

# DM ROMA

CONSULTING ENGINEERS

April 20, 2022

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

**Re: Pre-Application for Subdivision Amendment Review  
Lot 48D on Westview Drive  
Daigle Financial and Development, LLC - Applicant**

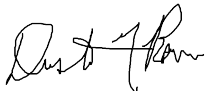
Dear Alex and Planning Board Members:

On behalf of Daigle Financial and Development, LLC we are pleased to submit the enclosed application for Pre-Application Sketch Plan review of a proposed amendment to the Westview Drive subdivision to build a 4-unit residential condominium on Lot 48D. The enclosed plan shows the proposed location and footprint of the 4-unit building along with associated decks and driveways. The 4 dwelling units will share a common well and leach field on the lot, and power will be extended to the building underground from Westview Drive. The wastewater disposal system design will include Advanced Treatment tanks that will provide denitrification of the wastewater prior to discharging to the leach field.

We look forward to discussing this application with the Planning Board at their next available meeting to gather initial feedback on the proposal, and we will submit a full complete application for a subsequent meeting agenda. Upon your review of the enclosed information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS



Dustin M. Roma, P.E.

President

**TRUSTEE'S DEED**

DLN: 1002240182530

**KNOW ALL BY THESE PRESENTS**, That We, **Albert Frick and Charlene M. Frick, Co-Trustees of the Frick Joint Trust under Agreement dated December 20, 2017**, with a mailing address of **1155 Acadia Road, Venice, FL 34293**, by the power conferred by law, and every other power, and for consideration paid, grant to **Daigle Financial and Development, LLC, a Maine Limited Liability Company** with a mailing address of **85 Nash Road, Windham, ME 04062**, with **QUITCLAIM COVENANTS**, all of the right, title, and interest vested in the trust in and to the real property in the Town of **Raymond**, County of **Cumberland** and State of **Maine**, described as follows:

**Lot - 48D as shown on the Town of Raymond Approved Survey entitled "Division of Property Westview Drive, Raymond Maine made for Frick Joint Trust" by Stephen J. Martin, PLS, dated July 18, 2018 and recorded in Plan Book 218, Page 399 with the Cumberland County Registry of Deeds to which reference may be had for a more particular description of the property herein conveyed.**

**This conveyance is made together with an easement over Westview Drive and the extension thereof for pedestrian and vehicular ingress and egress and the installation and maintenance of utilities.**

**This conveyance is made subject to any and all easements and appurtenances of record, insofar as the same may affect the subject premises.**

Meaning and intending to convey and conveying a portion of the real property described in a deed to **Albert Frick and Charlene M. Frick, Co-Trustees of the Frick Joint Trust under Agreement dated December 20, 2017** dated December 20, 2017 and recorded with the Cumberland County Registry of Deeds in Book 34582, Page 37

**Certification of Trust**

Pursuant to 18-B MRSA §1013, now comes, **Albert Frick and Charlene M. Frick, Co-Trustees of the Frick Joint Trust under Agreement dated December 20, 2017**, hereinafter the "Trust", and under oath, certify the following as true:

1. The Trust was executed and remains in full force and effect and has not been revoked, terminated, modified or amended in any manner that would cause the representations contained in this certification of trust to be incorrect;
2. We are the sole current Co-Trustees in charge of said Trust;
3. Under the terms of the Trust, we are vested with the full power and authority to transact all business related to Trust property;

- 4. In particular, we are authorized under the terms of the Trust to execute and deliver this Deed in the Town of Raymond, County of Cumberland and State of Maine and to direct disposition of sale proceeds, and to authorize an agent to act on our behalf during the closing if we so choose.

WITNESS my hand and seal this 11 day of February, 2022.

**Frick Joint Trust**

By: Albert Frick  
 Albert Frick, Co-Trustee

\_\_\_\_\_  
 Witness

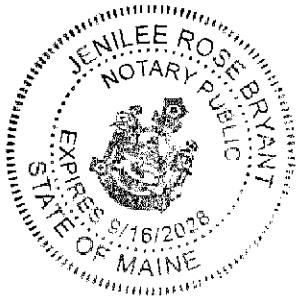
STATE OF Maine  
 COUNTY OF Cumberland, ss.

February 11, 2022

Personally appeared on the above date the above-named **Albert Frick, Co-Trustee** of the **Frick Joint Trust** in his stated capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

JR  
 Notary Public/Attorney at Law  
 Print name:  
 Exp: \_\_\_\_\_



Amy B. Porter-Coffaro  
Witness

**Frick Joint Trust**

By: [Signature]  
Charlene M. Frick, Co-Trustee

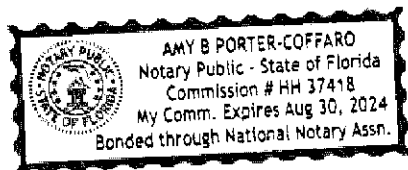
STATE OF FLORIDA  
COUNTY OF SARASOTA, ss.

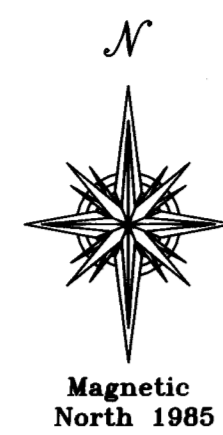
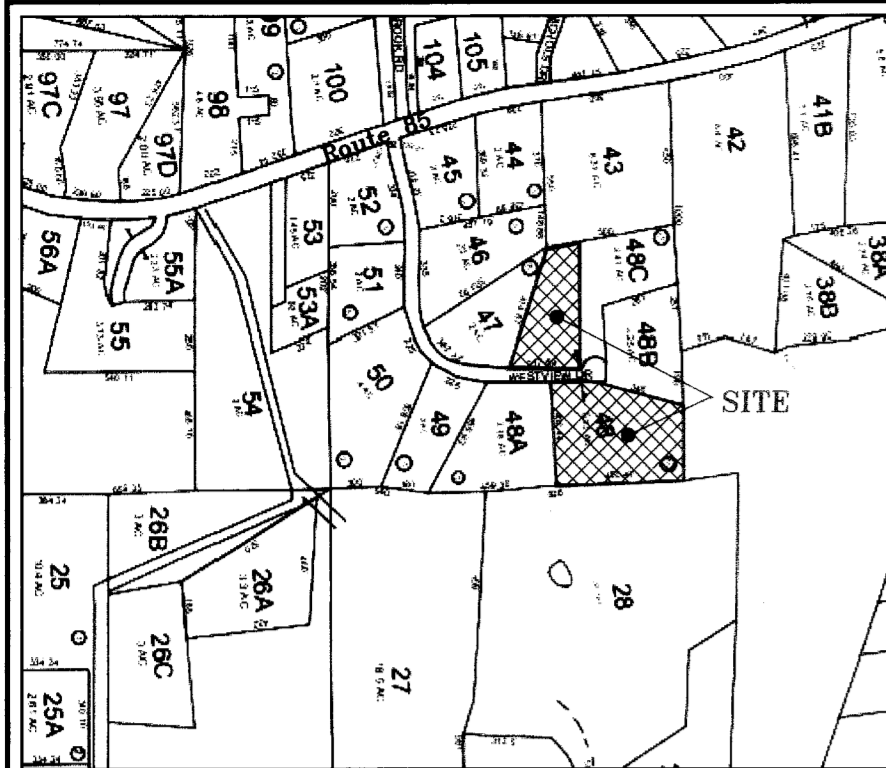
8 <sup>ABK</sup>  
February 11, 2022

Personally appeared on the above date the above-named **Charlene M. Frick, Co-Trustee** of the **Frick Joint Trust** in her stated capacity and acknowledged the foregoing instrument to be her free act and deed. *Identified via drivers license.*

Before me,

Amy B. Porter-Coffaro  
Notary Public/Attorney at Law  
Print name: Amy B. Porter-Coffaro  
Exp: August 30, 2024





Location Map (nts)

**Conditions of Approval**

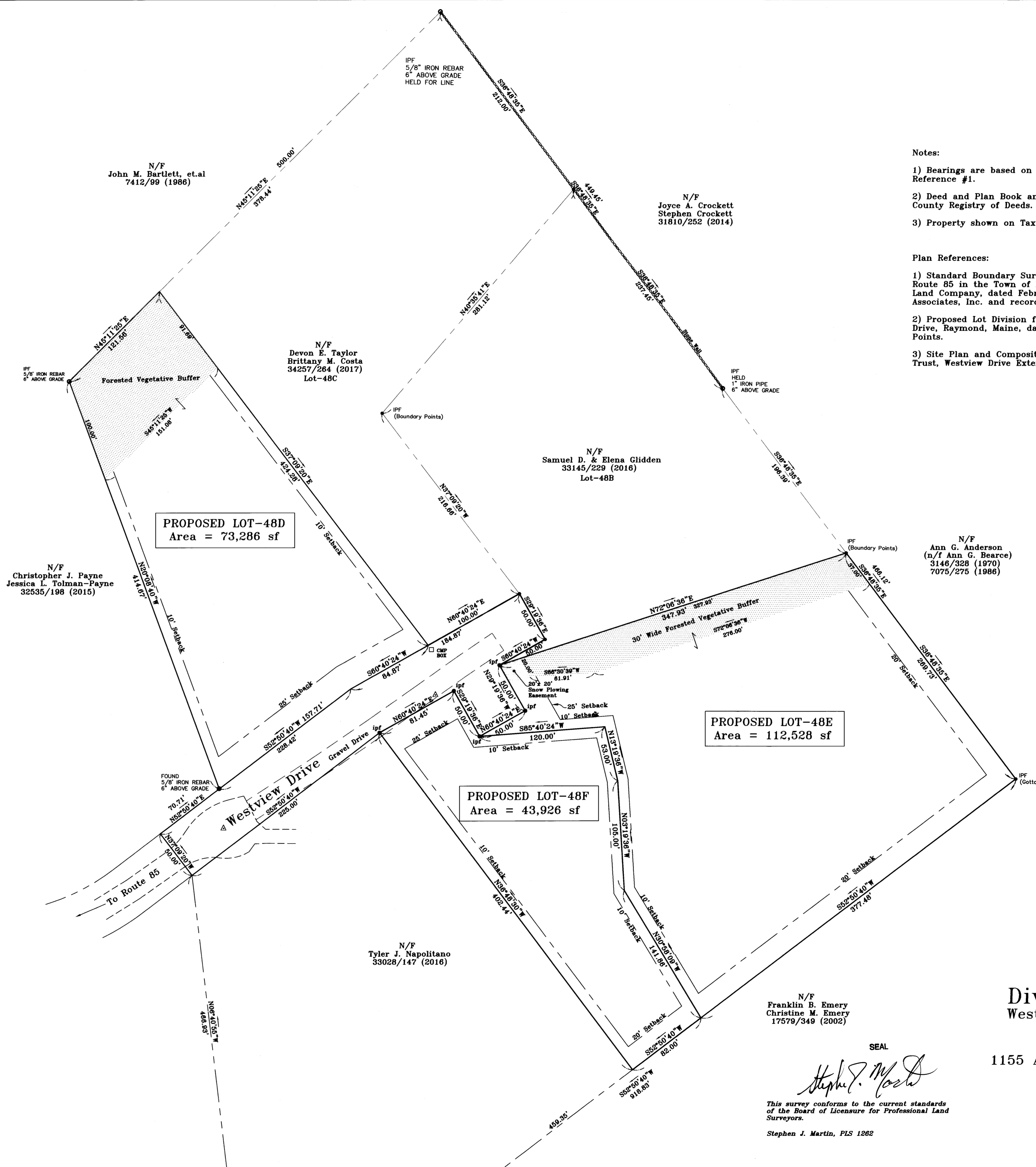
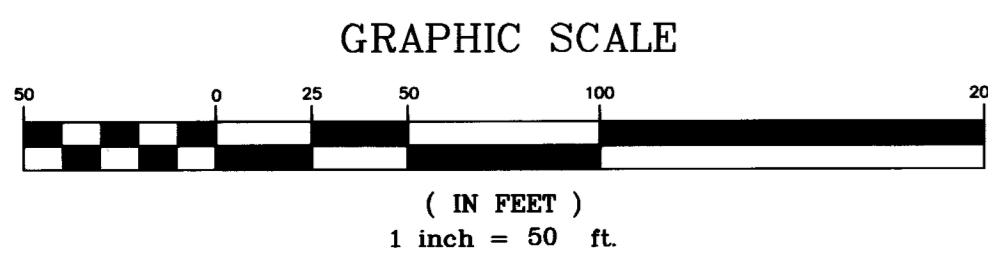
- Maine Department of Environmental Protection Wetland Impacts:** The maximum total wetland filling for the proposed development in the subdivision will be comprised of 2 wetland crossings of 517 and 545 sq. ft. apiece for a total of 1,062 sq. ft. This amount of wetland impact is exempted from a DEP NRPA Wetland Fill Permit since it is less than 4,300 sq.ft. and subsequently below the threshold requiring DEP Permitting.
- Erosion and Sediment Control Plan:** Prior to commencing construction on any lot in the proposed subdivision a customized site specific erosion and sediment control plan shall be submitted to the CEO that shall include proposed limits of clearing, limits of soil disturbance, location of any and all E&S measures.
- Solid Waste and Septage Removal:** On going Proposed Solid Waste Removal for homes within the proposed subdivision is to be curb pickup in accordance with current Town program. Construction waste and wood and brush debris from site clearing shall be the responsibility of the contractor, Property Owner and/or Private Service Provider. Septage Sludge removal at periodic maintenance pumping of private septic tanks (every 3 to 5 years, recommended) is the responsibility of the Private Homeowner and his/her private septage Pumping Contractor.
- Private Well Location Alteration:** Any proposed well location less than 100' from a well may be subjected to a ground water study at the discretion of the Code Enforcement Officer (CEO).
- Forested Buffers:** Forested Buffers shall remain in their natural state. They shall be subject to periodic review and evaluation by the CEO during normal business hours and proper notification. Any proposed cutting in the buffer shall be at the recommendation of a Professional Forester and require subsequent approval by the CEO.
- Fire Suppression:** All new residential dwellings in this subdivision shall install an NFPA 13 D sprinkler system as approved by State Fire Marshall's Office and Raymond Fire Rescue Department. Approved sprinkler permits from the State Fire Marshal & Raymond Fire Rescue are required when applying for a building permit.
- Road Improvement:** The road access shall be improved to any conditions required by the Design Engineer within 2 years from approval of the subdivision or before the sale of any new lot, whichever occurs first.
- Provisions and Filing of Plan:** The plan shall be recorded by the applicant in the Cumberland County Registry of Deeds within 60 days of the date upon which the plan is signed by the Planning Board, or the plan will become null and void, unless an extension is granted by the Planning Board. Any extension of the 60-day period must be requested of the Planning Board before the previous 60-day period expires. The applicant shall provide the Code Enforcement Officer a receipt from the Registry of Deeds within that time limit stating that the Plan has been filed and giving the Book and Page numbers.

**Legend**

- Iron Pipe Found (ipt)
- Iron Pin Set (5/8" capped rebar) (ips)
- N/F Now or Formerly of
- 20183/333 Deed Book & Page
- Edge of Pavement
- Monument Found
- - - - Fence Line
- △ Survey Control Point

Plan Approved By The Raymond Planning Board

Date:                       
                      
                      
                      
                    



**Notes:**

- Bearings are based on magnetic north 1985, see Plan Reference #1.
- Deed and Plan Book and Page are to the Cumberland County Registry of Deeds.
- Property shown on Tax Map 8, Lot-48.

**Plan References:**

- Standard Boundary Survey Westview Estates, situated on Route 85 in the Town of Raymond, prepared for Evergreen Land Company, dated February 21, 1986, by Courbron Gotto Associates, Inc. and recorded in Plan Book 154, Page 2.
- Proposed Lot Division for Albert Frick, Property on Westview Drive, Raymond, Maine, dated August 29, 2006, by Boundary Points.
- Site Plan and Composite Site Plan, prepared for Frick Joint Trust, Westview Drive Extension, by Albert Frick Associates, Inc.

State of Maine, Cumberland SS.  
 Registry of Deeds  
 Received SEPTEMBER 13 2018  
 at 1:26 p.m. P.M. and recorded in  
 Plan Book 218 Page 399  
 Attest:                       
 Register

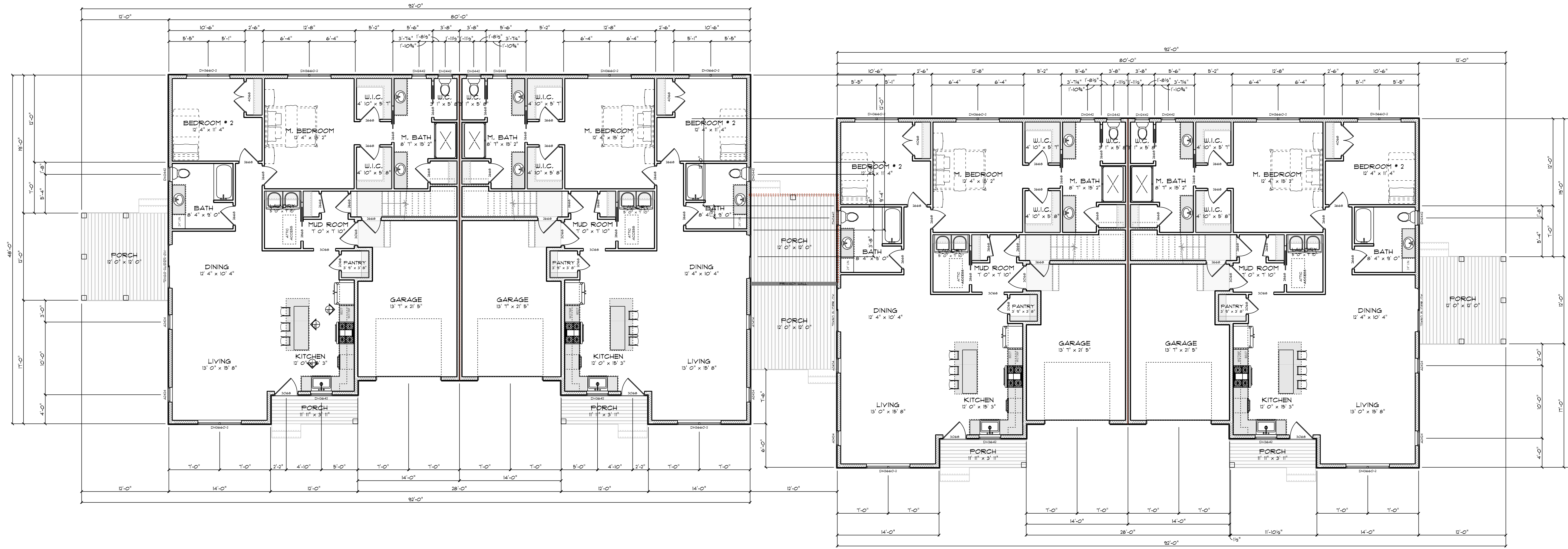
**Owner of Record**  
 Frick Joint Trust 34582/37

N/F  
 Franklin B. Emery  
 Christine M. Emery  
 17579/349 (2002)

SEAL  
  
 This survey conforms to the current standards of the Board of Licensure for Professional Land Surveyors.  
 Stephen J. Martin, PLS 1262

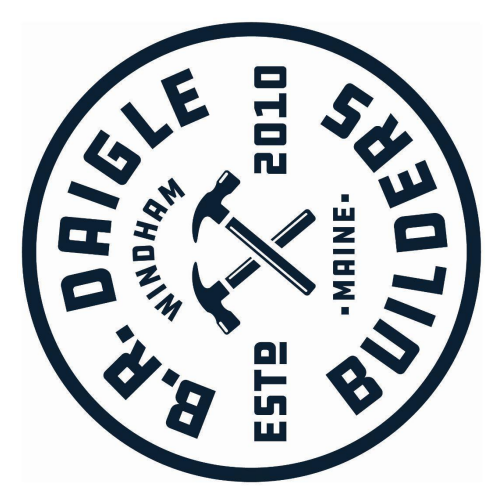
**Division of Property**  
 Westview Drive, Raymond, Maine  
 made for  
**Frick Joint Trust**  
 1155 Acadia Road, Venice Florida, 34293  
 July 18, 2018  
 by  
**Stephen J. Martin, PLS**  
 Professional Land Surveyor  
 Gorham, Maine 04038





DISCLAIMER: The contractor is responsible for the use of these drawings in accordance with applicable codes and/or regulations. Nobody shall work for or with Distinctive Design LLC as a licensed Architect or Engineer and in such cases shall be held liable for any design and are not intended as guidelines for construction. These plans are only meant to be used as a basis for design and are not intended as guidelines for construction. They are not to be used for any other purpose without the express written consent of Distinctive Design LLC. Any person using these drawings for any purpose other than that intended by Distinctive Design LLC shall be held liable for any and all consequences. Distinctive Design LLC is not responsible for any errors, omissions or omissions in the design or drawings. Drawings are valid for use only for the project and site shown. © Distinctive Design LLC 2010. All rights reserved.

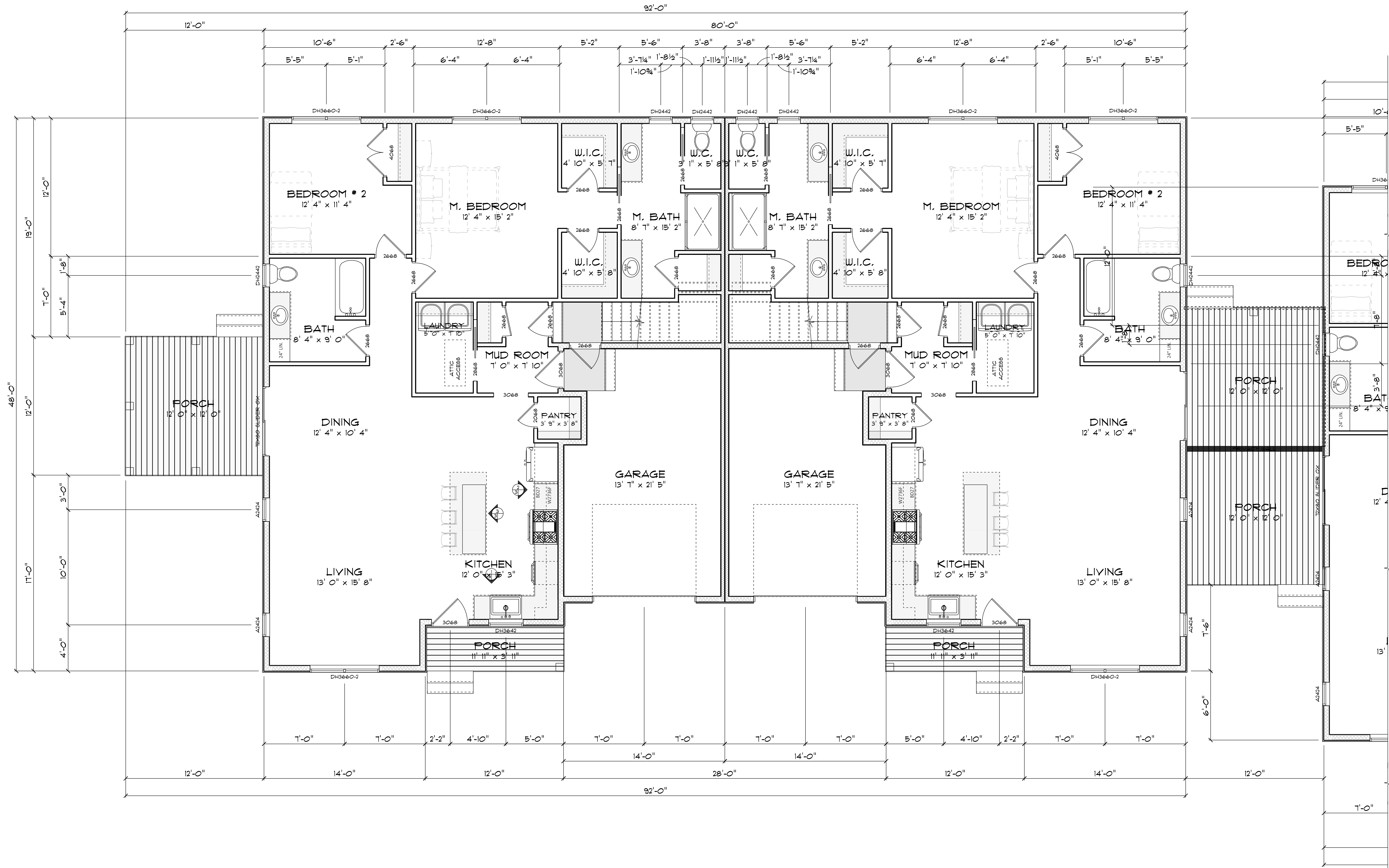
Duplex  
Raymond, ME



Prelim:	04/12/22
Rev 1:	
Rev 2:	
Rev 3:	
Rev 4:	
Rev 5:	
Final:	

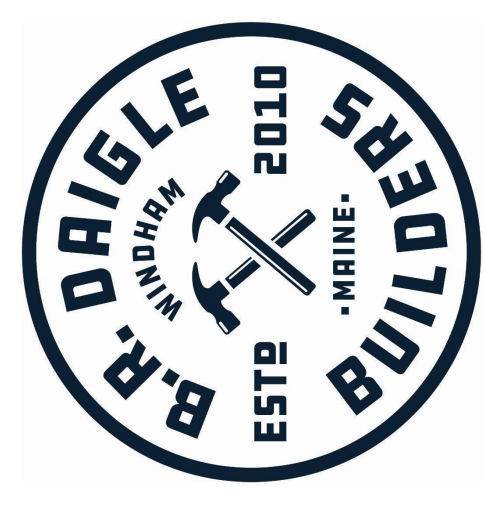
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THE CONTRACTOR IS RESPONSIBLE FOR THE ACCURACY OF THE DIMENSIONS AND FOR THE COMPLIANCE OF LOCAL CODES AND/OR REGULATIONS. NOBODY SHALL BE HELD RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THESE PLANS ARE ONLY MEANT TO BE USED AS A GUIDE FOR DESIGN AND ARE NOT MEANT TO BE USED FOR CONSTRUCTION. ANYTHING NOT SHOWN ON THESE PLANS IS TO BE OBTAINED BY THE CONTRACTOR. ANYTHING NOT SHOWN ON THESE PLANS IS TO BE OBTAINED BY THE CONTRACTOR. ANYTHING NOT SHOWN ON THESE PLANS IS TO BE OBTAINED BY THE CONTRACTOR.

Duplex  
Raymond, ME



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