



August 11, 2024
14265-02

Chris Hanson
Code Enforcement Officer
Town of Raymond
401 Webbs Mills Road
Raymond, ME 04071

Amendment to Major Site Plan Submission – Jordan Bay Marina
Port Harbor Marine
1326 Roosevelt Trail, Raymond

Dear Mr. Hanson:

On behalf of our client, Port Harbor Holdings I, LLC, we are submitting a revision to the previous approved Major Site Plan Application for the proposed expansion of the landside facilities for Jordan Bay Marina. Port Harbor Marine, Inc., the owners of the marina, are proposing a roof layout for the front of the proposed boat storage building that better suits the operational needs of the marina.

The proposed building floor plan will have the same footprint as the previously approved building and will not result in a change in drainage patterns. The use of the building will remain the same and will remain a two-tiered roof building. Unfortunately, the prior considered roof layout for the front of the building was structurally difficult to construct and would impact the anticipated boat storage area in the building. The peak elevations of the building will be the same as previously proposed. The building, as previously proposed, will have a two-tone earthen exterior with faux windows with accent canopies along the front of the building, faux barn doors and a stone band on the building's frontage along Roosevelt Trail.

To assist with the visualization of the building's proposed appearance, we are including site rendered drawings created from our 3-D modelling software. As previously discussed, the building size is well screened from Roosevelt Trail by the massing of proposed and existing trees, adjacent marina facilities and the grade of the site. As the peaks of the building of the building have not changed, the visibility from Sebago Lake is unchanged. Please see the attached floor plans and photo renderings for more information.

Exterior lighting will remain the same as previously proposed. Wall pack lighting will be provided on the proposed building and full cutoff lighting will be provided for security and access purposes as indicated on the previously approved Site Plan.

Included with this submission are the following:

1. (8) Application Packets w/ Associated Attachments
2. (2) Full Size sets of Architectural Plans
3. (2) Full Size sets of Renderings
4. (1) \$1,500.00 Check for Escrow & (1) \$100.00 Check for Application Fee
5. (1) Documents in Digital Form

We hope that the information provided is found to be complete and agreeable to the Town of Raymond. Please do not hesitate to contact us with any questions, comments, or requests for additional information.

Sincerely,

SEBAGO TECHNICS, Inc.

A handwritten signature in black ink, appearing to read 'R. McSorley', written over a light gray rectangular background.

Robert A. McSorley, PE
Senior Project Manager

RAM/JSH/js

cc: Mike Soucy, Port Harbor Marine

Town of Raymond Planning Board Application for Subdivision and Site Review

rev 1-25-17

INSTRUCTIONS

Please read these instructions carefully. If you are uncertain about a requirement please contact the Town Planner through the Town Offices at 655- 4742 x 134. Failure to submit a complete application as indicated below will delay your application. Deadlines: Complete applications must be submitted by the deadline to be considered for the next meeting. If you are unsure of whether or not an item is required, request a waiver. Ideally you have met with staff and are informed regarding the applicability of items.

Application packets:

For projects requiring Planning Board Review - 15 copies all documents & copies of plans shall be submitted as: 8- Full sized, & 7 reduced plans to fit on 11"x17" plan sheets.

For projects requiring Staff Review -5 copies of all documents, and plan copies shall be all full sized.

Regardless of review authority all multiple sheet plan sets must be bound. Plan sets of less than 10 pages must be folded accordion style so that the title block is visible on the front of the plan. Plan sets of more than 10 pages may be submitted rolled. Application fees and escrow checks are part of a complete application.

Applicant: The applicant must have documentation with owner(s) signature if the owner does not sign the application.

Owner: If the owner is a non-person, documentation from the Secretary of the Association or Corporation must be submitted certifying that the person signing has authority to act for the entity.

Correspondence: Correspondence will be mailed to one person other than the applicant. Please indicate whether or not the Agent or the Owner will be notified. Condominium Development: All condominium development is subject to both subdivision and site review unless it is a single-family development.

Project Review: All projects are required to go to pre-app conference at the Board level. The applicant may opt for a staff review by the Plan Review Committee prior to submittal to the Board. This is highly encouraged for complex development proposals and for applicants that do not hire a professional consultant to represent them or are unfamiliar with the Planning Board regulations and approval process.

Other Approvals: A complete copy of any other agency application reviews or approvals must be noted at the time the application is submitted. Town approvals are not granted until all other required agency(s) associated with aspects of the project, but not limited to State, Federal, or other Authority is approved and copies delivered with the Final Plan submittal or application. The Planning Board may issue a condition of approval if it has written evidence that the outside agency has completed the review of an application for the project and is processing the project for approval.

Fees: Application fees are non-refundable except in cases where applications are withdrawn within two business days of the deadline. Escrow fees are utilized for plan review including Planner's time in reviewing submissions, drafting materials for the Planning Board, and attending meetings related to the application. Any remaining amount after the review of the plan will be returned to the party which submitted the escrow. If the property is transferred to another party it is important to address the escrow account to assure it is returned to the appropriate party.

Town of Raymond Planning Board

Application for Subdivision and Site Review

rev 1-25-17

Property Information

Map 51 Lot 2
 Zoning District C/LLR1
 Street Address: 1326 Roosevelt Trail
 Deed Reference
 Book 37597 Page 223
 Parcel Size 5.90 AC

Office Use Only

Filing Fee\$ _____ Abutter notices \$ _____

Legal ad fee\$ _____ Fire Department\$ _____

Escrow \$ _____ Total fees \$ _____

*Fees will be calculated after application is
 submitted prior to being scheduled for hearing.*

**Applicant
Information**Name: Port Harbor Holdings I, LLCTelephone: 207-767-3254Address: 1 Spring Point Dr

Fax: _____

South Portland, ME 04101email: mikesoucy@portharbormarine.com

Note: Attach permission from owner if application not signed by owner.

Agent Information

_____ check here if correspondence should be directed to agent

Name: Sebago Technics, Robert McSorley, PE Telephone: 207-200-2074Address: 75 John Roberts Rd

Fax: _____

South Portland Me 04101email: rmcsorley@sebagotechnics.com**Owner Information:**Name: Same as applicant

Telephone: _____

Address: _____

Fax: _____

email: _____

Proposed Development (check all that apply)_____ Subdivision ☒ Site Plan

_____ Pre-Application Conference

_____ Preliminary Plan Review

_____ Final Plan Review

_____ Other: _____

Project Type:

_____ Single Family Subdivision

_____ Multi-family Development

☒ Commercial

_____ Industrial

_____ Other: _____

_____ Number of Lots
_____ Number of Units

N/A

S:\COMMITTEES\Planning Board\PB & ZBA Forms SF\PB FORMS\Application for Subdivision & Site Review.docxx