors - Route 121 and Route 85 - respondents indicated they don't want to see much change here from the existing pattern of single-family homes. Some respondents indicated this is a good area for residential growth in subdivision off of main roads. Others mentioned the existing industrially-zoned property in this area and suggested that area could be a good location for additional office or industrial use.