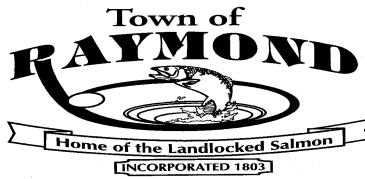


Bruce Tupper
Chief



Lee O' Connor
Deputy Chief

FIRE/RESCUE

*1443 Roosevelt Trail
Raymond, Maine 04071*

Emergency 9-1-1

Chief's Office 655-1187

Dispatch 655-7851

PLAN REVIEW MEMORANDUM

#25-004

August 6, 2025

To: Jason Williamson - Code Enforcement Officer
CC: Chris Hanson - Asst. Code Enforcement Officer, Sandy Fredricks - Planning Board
Administrative Assistant, Jim Seymor - Town Planner, Brett Wiemken - Asst. Town Planner,
Bruce Tupper - Fire Chief, Andrew Morrell, PE - BH2M, Raymond Planning Board
From: Wayne C. Jones - Raymond Fire Inspector
RE: Brandon Chase 11-Lot Cluster Subdivision - off Cape Rd. - Preliminary Plan Review.

The Raymond Fire Rescue Department has reviewed the submitted Preliminary Plans and the BH2M "Responses and Revisions" document of 7-9-2025. [The RFRD responses to these submittals are highlighted in in "Blue Font"](#).

The Raymond Fire Rescue Department (RFRD) recommends, as a condition of approval, that the 11-Lot Cluster Subdivision Application should incorporate the following:

1. The application should address Fire Rescue Department access in accordance with adopted NFPA 1, Chapter 18, and the Raymond Street Ordinance.
 - a. The "Cul de Sac" turn-around should be designated as a "Fire Lane". This Fire Lane shall be designated on the approved plans and addressed in the approved plan Notes.
 - b. The designated "Fire Lane" areas shall be marked with approved "Fire Lane" signs that read; "Fire Lane", "No Parking", "Vehicles Towed at the Owners Expense" (see example of the sign below). The location of the signs shall be approved by the Raymond Fire Rescue Department (RFRD). These Fire Lane signs shall be designated on the approved plans and/or addressed in the approved plan Notes. The Fire Lane signs should also be included in the approved plan "Details" page.

[1 a. The developer has designated the inside and outside radius of the Cul-de-Sac as Fire Lanes on Sheet 1, Sheet 4, and Note #18.](#)

[1 b. The plans designate two Fire Lane Signs on Sheet #4. The RFRD would request that six additional Fire Lane Signs be added to the inside and outside radius of the Cul-de-Sac as the Auto Turn Template shows the Fire Apparatus overhangs and tracking require the entire width of the roadway in these areas in order to maneuver through the Cul-de-Sac. RFRD has plotted recommended locations on an attached map \(see page 5\). The Fire Lane Sign design has been added to the Details on Sheet 4 as requested.](#)



- c. The “Cul de Sac” turnaround design shall be capable of permitting a 40 ft. commercial cab, tandem axle fire truck, with a 214-inch wheelbase to turn within the designed configuration. An “Auto-Turn” or equivalent template shall be provided to the RFRD for review and approval of the design configuration.

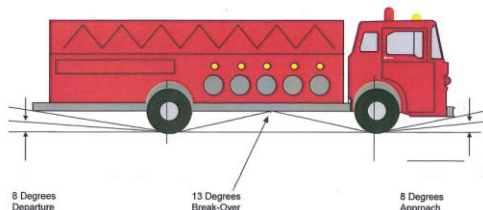
1 c. this item was addressed in Note #17 and Attachment 2 of the BH2M “Responses and Revisions” document of 7-9-2025.

- d. The street shall be designed with an unobstructed vertical clearance of 13’ 6”.

1 d. This was noted in the BH2M “Responses and Revisions” document of 7-9-2025. We would ask that due to its importance, that this language be included in the approved Final Plan “Notes”.

- e. The street and driveway grades shall be designed according to the limitations of fire department apparatus regarding approach/departure/break-over angles as follows:
 - i. An angle of approach no greater than 8 degrees.
 - ii. Departure angles no greater than 9 degrees.
 - iii. Break-over angles no greater than 13 degrees.
 - iv. Street Grade shall not exceed 10 degrees along its entire length. (Note: Shoreland Zone requirement of 8% is currently shown on the plans).

The angle of departure and angle of approach of a fire access roadway shall not exceed 8 Degrees, or as approved by the Raymond Fire Rescue Department.



1 e. The applicant has responded in the BH2M “Responses and Revisions” document of 7-9-2025 that “all roadways and driveways are proposed to meet the road design criteria”. We would ask that this language be included as a “Note” in the Final Approved Plans.

- 2. The application for site plan review should address fire protection water supply on the submitted plan for this development, in accordance with the town subdivision ordinance (Article 5, Section 25) and NFPA 1 Chapter 18. There is no fire protection water supply currently available within this development.
 - a. The proposed subdivision is located 2.4 miles from the closest fire hydrant at Main St. & Deep Cove Rd. The next available water supply is a Dry Hydrant at the Frye Island Ferry Landing. There is a Fire Pond/Dry Hydrant located .59 miles away @ Shaw’s Mill Rd & Cape Rd., but this water supply is seasonal only, and is limited to a fire flow of only 450 GPM.
 - b. The required ISO / NFPA fire suppression water supply for a fire in this subdivision is between 60,000 - 210,000 gallons. This figure is based upon the potential size of the structure(s) and the required fire flow delivery rate in gallons per minute (GPM) maintained for a duration of 2-hours.

- c. To meet the fire protection water supply standards of the subdivision ordinance and NFPA 1, it is our recommendation that as a condition of approval, the subdivision plan incorporate one of the following:
- i. Installation of a fire cistern, certified for 20,000 gallons, with dry hydrant piping and appliances in accordance with NFPA 22 and RFRD standards. The installation of the fire cistern shall include apparatus access area(s) and associated easements granted to the town for emergency vehicle access and continued maintenance, testing, etc. Operational readiness of the fire cistern and appliances shall be the responsibility of the Homeowner's Association. This option and associated conditions shall be shown on the approved plans and addressed in the approved plan "Notes". The RFRD approved design for the fire cistern and appliances shall be referenced within the approved plan "Details" page.
 - ii. Or, in lieu of creating a fire protection water supply, the plan shall incorporate the stipulation that any dwelling built in the subdivision shall be equipped with an NFPA 13D - fire sprinkler system, meeting RFRD requirements. Installation of a fire sprinkler system would reduce the total water supply required for fire extinguishment by approximately 75%. If this is the option chosen by the developer, it should be included in the approved plan "Notes".

2 c. The developer has designated the installation of NFPA 13D Fire Sprinkler Systems in accordance with RFRD approvals, permits and standards. This option is approved for meeting the Fire Protection Water Supply requirements of the subdivision ordinance and NFPA 1. This is included as Note #19 on Sheet 1.

3. The applicant shall complete and forward to the Code Enforcement Office, a Road Name and Driveway/Address applications for review and approval by the E-911 Coordinator. A copy of the proposed plan showing the lots, street design, and proposed driveway locations shall be forwarded with the Driveway/Street Address application. These plans shall also include a mark, in either lines or dots, in the center of the street, for each 50-feet of travel distance along the length of the street. These 50-foot travel distance marks, and proposed driveway locations are necessary for the Raymond E-911 Coordinator to assign the street address numbers. The proposal shows the street name as "Pine Ridge Road" which may not meet the E-911 standards as there is a street named "Pine Lane" within Raymond. There are also streets with "Pine" in the name in Casco & Windham.

The applicant submitted a copy of the Road Name Application in the BH2M "Responses and Revisions" document of 7-9-2025. Please note for the application to be processed it requires payment of a fee. Also, please note that the Raymond Street Addressing ordinance has criteria that "no two roads shall be given the same name". In addition, a Driveway/Address Application is also needed for the E-911 Coordinator to assign the E-911 addresses for placement on Sheet 1 of the Final Approved Plans - Plan "Notes". A copy of this form has been included with this Memo.

4. E-911 street name, and E-911 addresses for each lot (as assigned by the Town of Raymond; E-911 Coordinator), shall be included on the approved Final Plans. The street address shall be installed on each dwelling unit, it shall be visible from both approach directions on the proposed street, and located to be clearly visible from within the fire apparatus cab. The street address lettering shall be no less than 4" in height, shall be of a contrasting color to the sign background, and preferably the letters should be reflective for night or reduced light conditions. The placement of street address signs shall be approved by the Raymond Fire Rescue Department and E911 Coordinator. Note: During the construction phase, a temporary street address shall be posted at each building and visible from the street for emergency response purposes. E-911 street addressing language should be included in the approved plan "Notes".

E-911 Road Name and addresses has been addressed in our response for Item 3. Regarding E-911 address posting and visibility, this has been addressed on Sheet 1, Plan Note #20 and #21.

5. Each residential CMP meter box shall include an outside service disconnect to enable Fire / Rescue personnel to be able to disconnect the power from outside of the building during an emergency response. Outside electrical service disconnects should be included in the approved plan Notes.

Item 5 has been addressed in Plan Note #22.

6. The RFRD requests that the Homeowner's Association documents include language that deals specifically with the Fire Lane - No Parking requirements for emergency vehicle access. This requested language would establish the No Parking in designated Fire Lane requirements and provide guidance and authorization to the Board of Directors to tow vehicles from the established Fire Lanes. Keeping the Fire Lanes open at all times is an essential component of maintaining emergency response access in accordance with NFPA 1.

The applicant has included Fire Lane administration and enforcement language regarding "No Parking", vehicles, equipment, etc. will be towed in Plan Note #18. This language should also be included in the HOA documents when they are prepared and forwarded for review.

7. If a fire cistern is proposed for this development, the Homeowners Association documents should include language that establishes that operational readiness of the fire cistern and components, including repairs and replacement, is the responsibility of the Homeowners Association members. This language should be included in the approved Plan "Notes".

No Cistern is proposed, NFPA 13D fire sprinklers will be installed in lieu of this requirement.

8. If a Fire Cistern is proposed, a deeded access to the cistern and associated piping shall be executed to the Town of Raymond for the purpose of annual maintenance, training, and fire suppression operations. This language should be included in the approved Plan "Notes".

No Cistern is proposed, NFPA 13D fire sprinklers will be installed in lieu of this requirement

9. All proposed designs to address Fire Rescue Department access or fire protection shall be approved by the Raymond Fire Rescue Department. This language should be included in the approved Plan "Notes".

Included as Plan Note #23

10. All required RFRD fire permits and inspections for emergency vehicle access or fire protection systems shall be submitted and approved by the Raymond Fire Rescue Department prior to issuance of Building Permits and/or Certificate of Occupancy. This language should be included in the approved Plan "Notes".

Included as Plan Note #24

Please feel free to contact me with any questions.

Yours in Fire Safety,

Wayne C. Jones

Wayne C. Jones
Fire Inspector
Raymond Fire Rescue Department
(207) 892-4046

Cc: Andrew Morrell, PE - Project Engineer - BH2M
Cc: Lee O' Connor - Deputy Fire Chief
Cc: File

