



October 13, 2021

Alex Sirois, Code Enforcement Officer
Town of Raymond
401 Webbs Mills Road
Raymond, ME 04071

**Re: Resubmission of Preliminary Subdivision Plan
Raymond Hills Village Condominium
Raymond Hills LLC - Applicant**

Dear Alex and Planning Board Members:

We have been working on the development of construction cost estimates for the infrastructure associated with the Raymond Hills Village Condominium, which received Preliminary Approval from the Planning Board in September. Based on our estimates, the cost of the infrastructure has significantly exceeded our original expectations, so we have had to explore opportunities to either reduce the infrastructure costs or add more dwelling units to help distribute the costs. The applicant has reached an agreement with the abutting landowner MB Properties, LLC to purchase approximately 4.82 acres of abutting land so that 7 additional dwelling units can be constructed without increasing the amount of roadway infrastructure. This will result in a total of 25 dwelling units to be built on the proposed Honey Hill Lane, which we understand is the maximum number of dwelling units allowed on a dead-end road. The acquisition of the 4.82 acres includes purchasing the right-of-way that provides access to the project so that it will be owned in fee by the applicant. A hammerhead turnaround will be constructed with a right-of-way extension to the remaining land of M B Properties, LLC so that a road and utility extension could be completed in the future. A portion of the existing right-of-way will be discontinued and relocated to the new proposed right-of-way.

We are in the process of updating the stormwater management plan to add a second Underdrained Soil Filter Basin within the additional 4.82-acre parcel to be acquired, and will also be designing a separate non-engineered wastewater disposal field to accommodate the new dwelling units. The stormwater filter basin will help to eliminate the increases in peak flow rates that were leaving the site under the previous design, and will also replace one of the Filterra stormwater treatment units.

We wish to be included on the next available Planning Board agenda to discuss our proposal to add more land and dwelling units to the project. Please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "Dustin M. Roma".

Dustin M. Roma, P.E.
President