

April 20, 2022
21397

Sandy Fredricks, Planning Board Clerk
Town of Raymond
401 Webbs Mills Road
Raymond, ME 04071

Major Subdivision Application – Planning Board Responses
Settlers Ridge Road Subdivision
Raymond Cape Road, Raymond, ME

Dear Sandy:

Based upon the review of the project by the Planning Board and subsequent comments, let this letter serve as our response. The Board wanted several of the peer review comments re-evaluated and additional responses provided. These comments have been addressed below with our initial response from April 6th, as well as a follow up response.

Peer Review Comments

2. A waiver has been requested from the Town of Raymond Land Use Ordinance Article 13.C.4.c requirement that the total open space in a development shall equal or exceed the sum of the areas by which the building lots are reduced. The open space area provided is 1.09 acres less than required and the reason provided is that there is a substantial area of wetlands and wetland buffers retained on individual lots. The final decision on this waiver rests with the Planning Board. Based on the reasoning for this waiver request, and if the Board grants this waiver, we recommend that a note be added to the subdivision plan stating that the wetland buffers and wetlands on the lots shall not be cleared.

(22-04-06) As noted.

(22-04-20) Based upon the Planning Board meeting comments, the open space area has been increased by adding area from the lots that abut the open space tract. This additional area is shown within an open space/conservation area easement and a note has been added to the subdivision plan that states that the easement and tract areas are for the benefit of the Homeowners' Association for passive recreation purposes. In addition, the open space area has been referenced in the Declarations of Covenants and Restrictions, Article IX, State and Town Land Use Restrictions. Since the easement area will increase the open space area to the required amount, the waiver has been deleted from the subdivision plan.

Lastly, a note has been added to the subdivision plan: "That there shall be no impacts to wetlands within the subdivision or within 25' of wetlands with the exception of walking trails or access for and installation of wells."

6. Show suggested locations of the buildings on the subdivision plan in accordance with subdivision ordinance section 5.2.B.3. We also recommend that driveway locations and driveway culvert sizes be shown on the plans.

(22-04-06) The suggested locations for buildings on the lots are indicated by the areas enclosed by the setback lines. A note is enclosed on the subdivision plan that the driveway locations will be shown on the plot plan submitted with each lot. A typical detail for the driveway culverts has been added to the plans that indicates that the culvert size will 15".

(22-04-20) Per the response at the Planning Board meeting, all lots frontages were examined for potential restrictions for driveway access. As a result, approximate driveway locations have been indicated for lots 1,2 & 7. In addition, the following note has been added to the subdivision plan: "Due to topographical restrictions, the driveways for lots 1, 2 & 7 shall be constructed in the approximate locations as indicated on the subdivision plan."

Mr. Haskell also asked for lot 9 to be examined. No restriction is shown for this lot as three different locations along the frontage appear suitable for a driveway.

15. Provide a draft Homeowners Association document stating requirements and responsibility for inspection and maintenance of the stormwater management system and roadway.

(22-04-06) Draft Homeowner Association documents are currently being prepared and will be submitted with the Final Subdivision Plan submission. These documents will address the requirements and responsibilities for the stormwater management facilities, open space areas, roadway as well as development restrictions.

(22-04-20) Draft Homeowner Association documents are enclosed. Declarations of Covenants and Restrictions, Article IX, State and Town Land Use Restrictions contain language relative to stormwater management system, open areas and fire lane restrictions and obligations.

19. The emergency spillway of UDSF-1 is adjacent to the OCS. Revise to provide a 20-foot separation to the OCS and construction on non-fill soil, if possible, as required by the Stormwater Law Chapter 500.

(22-04-06) The separation requirement is for the outlet and not the OCS ("...the spillway must be horizontally offset at least 20 feet from the principal outlet..."). The outlets are at least a minimum 20 feet from the spillways' discharges. The spillway needs to be on the downslope side of the under drained soil filter so it has to be in a filled location; the spillways have been designed to have rip-rap slope to meet the existing natural grade.

(22-04-20) The emergency spillway has been relocated to provide more than 20' of separation.

20. The emergency spillway of UDSF-1 conveys flow in the 25-year storm. Revise to ensure that the emergency spillway is not activated during the 25-year storm in compliance with Chapter 500.

(22-04-06) The MDEP criteria for emergency spillways are not that discharge is not allowed during a 25-year storm, but that "Emergency spillways should independently convey the runoff

from the 25- year, 24-hour storm while maintaining at least one foot of freeboard between the peak storage elevation and the top of the embankment crest; and should safely convey the 100-year storm without overtopping the embankment.” Therefore, the crest must be one foot above the plug flow 25-year storm and above 100-year storm. Calculation results for the 25-year plug flow routing and 100-year routing are enclosed.

(22-04-20) The design of the under-drain soil filter has been corrected to indicate no discharge from the emergency spillway during the 25-year storm.

28. Add street name and E911 street address for each lot as requested by the Fire Department.

(22-04-06) Street name and address request has been made to the Town for the project. The requested name, Settlers Ridge Road, has been added to the plans. Address numbers will be added to the subdivision plan as provided by the Town.

(22-04-20) Settlers Ridge Road has been approved by Fire Chief Tupper. At the request of the fire department, address numbers start at 101 and go up to 113. In addition, the plans have been revised to indicate that the street sign shall include the address range as part of the sign.

Additional Comments

1. Note relative to no clearing within the wetlands.

See response above.

2. Examine the difference in the Time of Concentration Line (T_c timeline path) for the contributing off-site area in the pre- and post-stormwater analysis.

The T_c path of the off-site contributing area has been adjusted so that it is the same in both the pre- and post-stormwater analyses. Adjustments were made to UDSF-2 to meet the required stormwater discharges at study point POA-4.

3. Vernal pool survey.

As mentioned at the Planning Board meeting, we are scheduled to review the site for vernal pools this week and in the coming weeks, as required to meet the vernal pool survey requirements.

Both this response letter and the prior response letter submitted to Gorrill Palmer and the Town of Raymond Fire Department are included with this resubmission. A link to the digital files will be sent to you by email. Included in this resubmission are the following items:

1. Seven (7) copies of the of the revised Subdivision Plans (11"x17").
2. Eight (8) copies of the of the revised Subdivision Plans (24"x36").
3. Fifteen (15) copies of the draft HOA documents.
4. One (1) copy of the revised stormwater report.
5. One (1) copy of analysis of the hammerhead turnarounds.
6. One (1) copy of the hydrogeological analysis.

Sandy Fredricks
21397

4

April 20, 2022

Thank you for your time and assistance relative to this application.

Sincerely,

SEBAGO TECHNICS, INC.



Robert A. McSorley, P.E.
Senior Project Manager

RAM:js

cc. William C. Haskell, P.E., Gorrill Palmer
Wayne C. Jones, Fire Inspector, Town of Raymond
Brandon Chase