



Civil Engineering | Surveying

May 8, 2023

James Seymour, Town Planner
Town of Raymond
401 Webbs Mills Rd
Raymond, ME 04071

Re: Second Amended Subdivision Revisions
Spiller Hill/Gay Brook Lots, Spiller Hill Road
Tax Map 15 Lot 123C
Peter & Donna Marcinuk

Dear Jim,

Please find attached fifteen (15) copies of the following information in support of revisions for the Second Amended Subdivision as described above:

1. HHE-200-Scott McLaren
2. Financial Capacity-Oxford Federal Credit Union
3. Emergency Vehicle Turning Templates:
 - a. Enter Viv's Way from North
 - b. Enter Viv's Way from South
 - c. Turnaround at hammerhead at End of Viv's Way
4. Revised Road Maintenance Agreement-Viv's Way
5. Maine Historic Preservation letter and Supporting documents
6. Amended Subdivision Plan –BH2M (Full & Reduced Size)

These revisions are based on comments received from the Town as well as the Planning Board meeting held on April 12, 2023. The following is our response to the comments sorted by the source of the comments and utilizing the same numbering system for clarity:

Comments from Planning Board at meeting on April 12, 2023:

- The applicant is requesting a waiver from the requirement to provide open space as was approved in 2013 as part of the original subdivision amendment. Plan note #26 has been added to sheet 1 of the plans to cover this item.
- The proposed home will be sprinkled to meet Town and State requirements. Plan note #27 has been added to sheet 1 of the plans to cover this item.
- Plan note #36 was added to sheet 1 of the plans to cover E-911 as requested.
- The stream along Spiller Hill Road has been survey located on the parcel and the plans have been revised accordingly. Please note no work is proposed within 100-feet of the

stream and the plans have been revised to show all appropriate setbacks (see sheet 1 for more information).

- Please find attached emergency truck turning templates (3) as requested by the Fire Inspector.
- Lidar topo has been added to sheet 1 of the plans as requested (see note #28 for additional information).
- Please find attached a revised roadway maintenance agreement as requested by the board.

Comments from Sebago Technics dated April 6, 2023:

Subdivision Review Criteria:

- A. This standard was previously met.
- B. The proposed well location has been added to sheet 1 of the plans as requested. The applicant is not aware of any abutting homes having any issues with their wells.
- C. The proposed well location has been added to sheet 1 of the plans as requested.
- D. Note #11 on sheet 2 of the plans has been revised as requested.
- E. The approximate proposed driveway location has been added to sheet 1 of the plans as requested.
- F. Please find attached an HHE-200 form completed by Scott Maclaren for the proposed lot. The attached plans have been revised accordingly. As recommended in the comments, private road trash pickup will be handled by the Town's curbside pickup and construction debris as well as sewage disposal removal services will be the lot owners responsibility.
- G. This standard was previously met.
- H. This standard was previously met.
- I. We have reached out to the Maine Historic preservation Commission. Please find attached the letter we submitted. Once we hear back we will forward this information to your office.
- J. These revisions address all outstanding comments to date. We look forward to working with the Planning Board at the next available meeting to move this project forward.
- K. Please find attached the applicant's financial capacity information as requested. As mentioned this project will require minimal site improvements.
- L. This standard does not apply.
- M. As mentioned above the HHE-200 design by Scott Maclaren is attached and the plans have been revised accordingly.
- N. This parcel does not fall within a 100-year flood plain. Plan note #29 has been added to sheet 1 of the plans to cover this comment.
- O. BH2M survey located the stream along Spiller Hill Road and the plans have been revised accordingly. All applicable setbacks to this stream have also been added to the plans and no work is proposed within 100-feet of this stream.
- P. See comment O above.
- Q. This standard was previously met.
- R. This parcel does not have shore frontage.
- S. This standard was previously met.
- T. This standard does not apply.

Previous Minor Subdivision Sketch Plan Pre-Application Discussion:

- As mentioned above the HHE-200 design by Scott Maclaren is attached and the plans have been revised accordingly.
- See fire inspector comments below.
- Please find attached a revised roadway maintenance agreement as requested. Plan note #38 has been added to sheet 1 of the plans to also cover this comment.
- Plan note #30 has been added to sheet 1 of the plans to cover this item.
- Plan note #31 has been added to sheet 1 of the plans to cover this item.
- As mentioned above the applicant is requesting a waiver from this requirement because of the existing buffer that is retained along Spiller Hill Road as well as because of the family nature of the new lot to be created.
- The applicant intends to keep a wooded buffer along Spiller Hill Road. As the board is aware there is a stream that runs along Spiller Hill Road and no impacts are proposed within 100-feet of this stream, thus preserving a natural buffer along Spiller Hill Road. The anticipated clearing limits for the proposed lot have been added to the plans (see sheet 1 for more information).
- The applicant would prefer to keep the lot as currently configured. Plan note #32 has been added to sheet 1 of the plans to cover the standards required for Viv's Way.
- It is our understanding this parcel falls within the Rural zone (see notes 7 & 10 on sheet 1).
- The detail on sheet 2 of the plans has been revised as requested.
- The approximate proposed house and driveway locations have been added to the plan (see sheet 1) and do not exceed this requirement. Plan note #22 on sheet 1 of the plans has been revised accordingly to match the proposed conditions.

Comments from Fire Inspector dated April 24, 2023:

1. Plan note #33 has been added to sheet 1 of the plans to cover this item.
2. Please find attached emergency truck turning templates (3) as requested. Plan note #34 has been added to sheet 1 of the plans to cover the Fire Lane issue.
3. Plan note #27 has been added to sheet 1 of the plans to cover this item.
4. Plan note #27 has been added to sheet 1 of the plans to cover this item.
5. Plan note #35 has been added to sheet 1 of the plans to cover this item.
6. Plan note #36 has been added to sheet 1 of the plans to cover this item.
7. Please find attached a revised roadway maintenance agreement as requested. The agreement includes language on the fire lane as requested (see item 3).
8. Plan note #37 has been added to sheet 1 of the plans to cover this item.

Please call me if you have any questions regarding these revisions or if any additional information is needed. We look forward to working with the Town on this project and being before the planning board at the next available meeting.

Sincerely,



Andrew S. Morrell, PE
Project Engineer

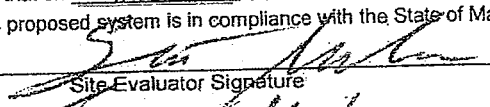
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
 Div of Environmental Health, 11 SHS
 (207) 287-5872 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Raymond	Town/City	Permit # _____
Street or Road	Viv's Way	Date Permit Issued	Fee: \$ _____ Double Fee Charged ()
Subdivision, Lot #			L.P.I. # _____
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	Marcinuk, Peter	Owner <input checked="" type="checkbox"/> Town <input type="checkbox"/> State <input type="checkbox"/>	
Mailing Address of Owner/Applicant	10 Viv's Way Raymond, ME 04071	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	207-615-7858	Municipal Tax Map # <u>15</u> Lot # <u>123C</u>	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. (1st) date approved _____	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (2nd) date approved _____	

PERMIT INFORMATION		
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS
<input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System a. <25% Expansion b. ≥25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & sink toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY
3.01 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	<input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
SHORELAND ZONING		
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
<input checked="" type="checkbox"/> 1. Concrete a. Regular b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1000</u> GAL	<input checked="" type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input type="checkbox"/> 3. Proprietary Device a. cluster array <input type="checkbox"/> c. Linear b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>900</u> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<input type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input checked="" type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input checked="" type="checkbox"/> d. Filter on Tank Outlet	<u>270</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	LATITUDE AND LONGITUDE
PROFILE CONDITION: <u>3/ C</u> at Observation Hole # <u>TP1</u> Depth <u>16"</u> of Most Limiting Soil Factor	<input type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium---Large 3.3 sq. ft. / gpd <input type="checkbox"/> 3. Large---4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large---5.0 sq. ft. / gpd	<input checked="" type="checkbox"/> 1. Not Required <input type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	3. Section 4G (meter readings) ATTACH WATER METER DATA at center of disposal area Lat. <u>43</u> d <u>58</u> m <u>53</u> s Lon. <u>-70</u> d <u>25</u> m <u>02</u> s if g.p.s, state margin of error: _____

SITE EVALUATOR STATEMENT	
I certify that on <u>4/18/23</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).	
Site Evaluator Signature 	SE # <u>#346</u> Date <u>4/19/23</u>
Site Evaluator Name Printed Scott McLaren	Telephone Number <u>207-329-7435</u> E-mail Address _____
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.	

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3185

Town, City, Plantation
Raymond

Street, Road, Subdivision
Viv's Way

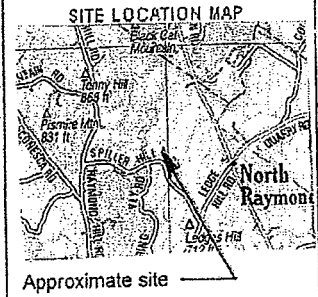
Owner or Applicant Name
Peter Marciniuk

SITE PLAN

Scale: 1" = 40' ft.

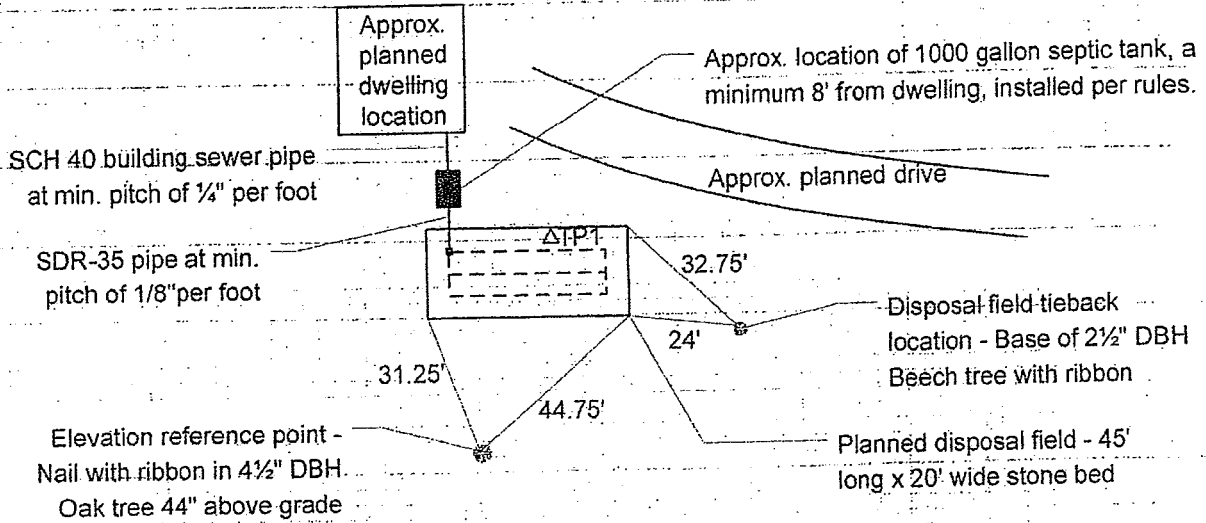


Approx. North



Approximate site

*Note - planned well shall be a minimum 100' from disposal field and 50' from septic tank



SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP1 Test Pit Boring

+/- 2" Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy loam	Friable	Dark brown	
6				
12			Dark yellow brown	
18				Free water
24	Loamy sand	Somewhat firm	Light olive brown	
30				
36				
42				
48				

Soil Profile: <u>3</u>	Classification: <u>C</u>	Slope: <u>5-10</u> Percent	Limiting Factor: <u>16"</u> Depth	<input checked="" type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
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Observation Hole # _____ Test Pit Boring

Depth of organic horizon above mineral soil _____

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				

Soil Profile: _____	Classification: _____	Slope: _____ Percent	Limiting Factor: _____ Depth	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
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[Signature]
Site Evaluator Signature

#346
SE #

4/19/23
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, Station 10
 (207) 287-5672 Fax: (207) 287-3165

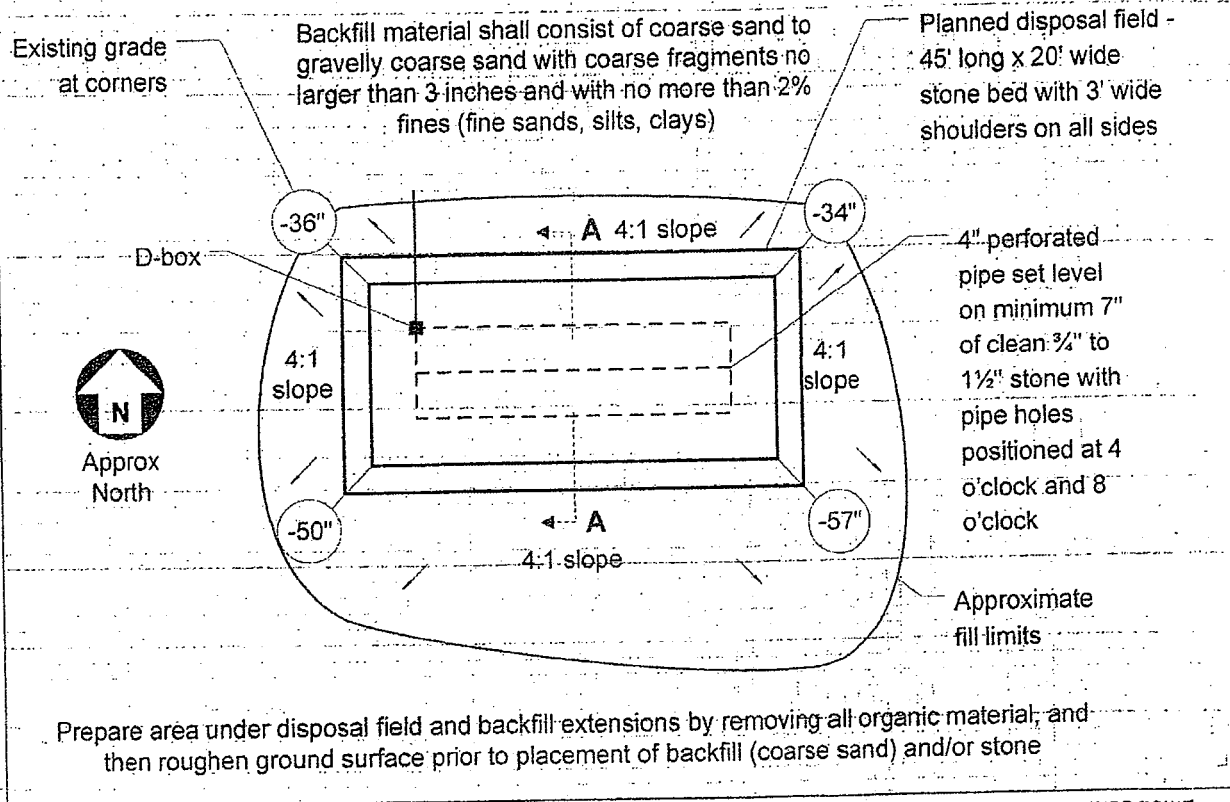
Town, City, Plantation
Raymond

Street, Road, Subdivision
Viv's Way

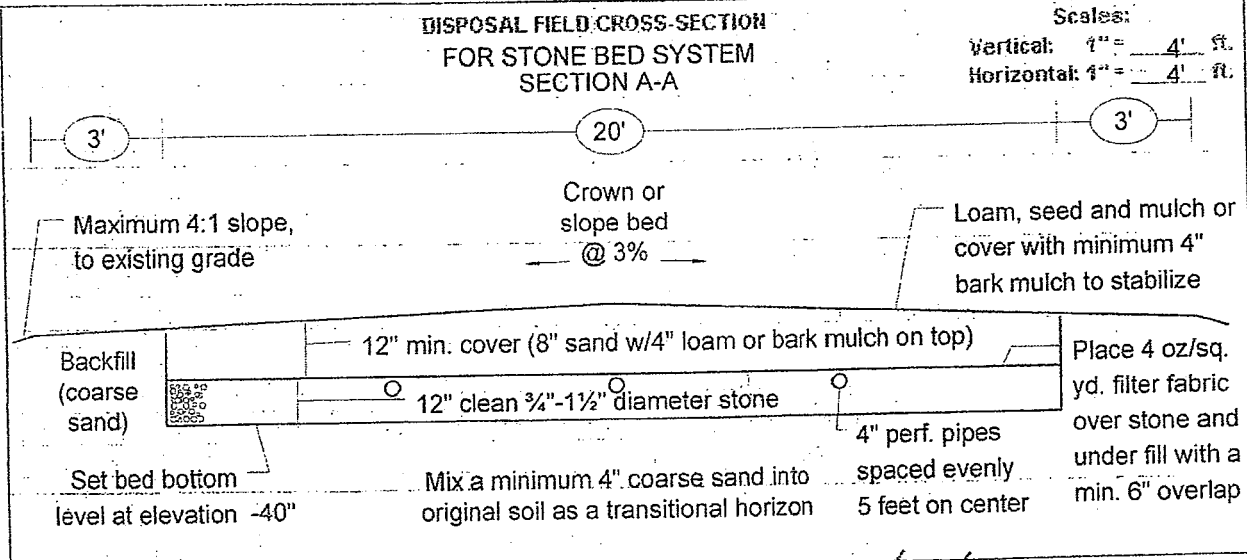
Owner or Applicant Name
Peter Marcinuk

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20' ft.



BACKFILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Backfill (upslope) 18-20"	Finished Grade Elevation -16"	Location & Description: Nail with ribbon in
Depth of Backfill (downslope) 34-41"	Top of Distribution Pipe or Proprietary Device -29"	4 1/2" DBH Oak tree 44" above grade
DEPTHS AT CROSS-SECTION (shown below)	Bottom of Disposal Field -40"	Reference Elevation is: 0.0" or 00"



[Signature]
 Site Evaluator Signature

#346
 SE #

4/19/23
 Date



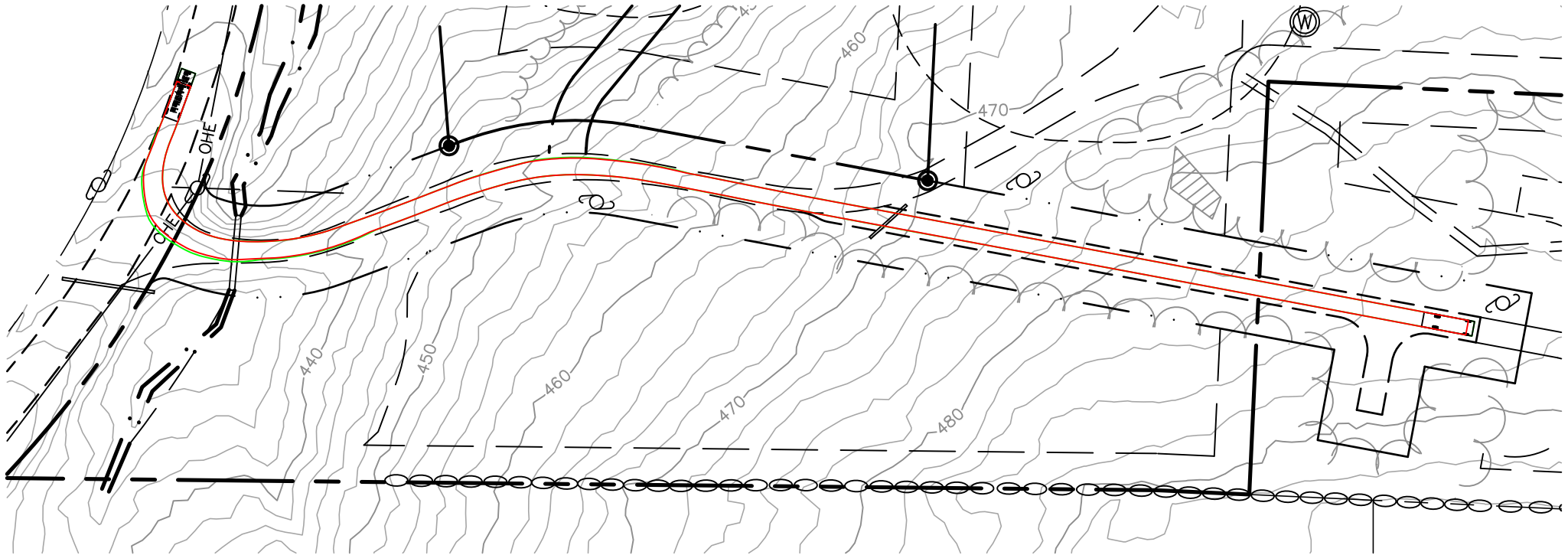
Accounts

MAIN SHARE x02S00	\$1,012.01 Available
MONEY MARKET x02S68	\$63,494.04 Available
SHARE DRAFT x02S71	\$28,488.80 Available

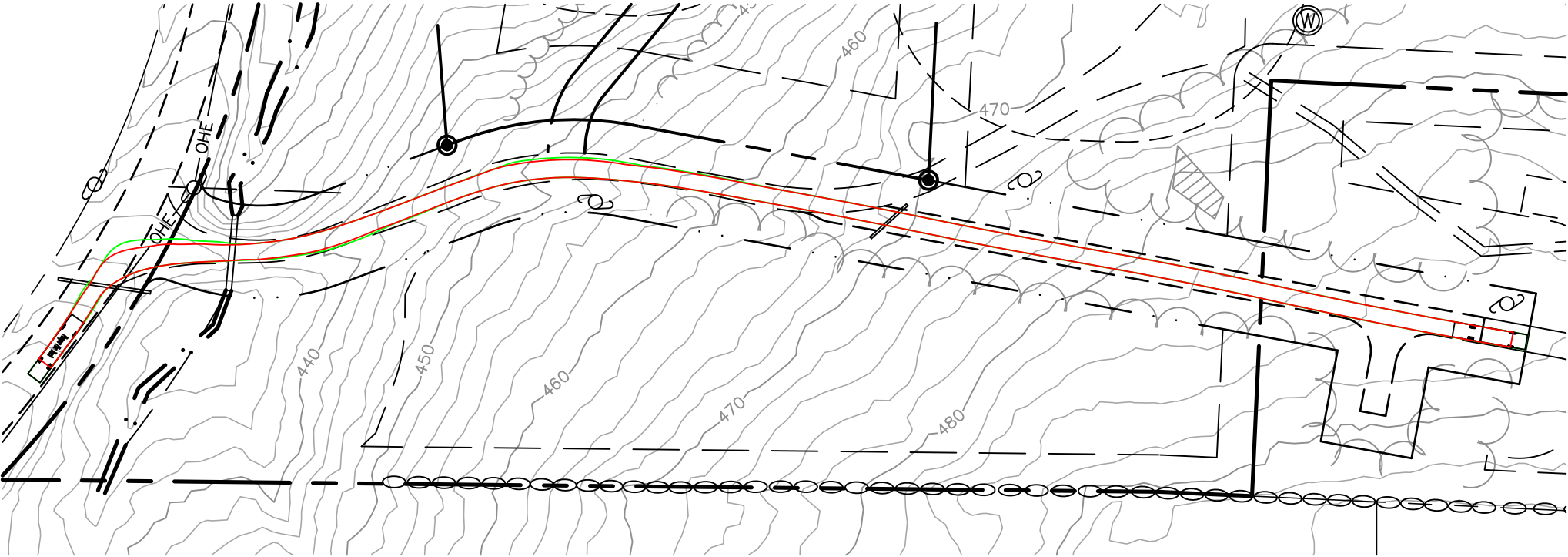
Totals

Ⓢ CASH
\$92,994.85
3 accounts

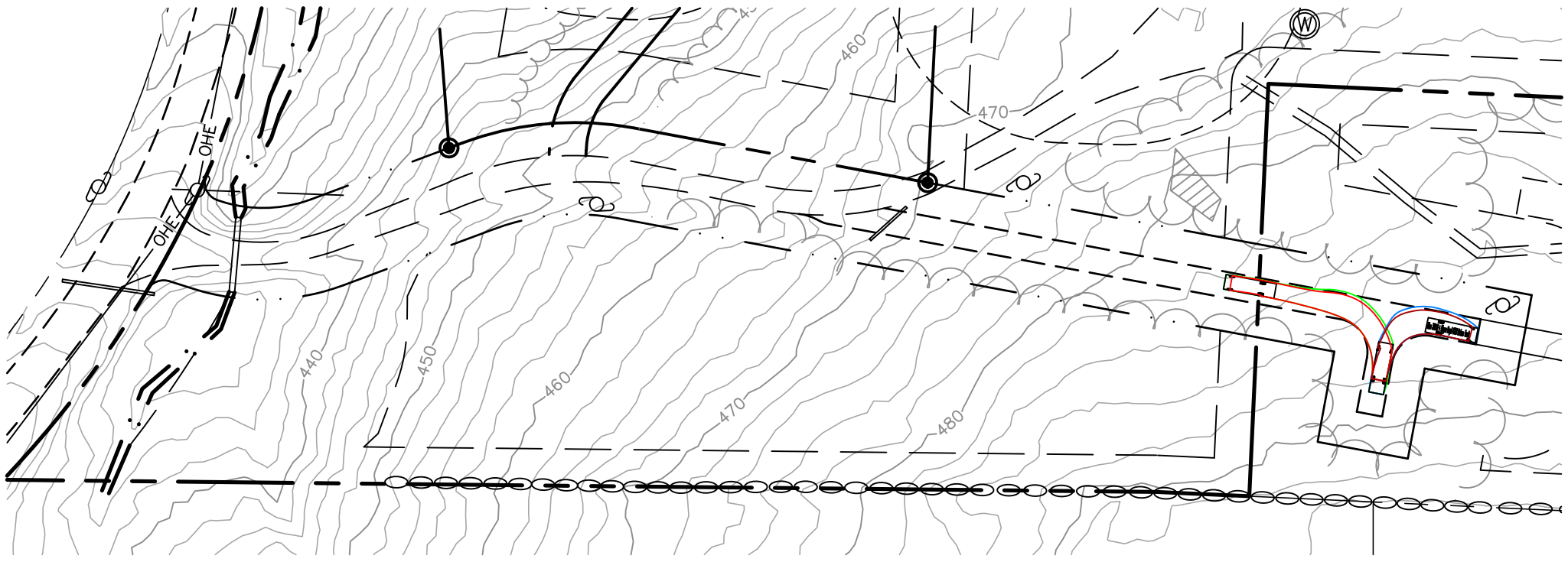
Scale 1" = 80'
40' Fire Truck



Scale 1" = 80'
40' Fire Truck



Scale 1" = 80'
40' Fire Truck



VIVS WAY ROAD MAINTENANCE AGREEMENT

Date _____

1. Vivs Way is a private roadway serving three (3) home sites in the town of Raymond.
2. Vivs Way is to have snow removed during and after each snow storm.
Vivs Way roadway will be maintained in good operating condition at all times, to insure the provision of safe access and passage by participating parcel owners and by all emergency vehicles.
3. The existing hammerhead turn around, located on Vivs Way, will be maintained in good condition and will not be used as parking for cars, trucks or trailers of any kind. This hammerhead turnaround is exclusively for the use of emergency vehicles.
4. The parcel owners will share equally in the cost of maintenance. A majority vote of parcel owners is required for any road improvements and related contracts in excess of \$1000.00(one thousand).
5. A road commission agent(a non paid position) shall be elected by a majority of the parcel owners and serve a 3 year term. The Road Commission agent shall be responsible for monitoring the condition of the road surface and initiating maintenance activities as needed to maintain road condition standards, set forth by the town of Raymond.
6. This agreement may be enforced by the Road Commission Agent, a majority of parcel owners or by the town of Raymond.
7. Any additional parcels gaining access by way of subdividing an existing parcel shall be bound by all the terms and conditions of this agreement. All future costs for road maintenance will be shared equally by the parcel owners.

ELECTED ROAD COMMISSION AGENT

Name and Address

Dates of the 3 year term.

PARTICIPATING PARCEL OWNERS:

1. _____
Name and Address

2. _____
Name and Address

3. _____
Name and Address



Civil Engineering | Surveying

May 5, 2023

Kirk Mohney
Maine Historic Preservation Commission
55 Capitol Street
65 State House Station
Augusta, ME 04333

Re: Amended Subdivision
Spiller Hill/Gay Brook
Raymond, Maine

Dear Kirk;

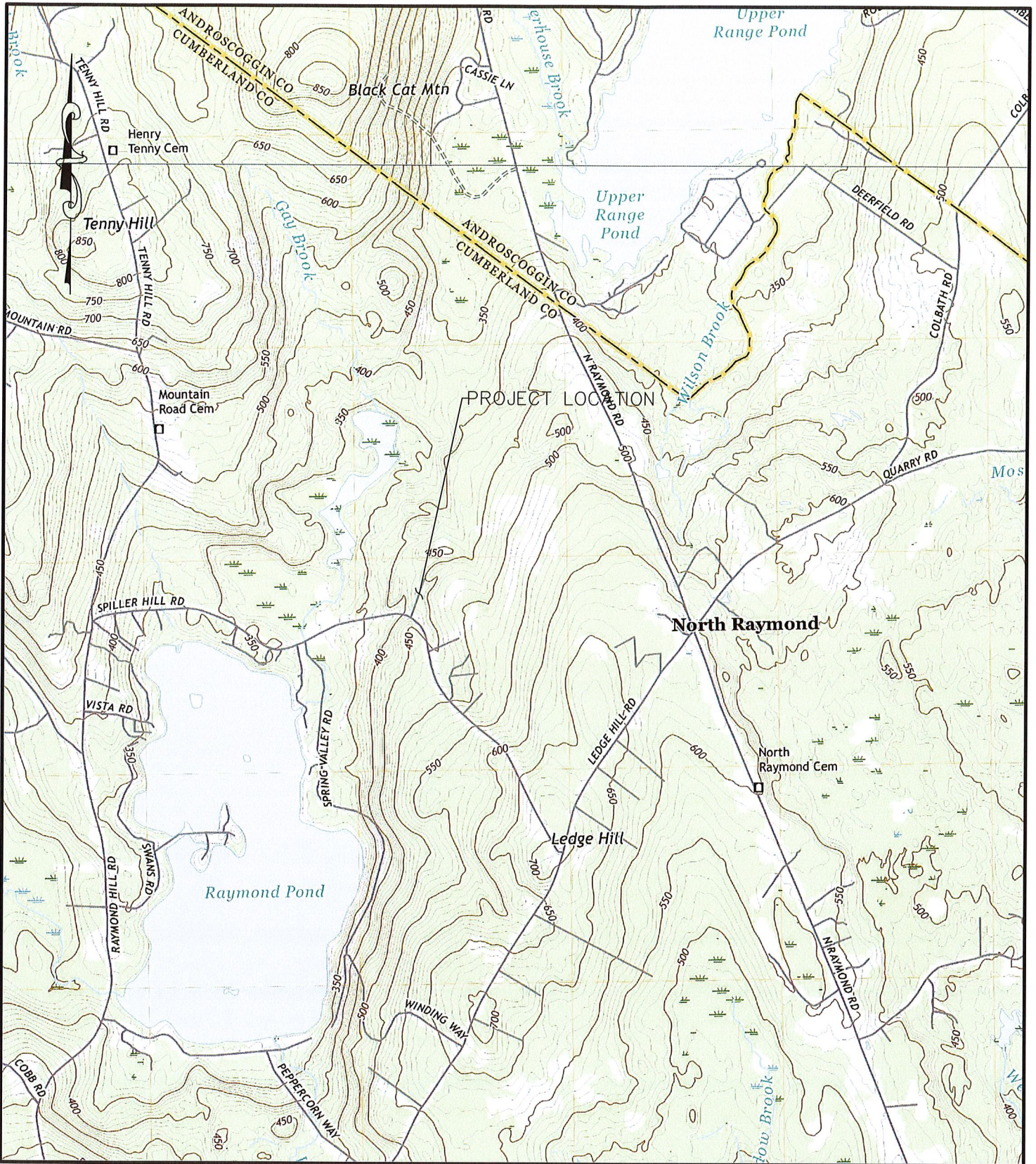
Please find attached a copy of the Site Plan for the above referenced project along with a USGS Map. This lot division requires Town of Raymond Planning Board approval. According to Town requirements, we request you review the site and determine if the project will affect any historical sites.

Please respond in writing or by email to amorrell@bh2m.com at your nearest convenience. Thank you for your help with this project.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Morrell", with a stylized flourish at the end.

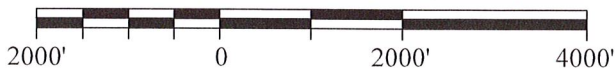
Andy Morrell, PE
Project Engineer



REFERENCES:

1. USGS QUADRANGLE RAYMOND, ME 2021
2. USGS QUADRANGLE MECHANIC FALLS, ME 2021

Scale: 1" = 2000'



BH2M

Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038

Tel. (207) 839-2771
Fax (207) 839-8250