

DM ROMA

CONSULTING ENGINEERS

February 12, 2021

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

**Re: Pre-Application for Amended Subdivision Review
15-lot Subdivision off Viola Avenue
R.N. Willey & Sons, Inc. - Applicant**

Dear Alex and Planning Board Members:

On behalf of R.N. Willey & Sons, Inc. we are pleased to submit the enclosed application for Pre-Application Sketch Plan review of a proposed subdivision amendment to create 9 additional residential lots on a 29-acre property in the Village Residential Zoning District.

In 2016, the applicants divided "Lot A" from the original 29-acre parcel. In 2017 the Raymond Planning Board approved the subdivision of lots 1, 2 and 3. We are now seeking approval to subdivide a portion of the remaining land to create 9 additional lots under the provisions for Open Space Subdivisions outlined in Article 13 of the Raymond Land Use Ordinance. Proposed lots 1, 5, 6, 7, 8 and 9 are designed to be 0.5 acres and are intended for development as single-family house lots. Proposed lots 2, 3 and 4 are approximately 1 acre in size and are intended to be developed either as single-family house lots duplex lots. The building envelopes shown on each lot represent a combination of municipal zoning setbacks and setback from the edge of the large wetland/pond, which is regulated as a Wetland of Special Significance by the Maine Department of Environmental Protection.

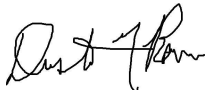
The project will require the construction of 850 linear feet of roadway that is intended to be built to the Town's standards for a Minor Street for potential public acceptance in the future. We anticipate that a future project phase would extend the road to the intersection of Viola Avenue and Pipeline Road in order to provide connectivity between Pipeline Road and Patricia Avenue. We have shown the intended future road alignment on the subdivision plan.

All lots will be served by individual on-site wells and wastewater disposal systems. The closest public water main is located in Roosevelt Trail and would require a 1,500 ft main extension down Patricia Avenue to serve the project, which is not economically feasible. For fire protection, we are proposing to install sprinkler systems in each new residence. A Stormwater Permit will be required from the Maine DEP.

We would like to be placed on the next available agenda with the Planning Board to discuss this proposed subdivision as a sketch plan and to hear any preliminary concerns that the Board may have with our request. Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

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Dustin M. Roma, P.E.
President