

DM ROMA

CONSULTING ENGINEERS

March 17, 2022

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

**Re: Response to Review Comments
Raymond Hills Village Condominium
Raymond Hills LLC - Applicant**

Dear Alex and Planning Board Members:

We received a review memo prepared by James Seymour from Sebago Technics dated March 8, 2022 for the Raymond Hills Village Condominium project, and also participated in a Planning Board discussion on March 9th where we received comments on the project from Planning Board members. We have made the following revisions to the plans in response to the comments received:

1. The proposed driveway to the abutter Krista Kisch's property has been added to the plans, along with the required associated grading. The previously proposed guardrail has been replaced with proposed boulders to be placed along the road shoulder behind the curb for a more natural look. The previously proposed retaining wall along the property line has been replaced with a grass slope. The abutter's attorney is preparing an easement deed for the work to be completed in this area, and we will provide a signed copy of the easement document to the Town once it is finalized.
2. The note that is attached to the proposed shed adjacent to the pump station has been revised to indicate that an "automatic standby generator for pump station" will be installed.
3. The stone retaining walls that were previously proposed behind units 9, 10, 11 and 12 have been removed and replaced with grassed slopes.
4. Note 28 was added to the Subdivision Plan which states that Honey Hill Lane can provide access to an additional dwelling unit or lot on the Kisch property, provided the zoning standards are met.
5. Note 29 was added to the Subdivision Plan which states that trash removal and septic system maintenance are private and shall be the responsibility of the Condominium Owner's Association.
6. Three proposed conditions of approval have been added to the Subdivision Plan to address comments that require tasks to be performed post-approval.

Please let us know if you have any additional questions or require any plan revisions prior to the meeting scheduled for April 13th.

Sincerely,

DM ROMA CONSULTING ENGINEERS



Dustin M. Roma, P.E.
President