



December 8, 2021

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

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

Dear Alex and Planning Board Members:

Enclosed please find a revised plan set for the Raymond Hills Village Condominium project. We have made the following revisions to the plans that we wish to bring to your attention:

Additional Land – Raymond Hills LLC will be purchasing approximately 3.7 acres of land from the adjacent lot owner to the north, together with an easement over the retained land to allow for the construction of a stormwater basin and associated grading for the roadway and pond. We have attached a Letter of Intent signed by the owner of the adjacent parcel indicating their willingness to sell the property and easement to Raymond Hills LLC. We are currently having the additional land surveyed so that we can determine the final acreage of the land to be conveyed and definitive metes and bounds of the parcel.

Additional Dwellings – We have added 7 additional dwelling units to the project to bring the total number of proposed dwelling units to 25. The project will now consist of 12 duplex buildings and one single-family detached building. All 25 units will be part of the condominium association.

Stormwater Management – The revised project will result in more than 5 acres of total land disturbance, so we have revised our stormwater management design calculations and Maine DEP permitting to meet the Phosphorus Standards of Maine DEP Chapter 500. The project now proposes to construct three stormwater filter ponds and one filterra treatment unit that drains to a subsurface stormtech infiltration system.

Wastewater Disposal – The Engineered Wastewater Disposal Field is unchanged from what was previously approved by the State, and will receive the flow from 17 dwelling units. We are proposing to build 2 additional smaller leach fields to receive flows from 8 dwelling units. The design of the additional leach fields and updated hydrogeological assessment will be provided with our full application.

Clearing Limits – The extent of clearing and site disturbance has been a consistent point of discussion throughout the project in regard to proximity to the property boundary. Sheet 4 of the plan set provides details of the extent of tree clearing and site grading, which does not propose any work over the property line. We have added note 20 to the Subdivision Plan that states “Prior to any tree clearing or site disturbance, the property line on both sides of Honey Hill Lane shall be marked with grade stakes by a licensed land surveyor with silt fence installed at the property line to ensure that all tree clearing and site disturbance occurs within the developer’s property.” We have also added the same note to Sheet 4 of the plan set for additional clarity.

Waiver Request for Overhead Electrical – We request that a waiver be granted to allow the first 150 ft of primary electrical service to be installed overhead, with the rest of the electrical services underground.

Open Space – Since the project is a condominium, all of the land area that is not occupied by buildings, driveways, riprap slopes or stormwater infrastructure will be maintained as vegetated open space for the

subdivision. This open space will be under common ownership that is maintained and owned by the condominium association. Note 21 has been added to the Subdivision Plan to explain how the open space standard is met.

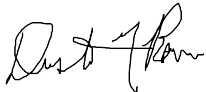
Landscaping – A typical unit landscaping detail has been added to the plans, as requested.

These updated plans are being sent out to the Maine DOT, Maine DEP and Portland Water District so they can continue their review and issue their respective permit approvals for the project. We also intend to prepare a response to address the concerns that have been raised by the abutting landowner Krista Kisch so that we can resolve as many of her concerns as possible prior to making our application to the Town for Final Approval.

We wish to be included on the next available Planning Board agenda to discuss our proposed modifications to the project, and 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 Roma".

Dustin M. Roma, P.E.
President

December 7, 2021

Raymond Hills, LLC
9 Davis Farm Road
Raymond, ME 04071

Re: Notice of Intent to enter into Purchase and Sale Agreement

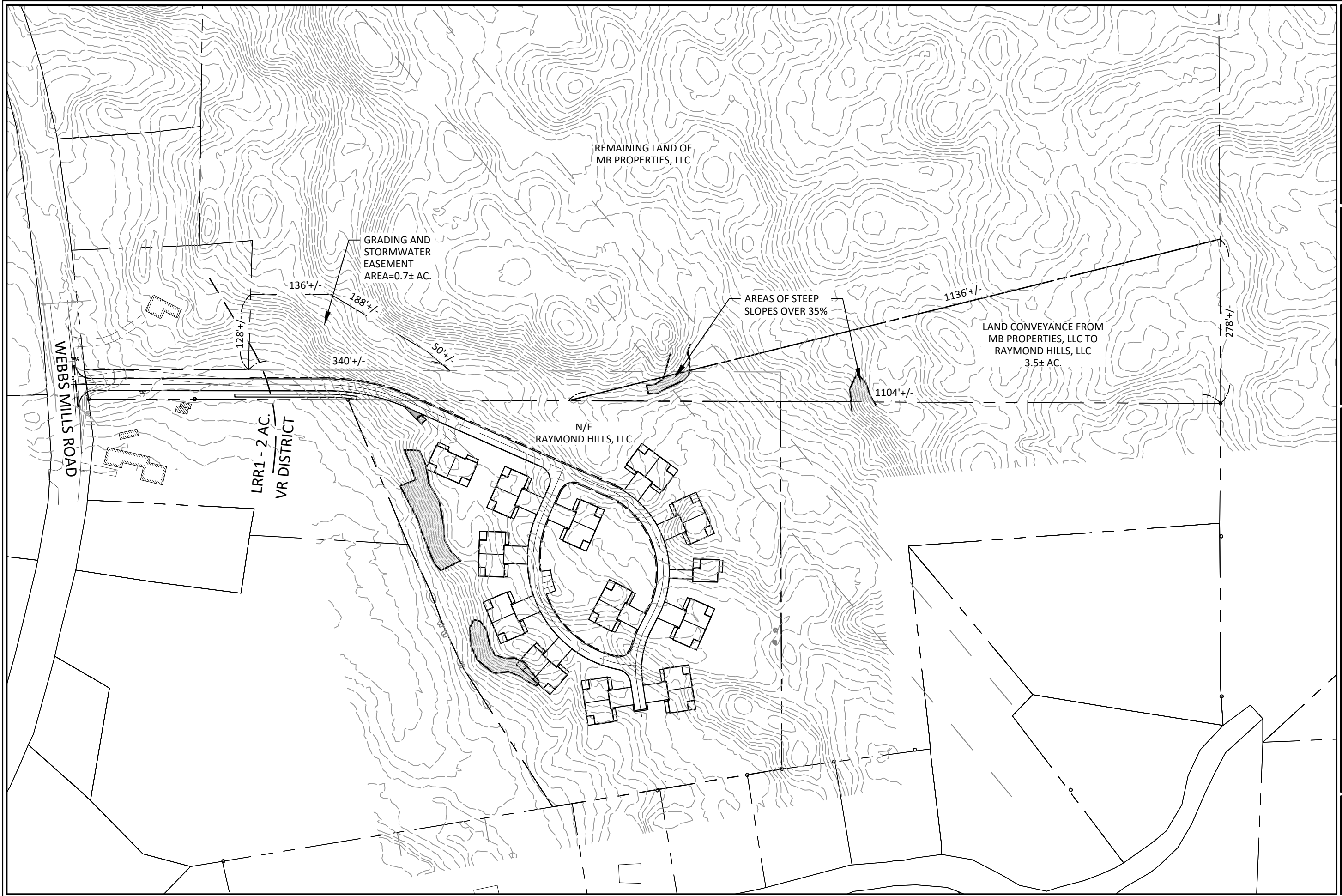
MB Properties, Inc is the current owner of property located on Webbs Mill Road in Raymond, Maine which is shown as Lot 1 on the Town of Raymond Tax Map 5. The parcel is described in a deed recorded in the Cumberland County Registry of Deeds in Book 29305 on page 224. MB Properties, Inc is working with Raymond Hills, LLC regarding the sale of a portion of the above described parcel containing approximately 3.5 acres, as generally shown on the attached sketch prepared by DM Roma Consulting Engineers. MB Properties, Inc. also intends to convey the drainage and grading easements shown on the attached sketch together with the sale of the land.

MB Properties, Inc intends to enter into a purchase and sale agreement with Raymond Hills, LLC after reviewing and being satisfied with the results of a land survey that is currently being completed on the property to describe the portion to be conveyed, and after reviewing and being satisfied with the terms of the agreement.

Sincerely,

A handwritten signature in blue ink, appearing to read "G. L. Roma", with a long horizontal flourish extending to the right.

MB Properties, Inc



REV	DATE	BY	DESCRIPTION
A	X-X-XX	XXX	XXX

LAND CONVEYANCE SKETCH PLAN
RAYMOND HILLS VILLAGE
RAYMOND, MAINE
FOR:
RAYMOND HILLS, LLC
9 DAVIS FARM ROAD
RAYMOND, MAINE 04071