



October 9, 2024

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

Re: Proposed 11 Lot Cluster Subdivision  
Sketch Plan Application  
Brandon Chase - Raymond Cape Road

Dear Sandy,

On behalf of the applicant, Brandon Chase, we are submitting a sketch plan for an 11-lot cluster subdivision on a parcel of land owned by the applicant (Tax Map 4 Lot 29). The applicant is proposing eleven lots along a private way to be constructed off of Raymond Cape Road. (See attached sketch plan for more information).

Enclosed please find twelve (12) complete copies of the sketch plan (24x36) along with the following information:

1. Sketch Plan Application & Fee (\$75)
2. Maps (USGS, Soils, Tax)
3. Property Deed (Book 38175, Page 131)
4. Wetland Delineation Letter – Mark Hampton Associates
5. Vernal Pool Assessment Letter – Mark Hampton Associates
6. Sketch Plan – BH2M (Full Size)

Our office, planning staff, and code enforcement staff met on September 11, 2024 to review the project and discuss permitting. This was a productive meeting, and all the items discussed have been incorporated into the attached sketch plan.

Since less than 20,000 s.f. of impervious area is proposed as part of this project and no wetland impacts are anticipated, this project does not appear to require any Maine DEP and ACOE permitting.

The applicant sold the outsale lot in the northern portion of the site. It is our understanding that this lot will be part of the subdivision but will not be included within the density calculations as shown on note #12 of the attached sketch plan.

The applicant is aware that the homes will be required to be sprinkled to meet Town Requirements.

Lots to be served by subsurface wastewater disposal systems, drilled wells, and underground utilities.

As the board is aware the applicant has worked with the Town in the past on a subdivision on this parcel, but approvals for that project were never granted. The applicant looks forward to working with the board on this new project.

We look forward to presenting this project at the next available planning board meeting. We understand by submitting today we could be eligible for the planning board meeting on November 4<sup>th</sup>, 2024. We look forward to introducing this project to the board and getting direction from the board prior to moving forward with the design of the project.

Sincerely,



Andrew Morrell, PE  
Project Engineer

# Town of Raymond Planning Board

## Application for Subdivision and Site Review

rev 1-25-17

## 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.*

**Property Information**Map 4 Lot 29Zoning District LR IIStreet Address: Raymond Cape Rd

Deed Reference

Book 38175 Page 131Parcel Size 37.3 Acres**Applicant Information**Name: Brandon ChaseTelephone: N/AAddress: P.O. Box 37 Raymond, MaineFax: N/Aemail: bchase02@yahoo.com

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

**Agent Information**

\_\_\_\_\_ check here if correspondence should be directed to agent

Name: Andy MorrellTelephone: (207)-839-2771Address: 380B Main Street, Gorham, ME, 04038Fax: N/Aemail: amorrell@bh2m.com**Owner Information:**Name: Same as Applicant

Telephone: \_\_\_\_\_

Address: \_\_\_\_\_

Fax: \_\_\_\_\_

email: \_\_\_\_\_

**Proposed Development (check all that apply)**

\_\_\_\_\_ Subdivision \_\_\_\_\_ Site Plan

\_\_\_\_\_ X Pre-Application Conference

\_\_\_\_\_ Preliminary Plan Review

\_\_\_\_\_ Final Plan Review

\_\_\_\_\_ Other: \_\_\_\_\_

**Project Type:**\_\_\_\_\_ X Single Family Subdivision

\_\_\_\_\_ Multi-family Development

\_\_\_\_\_ Commercial

\_\_\_\_\_ Industrial

\_\_\_\_\_ Other: \_\_\_\_\_

**Town of Raymond Planning Board**  
**Application for Subdivision and Site Review**  
rev 1-25-17

**Proposed Development Name:** \_\_\_\_\_ TBD

\_\_\_\_\_ 11 Number of Lots

\_\_\_\_\_ 11 Number of Units

\_\_\_\_\_ TBD Total Square Footage of Comm./Ind. Bldgs.

**Proposed Road Name(s):**

\_\_\_\_\_ TBD

**Other Approvals Required:**

\_\_\_\_\_ Zoning Board of Appeals: \_\_\_\_\_ Variance \_\_\_\_\_ Special Exception

\_\_\_\_\_ ME Dept. of Environmental Protection

**The undersigned, being the applicant, owner or legal representative of the property, hereby certifies that all information contained in this application is true and correct to the best of his/her knowledge and submits such information for review by the Town for conformance with all applicable regulations, ordinances, and codes of the town, state and federal government.**

**The undersigned, by their signature below authorizes any member of or authorized agent of the Town of Raymond or other review agency to enter the property for the purposes of review of this application.**

\_\_\_\_\_  
Print Name of Property Owner

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Andy Morrell

\_\_\_\_\_  
Print Name of Owner's Agent

\_\_\_\_\_  


\_\_\_\_\_  
Signature of Owner's Agent

\_\_\_\_\_  
10/9/2024

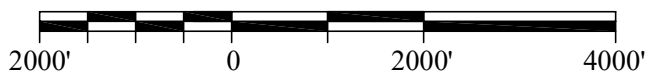
\_\_\_\_\_  
Date



#### REFERENCES:

1. USGS QUADRANGLE NAPLES, ME 2024

Scale: 1" = 2000'



# BH2M

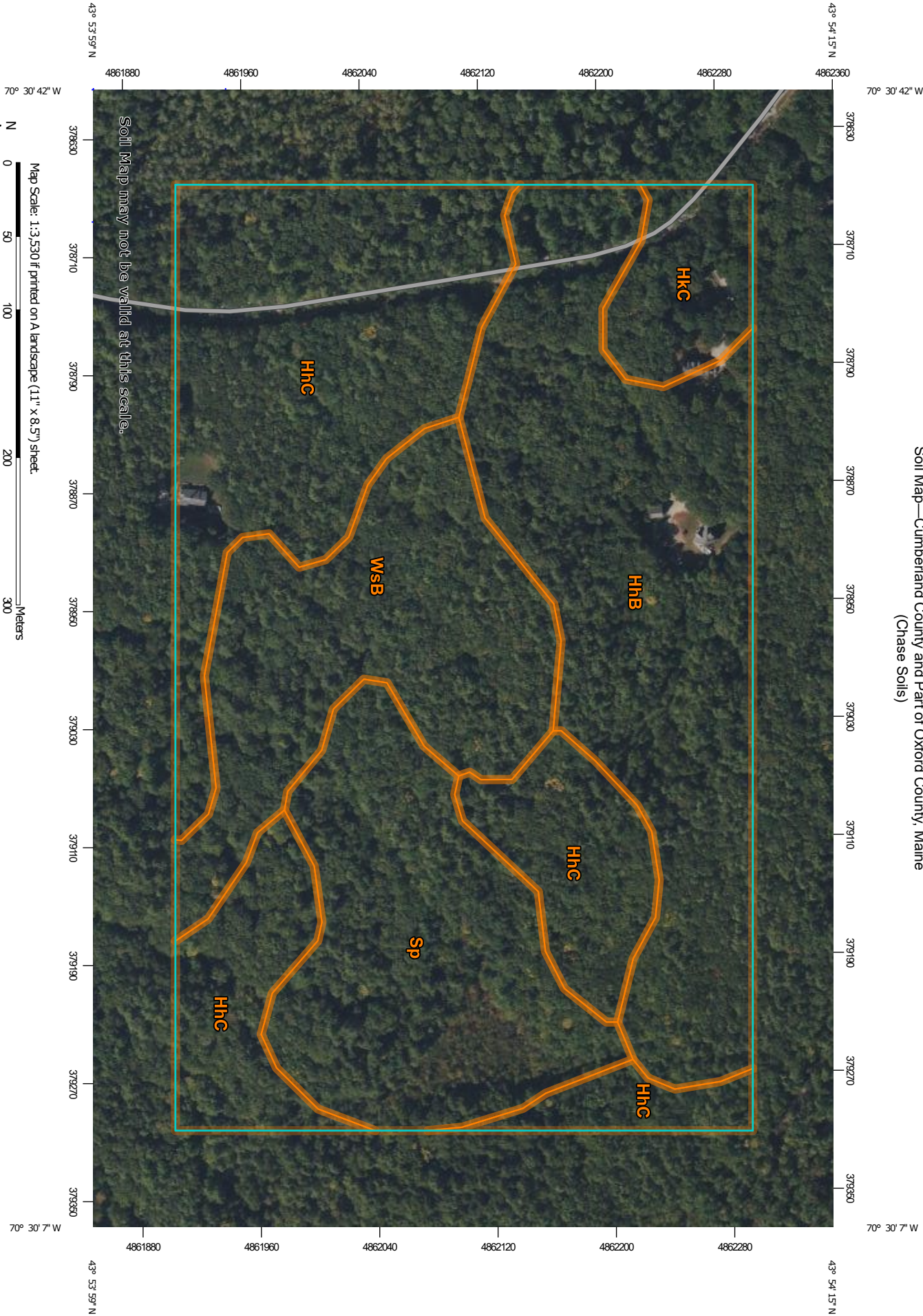
**Berry, Huff, McDonald, Milligan Inc.**  
Engineers, Surveyors

380B Main Street  
Gorham, Maine 04038


















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



Soil Map—Cumberland County and Part of Oxford County, Maine  
(Chase Soils)



MAP LEGEND

	Area of Interest (AOI)		Spoil Area
	Area of Interest (AOI)		Stony Spot
	Soils		Very Stony Spot
	Soil Map Unit Polygons		Wet Spot
	Soil Map Unit Lines		Other
	Soil Map Unit Points		Special Line Features
	Special Point Features		Water Features
	Blowout		Streams and Canals
	Borrow Pit		Transportation
	Clay Spot		Rails
	Closed Depression		Interstate Highways
	Gravel Pit		US Routes
	Gravelly Spot		Major Roads
	Landfill		Local Roads
	Lava Flow		Background
	Marsh or swamp		Aerial Photography
	Mine or Quarry		
	Miscellaneous Water		
	Perennial Water		
	Rock Outcrop		
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
Survey Area Data: Version 21, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HhB	Hermon sandy loam, 0 to 8 percent slopes, very stony	17.3	27.9%
HhC	Hermon sandy loam, 8 to 15 percent slopes, very stony	21.2	34.1%
HkC	Hermon sandy loam, 8 to 20 percent slopes, extremely stony	2.7	4.4%
Sp	Sebago mucky peat	10.6	17.1%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	10.3	16.5%
<b>Totals for Area of Interest</b>		<b>62.1</b>	<b>100.0%</b>



THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF RAYMOND AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYOR'S PLANS, METRIC MAPS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY

INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF RAYMOND AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

# TOWN OF RAYMOND Cumberland County, Maine 2022 Property Map

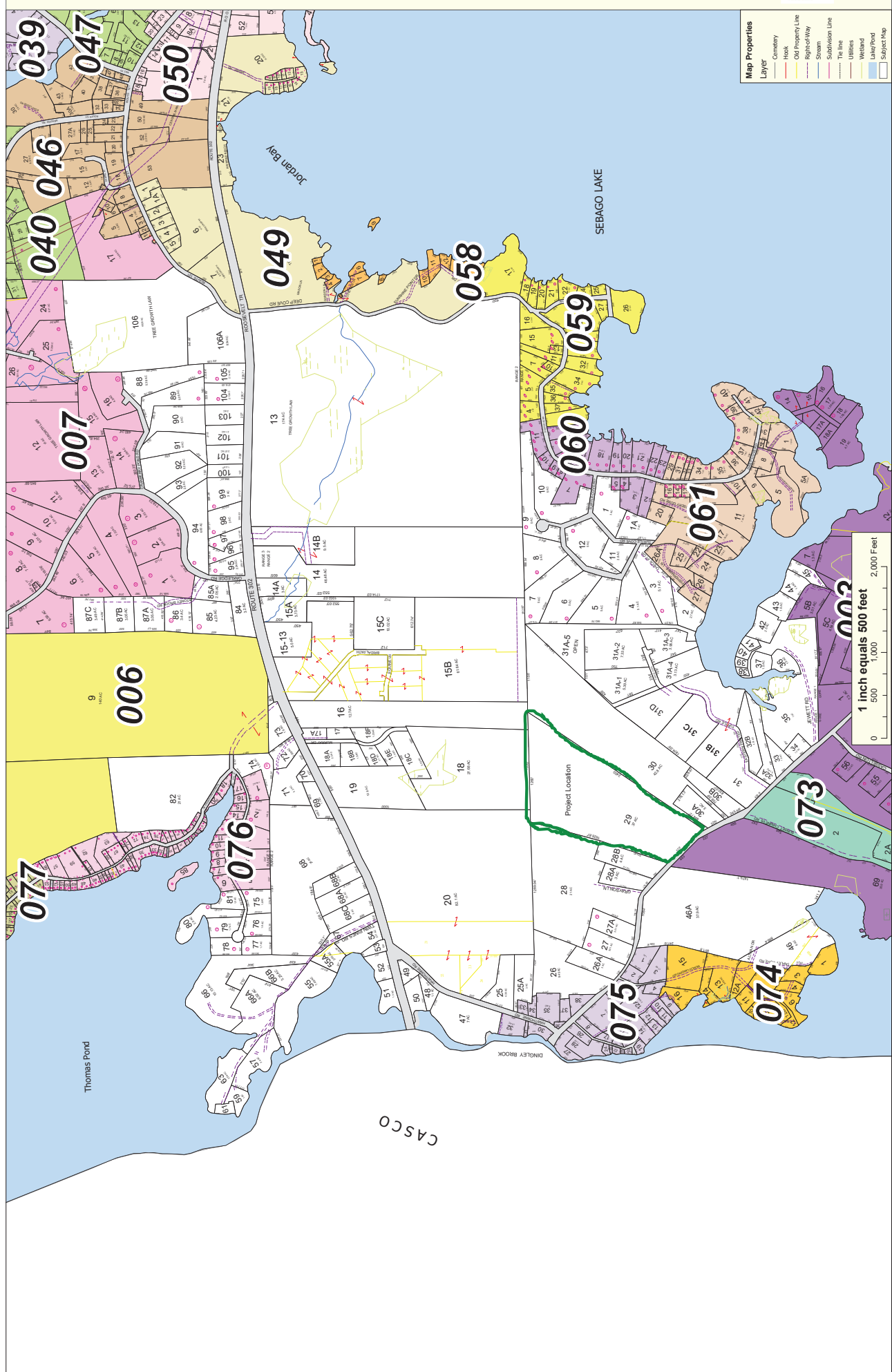


Sources:  
Raymond Assessors' Database  
Maine Office of GIS  
  
Prepared by:  
Sebago Technics, Inc.  
  
Effective Date: April 1, 2022



Map 04

Map Properties	
Layer	
Corralley	
Hook	
Old Property Line	
Right-of-Way	
Stream	
Subdivision Line	
Tie line	
Utilities	
Wetland	
Lake/Pond	
Subject Map	



DLN: 1002140143316

**WARRANTY DEED**(Maine Statutory Short Form - 33 M.R.S.A. §§ 761 *et seq.* )

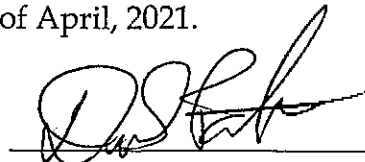
MAINE REAL ESTATE TAX-Paid

KNOW ALL PERSONS BY THESE PRESENTS, that I, Diane G. Potvin of the Town of Cumberland, County of Cumberland and State of Maine, for valuable consideration received, hereby **GRANT** to **Brandon Chase**, of the Town of Naples, County of Cumberland and State of Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings or improvements thereupon, situated in the Town of Raymond, County of Cumberland and State of Maine, and being more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein.

Witness my hand and seal this 21st day of April, 2021.


  
Witness

  
Diane G. Potvin

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

Then personally appeared this 21st day of April, 2021, the above named Diane G. Potvin and acknowledged the foregoing instrument to be her free act and deed.

Before me,

  
Notary Public/ Attorney at Law  
Printed Name: \_\_\_\_\_  
My Comm. Exp: \_\_\_\_\_

**Katherine G. Young**  
**Notary Public**  
**State of Maine**  
**My Commission Expires 5/22/2024**

**EXHIBIT A**

(Lot 29 Cape Road-Raymond, Maine)

A certain lot or parcel of land situated in the Town of Raymond, Cumberland County, Maine, on the easterly side of Raymond Cape Road, so-called, bounded and described as follows:

Beginning at a 5/8 inch rebar set flush in the northeasterly sideline of said Raymond Cape Road, 6.61 feet northerly from an existing 1/2 inch iron pipe 20 inches high, said rebar being set at the southwesterly corner of land now or formerly of Wayne G. Whitney, et ux, and the northwesterly corner of the land herein conveyed, as shown on standard boundary survey entitled "Designed Homes, Inc. Property", revised date 1/25/94, made for Chiyung Tse by Sebago Technics, 12 Westbrook Common, Westbrook ME 04098-13395;

thence North 54° 54' 57" East, along land of said Whitney and a line blazed in 1959 as shown on survey plan entitled "Land of Peter A. Anderson and Lawrence H. Stubbs in Raymond, Maine", as recorded in Cumberland County Registry of Deeds (CCRD) in Plan Book 52, Page 14, a distance of 1,629.87 feet to a point South 54° 54' 57" West 1.54 feet from a 1.5 inch iron pipe found leaning in a stone pile, said point being on the southeasterly sideline of land formerly of Roger D. Hewson as described in deed recorded in CCRD Book 4239, Page 8, North 54° 11' 58" West, a distance of 221.88 feet from another 1.5 inch pipe set in a stone pile at the southerly corner of land of said Hewson;

thence South 54° 11' 58" East a distance of 221.88 feet to said 1.5 inch pipe set in a stone pile at the southerly corner of land of said Hewson;

thence South 53° 40' 50" East along land now or formerly of Richard N. Martin, et al., as described in deed recorded in CCRD Book 3597 Page 308, a distance of 1,025.30 feet to a 2 1/4 inch monument 5" high set in 1989 by Hardes & McAllister;

thence South 71° 25' 45" West along land now or formerly of Bruce J. Saunders, et al, as described in deed recorded in CCRD Book 3050, Page 822, a distance of 2,397.16 feet to a 2 1/4 inch monument 5" high set in 1989 by Hardes & McAllister and the assumed sideline of said Raymond Cape Road;

thence North 00° 39' 40" East by said assumed sideline of Raymond Cape Road, a distance of 130.53 feet to a point;

thence North 09° 02' 50" West by said assumed sideline of Raymond Cape Road, a distance of 438.62 feet to the point of beginning.

The legal description used herein was prepared pursuant to a standard boundary survey entitled "Designed Homes, Inc. Property", revised 1/25/94, prepared for Chiyung Tse A/K/A Jonathan Tse C. Y. by Sebago Technics, 12 Westbrook Common, Westbrook ME 04098-1339, recorded in said Registry in Plan Book 194, Page 57.

Reference may be made to a Warranty Deed from Chiyung Tse a/k/a Jonathan Tse to Diane G. Potvin dated August 13, 2014 and recorded in Book 31733, Page 231 in the Cumberland County Registry of Deeds.

\* \* \* \* \*

Reviewed and Approved:\_\_\_\_\_



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

May 14, 2024

Mr. Brandon Chase  
ELN Homes LLC  
PO Box 37  
Raymond, ME 04071

Re: Wetland delineation, 34+ acres on Raymond Cape Road in Raymond, ME

Dear Brandon,

We have completed a wetland delineation on the 34+ acre parcel that you own on Raymond Cape Road in Raymond, ME. The wetland delineation was completed in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Northcentral and Northeast Regions dated January 2012. These manuals require the presence of three parameters for a wetland to be present, wetland hydrology, hydrophytic vegetation, and hydric soils.

The wetlands I found were flagged with yellow flagging. The flagging was labeled in an alphanumeric sequence. The wetland flags were located with GPS equipment capable of locating a point to less than a meter. The wetland data has been forwarded to BH2M to be incorporated into the plan.

The wetlands delineated on the parcel are primarily scrub-shrub wetlands, in addition to some smaller forested wetlands. None of the wetlands are considered a wetland of special significance by the Maine Department of Environmental Protection. The scrub-shrub wetland towards the rear of the parcel that continues off property to the south falls within the Resource Protection District for the Town of Raymond.

If any wetland impacts are expected during development, please notify us as soon as possible, as a more comprehensive report may be necessary to compile. Please contact me if you have any questions or require additional information.

Sincerely,

Hope Hampton L.S.E.  
Licensed Site Evaluator #427





MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

May 14, 2024

Mr. Brandon Chase  
ELN Homes LLC  
PO Box 37  
Raymond, ME 04071

Re: Vernal pool assessment, 34+ acres on Raymond Cape Road in Raymond, ME

Dear Brandon,

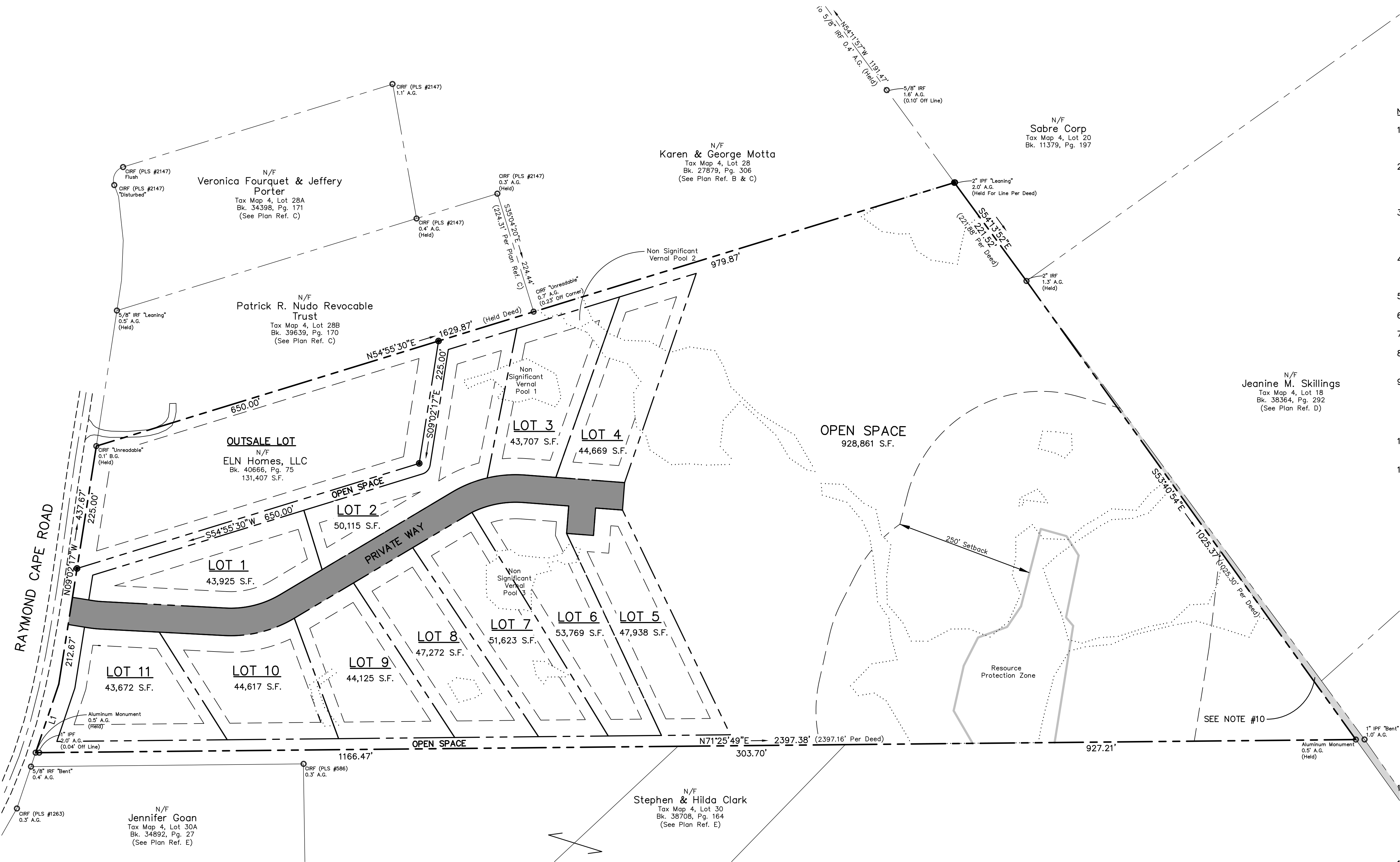
We have completed a vernal pool assessment on the 34+ acre parcel that you own on Raymond Cape Road in Raymond, ME. The vernal pool assessment was conducted in accordance with Chapter 335 Significant Wildlife Habitat, Section 9 Significant Vernal Pools for the Maine Department of Environmental Protection. This section outlines the definition of a vernal pool as well as the requirements of a vernal pool to meet the definition of significance as related to the number of amphibian egg masses counted during the breeding season.

Two site visits were made to the property over the course of six weeks beginning the first week in April. Three vernal pools were found on the property but none of them exceeded the threshold for significance. I have attached the related IF&W data collection forms and photos. We have not submitted this information to IF&W at this time but can upon your request.

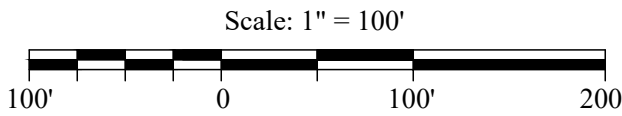
If you have any questions or require additional information, please contact me.

Sincerely,

Hope Hampton L.S.E.  
Licensed Site Evaluator #427



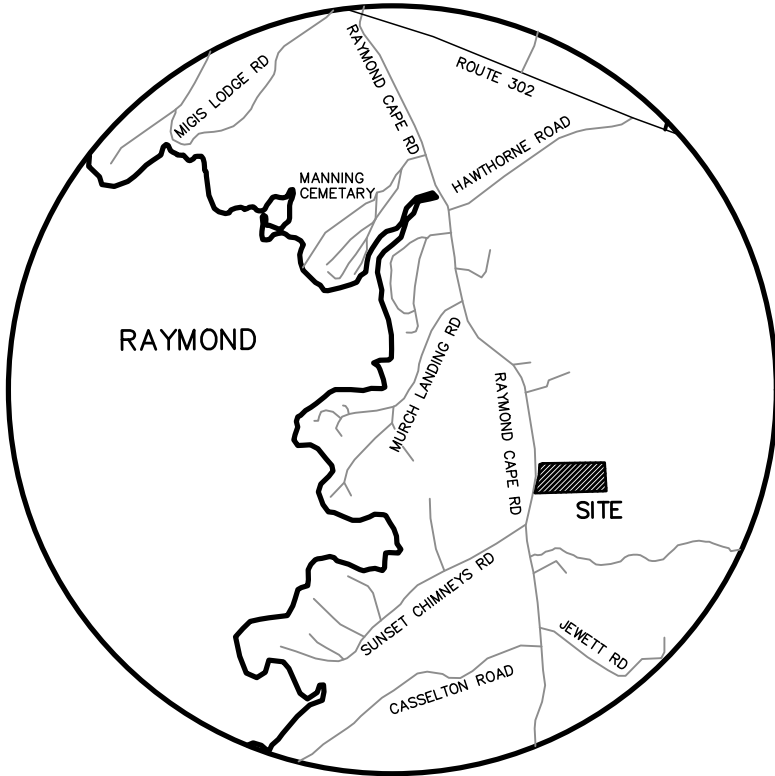
LEGEND	
SYMBOL	DESCRIPTION
○ IPF/IRF	IRON PIPE/IRON ROD FOUND
○ CIRF	CAPPED IRON ROD FOUND
● IRS	5/8" IRON ROD W/ CAP TO BE SET
---	ABUTTING PROPERTY LINE
---	RESOURCE PROTECTION ZONING
---	WETLANDS
---	PROPOSED EDGE OF PAVEMENT
---	PROPOSED LOT
---	PROPOSED RIGHT OF WAY
---	PROPOSED CENTER LINE
---	EXISTING CENTER LINE
---	EXISTING EDGE OF PAVEMENT
---	PROPERTY LINE
---	ABOVE GROUND/BELOW GROUND
---	NOW OR FORMERLY



LINE DATA:  
L1 - N00°39'44"E 131.41'

#### NOTES:

- OWNER: BRANDON CHASE  
P.O. BOX 37  
RAYMOND, ME
- ENGINEER: ANDREW S. MORRELL, PE #13285  
BH2M  
380B MAIN STREET  
GORHAM, MAINE
- SURVEYOR: ROBERT C. LIBBY JR. PLS #2190  
BH2M  
380B MAIN STREET  
GORHAM, MAINE
- WETLANDS/VERNAL POOLS: MARK HAMPTON ASSOCIATES  
P.O. BOX 19  
PORTLAND, MAINE
- DEED REFERENCE: BK. 38175, PG. 131
- AREA OF PARCEL: 1,624,823 S.F. (37.300 ACRES)
- TAX MAP REFERENCE: MAP 4, LOT 29
- ZONING: LIMITED RESIDENTIAL RECREATION II (LRRRII)  
RESOURCE PROTECTION (RP)
- MINIMUM STANDARDS: MIN. LOT SIZE - 1 ACRE  
FRONTAGE - 125' MIN.  
SETBACKS - 30' FRONT  
20' SIDE  
30' REAR
- HATCH AREA IS APPARENT GAP IN RECORD BOUNDARY BETWEEN  
TAX MAP 4 LOTS 29, 18 AND 16. SEE PLAN REFERENCES A & D.
- PLAN REFERENCES:
  - "STANDARD BOUNDARY SURVEY", DATED  
NOVEMBER 1993, FOR CHIYUNG TSE, BY  
SEBAGO TECHNICS AND RECORDED IN THE  
CUMBERLAND COUNTY REGISTRY OF DEEDS IN  
PLAN BOOK 194, PAGE 57.
  - "PLAN OF PROPOSED LOT 1", DATED JUNE  
1998, FOR WHITNEY & ALEXANDER PROPERTY,  
BY SEBAGO TECHNICS AND RECORDED IN THE  
CUMBERLAND COUNTY REGISTRY OF DEEDS  
PLAN BOOK 198, PAGE 335.
  - "PLAN OF LAND GEORGE & KAREN MOTTA",  
DATED JUNE 2011, BY SURVEY, INC. AND  
RECORDED IN THE CUMBERLAND COUNTY  
REGISTRY OF DEEDS IN PLAN BOOK 220,  
PAGE 336.
  - "PLAN OF LAND MADE FOR RICHARD MARTIN",  
DATED JUNE 1988, BY MAIN-LAND  
DEVELOPMENT CONSULTANTS, INC. AND  
RECORDED IN THE CUMBERLAND COUNTY  
REGISTRY OF DEEDS IN PLAN BOOK 174,  
PAGE 62.
  - "FINAL PLAN, WOODSTONE SUBDIVISION",  
DATED JULY 2022, FOR STEPHEN CLARK, BY  
BH2M AND RECORDED IN THE CUMBERLAND  
COUNTY REGISTRY OF DEEDS IN PLAN BOOK  
223, PAGE 224.
  - "RIGHT OF WAY PLAN, RAYMOND", DATED  
MARCH 1941, SEE NUMBER S-3-132.
- DENSITY: TOTAL AREA: 1,493,416 S.F. (34.28 ACRES)  
DEDUCTIONS: 295,254 S.F. (6.78 ACRES)  
USABLE AREA + 20%: 1,411,217 S.F.  
DENSITY: 130,680 S.F.  
(1,493,416 S.F. - 295,254 S.F.) ÷ 1.2 = 11.02 LOTS  
TOTAL ALLOWABLE LOTS = 11
- SEWER: SUBSURFACE WASTEWATER DISPOSAL SYSTEM
- WATER: DRILLED WELLS
- UTILITIES: UNDERGROUND FROM RAYMOND CAPE ROAD



LOCATION MAP  
SCALE: 1" = 2000'

NO.	DATE	REVISION DESCRIPTION
1	10/9/24	Submitted Sketch Plan to Town



**BH2M**

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

380B Main Street  
Gorham, Maine 04038

Tel: (207) 839-2771  
www.bh2m.com

FOR  
Brandon Chase  
P.O. Box 37  
Raymond, Maine

SKETCH PLAN  
CLUSTER SUBDIVISION  
RAYMOND CAPE ROAD  
RAYMOND, MAINE

DESIGNED G. Feeney	DATE July 2024
DRAWN Dept.	SCALE 1" = 100'
CHECKED A. Morrell	JOB. NO. 23206

SHEET  
1

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