

February 7, 2023

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

**RE: Minor Site Plan Application
26 Quarry Cove Campground**

Dear Ms. Fredricks:

On behalf of Mr. Michael Robillard I am pleased to submit this Minor Site Plan Application for a proposed campground to be located on his property at 26 Quarry Cove Road. The parcel is roughly 11.4 acres and is identified on the Town of Raymond Tax Map #2 as lot 22. The property is within the Shoreland Limited Residential/Recreation II (LRR2) Zoning District where campgrounds are an allowed use with a permit issued by the Planning Board.

The proposed development includes the creation of three new seasonal rental campsites. The campsites will be accessed by a new gravel driveway and connected to water, sewer and electric services. The overall scope of the development will include just under 16,000 square feet of additional impervious surface area and falls under the classification of Minor Site Plan Review per ordinance section 300-10.2.B(2)(d).

The campsite will be constructed in a way to blend naturally into the existing landscape, utilizing the topographic and natural features to the greatest extent possible. Clearing will be limited to the area of the road and what is necessary to provide parking for visitor's vehicles along with space for the tiny house style campers. The majority of the property will be preserved in its natural state and will provide a wide vegetative visual buffer to the neighboring properties.

Vehicular access will be provided from Quarry Cove Road from Mr. Robillard's existing driveway. From the end of this access a new 16 foot wide, 800-foot-long gravel driveway will be constructed to allow visitors access to the campsites. A cul-de-sac turnaround will be constructed to allow easy navigation in and out of the development. The 16-foot-wide driveway will also provide ample room for emergency vehicles. Each campsite will provide a gravel parking space a minimum of 20 feet deep and 10 feet wide.

Stormwater runoff from the new driveway will be discharged directly adjacent to the gravel surface into vegetative buffers downgradient. The majority of the new driveway will be located over 100 feet from the nearest property line. This undisturbed forested area will easily slow down, buffer and treat stormwater that is derived from the development before it reaches the property line. Due to the size of the property and relatively small scope of the proposed development, 3.2% lot coverage, it is my professional opinion that there will be no

detrimental downgradient effects from stormwater derived from this buildout.

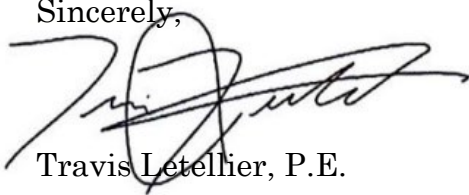
As mentioned above, each campsite will be connected to water, sewer and electric services. A new drilled well, as shown on the plan, will provide potable water to each campsite. Similarly, underground electric services will be run to provide power. Sanitary treatment will be provided by individual septic systems each with their own septic tank and drain field. Designs for each system are provided for review and will have ample design capacity for the proposed use.

No special lighting is proposed for the campsite. Each rental unit will have an exterior light above the access door for safety, but no additional lighting is anticipated. The goal is to keep light pollution to a minimum for both the neighboring residents and the campers themselves.

Based on the size of the property and minimum area requirement under section 350-6.5 of the Town Code, the property has the potential to incorporate over 20 campsites. A calculation has been provided on the Site Plan submitted with this application. In addition, there are no flood hazard areas on the property, nor streams or wetlands to avoid. The nearest wetland is over 200 feet from the property line.

If there are any outstanding questions regarding the project or submitted materials, please don't hesitate to reach out at any time. We look forward to working with you and the Planning Board on this project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Travis Letellier', written over a circular stamp or seal.

Travis Letellier, P.E.

The following documents and drawings are included within this submission:

Documents:

- Cover Letter/Project Narrative
- Signed/Dated Site Plan Application
- Right, Title, & Interest (Deed)
- Boundary Survey
- Wetlands Map
- Soils Report
- Septic Designs
- Erosion & Sedimentation Control Plan

Drawings:

- Civil Site Plan Set, dated 02/07/2022