

March 23, 2022  
14265-02

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

**Sketch Plan Submission – Jordan Bay Marina**  
**Port Harbor Marine**  
**1326 Roosevelt Trail, Raymond**

Dear Mr. Sirois:

Enclosed find our submission for Sketch Plan submission for review by the Town's Planning Board. The applicant, Port Harbor Holdings I, is looking to expand the facilities for the Jordan Bay Marina. Port Harbor Marine, Inc., the owners of the marina, have purchased the property at 1326 Roosevelt Trail adjacent to the marina. The marina has previously leased a portion of this property for boat storage. The expansion will be for expansion of the land side maintenance, sales, services and storage for the marina. Concurrently, we are filing a pre-application request with the Maine Department of Environmental Protection.

As with current operations on the existing property, the portion of the property that fronts Roosevelt Trail is within the Commercial Zoning District (C) of the Town with the back portion of the property within the Limited Residential/Recreation 1 Zoning District (LRR1). As the marina had previously done for the property on the east side of Roosevelt Trail, the marina applied for a Conditional Use Approval for Outdoor Sales and Service for the portion of the property with the C Zoning District. The Conditional Use was approved on October 24, 2021 with a condition of approval that excluded outdoor engine repair.

Enclosed are fifteen (15) copies of the Sketch Plan (8 full size and 7 – 11" x 17") for the Town and Planning Board's review along with the \$75.00 review fee and \$625.00 Escrow. We will forward a link for or email a digital copy for the Town's use. Please schedule us for the next Planning Board meeting so that we can have a discussion relative to moving forward with the project.

If you have any questions relative to this submission, do not hesitate to contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Robert A. McSorley, PE  
Senior Project Manager

RAM:js  
Att.

cc. Mike Soucy, Port Harbor Marine