

Town Article 2 – Zoning Amendment 1

This article adds the definition of an Electric Vehicle Charging Station (EVCS) and Electric Vehicle Supply Equipment (EVSE) to Article 13 of the Zoning Ordinance. (1) Also, Article 14.2 is amended to allow AC (alternating current) charging stations in all zones if for personal use and not as a means of income, with required permitting by the Building Inspector. AC charging stations in commercial, industrial, retail use, for profit and/or DC (direct current) EVCSs and EVSE require Planning Board approval, and are prohibited in the Groundwater Conservation Overlay District (2) or in any floodplain. Also, Article 5.2.10 is amended to reflect the prohibition, in the Groundwater Conservation District, of DC charging stations, as well as AC charging stations in any commercial, industrial, or “for profit” use.

Article 14.2.13 was approved in 2023 to allow EVCSs in any zoning district in any parking lot containing six or more parking spaces, to require that DC charging stations have Planning Board approval, and to allow AC charging stations with Building Inspector approval. (3)

This amendment adds definitions for EVCSs and EVSE, but prohibits use in the Groundwater Conservation District unless it is AC and for personal use and not as a means of income. (4)

A YES vote would add definitions to the Zoning Ordinance for EVCSs and EVSE, and further would restrict certain ones in the Groundwater Conservation District and floodplain, and require annual inspections unless it is an AC unit only for personal use.

A NO vote would leave the Zoning Ordinance unchanged.

Reasons why some voters might vote yes:

- To stay current with electric vehicle charging and supply equipment definitions
- To limit certain charging stations from the Groundwater Conservation District or floodplain
- Concern about safety of EVCSs and EVSE, to protect wellheads and aquifers from agents used to put out EV fires

Reasons why some voters might vote no:

- Consider this article too restrictive for commercial uses, when compared to the overall likelihood of an EV fire (5)
- AC residential charging stations are allowed in Groundwater Conservation District (2), but not for commercial, industrial, retail or “for profit”
- Want to permit the charging stations in all zones

References:

1. Town of Raymond Zoning Ordinance, last amended October 2024, <https://tinyurl.com/wxtmdft6>
2. Groundwater Overlay District in Zoning Map B, dated April 2021, <https://tinyurl.com/mry24xv4>
3. 2023 Town Voting Results, Article 5, <https://tinyurl.com/2bj7jmwy>
4. Public Hearing on Zoning Amendments, Planning Board meeting, 01/23/2025, timestamp [6:00], <https://tinyurl.com/2tdnu3ss>
5. Deliberative Session, 02/08/2025, timestamp [12:00], <https://tinyurl.com/5dbc5csa>