



PLANNING & ENGINEERING REVIEW MEMORANDUM

Date: July 9, 2025

To: Jason Williamson, *Code Enforcement Officer*
Chris Hanson, *Assistant Code Enforcement Officer*
Town of Raymond, Maine
401 Webbs Mills Rd., Raymond ME 04071

From: Brett Wiemken, *Planning Consultant*
James Seymour, PE, *Engineering Consultant*
Sebago Technics, Inc.
75 John Roberts Rd. Ste. 4A, South Portland ME 04106

Applicant: 1250 302, LLC c/o Michael Lewis
34 Arundel Road, Raymond ME 04071

Agent: Terradyn Consultants, LLC c/o Craig Sweet, PE
41 Campus Drive Ste. 301, New Gloucester, ME 04260

Subject: Mixed Use Development
Sketch Plan Application
1250 Roosevelt Trail, Raymond ME 04071
Tax Map 22, Lot 5

Existing Conditions:

The property subject to this Sketch Plan application is a developed tract of land located at 1250 Roosevelt Trail (Route 302) in the Town of Raymond. The site can further be identified on the Town's Tax Map 22 as Lot 5, and is approximately 1.47 acres in size. The site has an existing access point and road frontage along Route 302. The project site is bisected by the Commercial District (C) on the eastern half and Limited Residential – Recreation District II (LRR2) on the western portion. The site has two (2) existing structures with associated parking areas located along the site's frontage, and largely wooded and undeveloped on the rear (western) portion of the property.

Project Description:

1250 302, LLC, c/o Michael Lewis (the "Applicant"), is proposing to remove the existing structures and associated parking areas to construct a mixed use development with three (3) self-storage buildings and a new mixed use building. The use of the proposed building is unspecified, but the Applicant has stated that they intend to include apartment spaces within the second story of the mixed-use structure. The proposed scope of work also

includes the redevelopment of parking areas and vehicular drive aisles, restoring the lawn and landscaped area along Route 302, and utility connections for public water and concrete chambers beneath the parking area for septic.

This application is subject to the below ordinances and their respective sections for future submissions. The Applicant should be aware that as part of the Site Plan submission requirements, they are also required to submit a narrative description of how the proposed project relates to the Town of Raymond's Design Guidelines (2009).

Town of Raymond Land Use Ordinance (\$300)

- *\$300-4.6 Commercial District Regulations*
- *\$300-4.5 Shoreland Zoning District Regulations*
- *\$300-9 Minimum Standards*
- *\$300-10 Site Plan Review Standards*

Town of Raymond Shoreland Zoning Ordinance (\$350)

- *\$350-4.4 Limited Residential – Recreation II District Regulations*
- *\$350-6 Land Use Standards*

Planning & Engineering Comments:

- 1. Turning Radii:** The Applicant should confirm that there is sufficient space for maneuverability for garbage disposal trucks to get to the proposed dumpster location. A turning template should be submitted with the project's Preliminary Site Plan Application.
- 2. Minimum Parking:** The Applicant should show on the project plans a parking table that delineates the required amounts of parking to conform to the minimum parking standards for each proposed use of the site.
- 3. Access Easement:** The Applicant should have draft easement documentation provided at their next submission to present evidence that the Applicant is not preventing access to the adjacent residential property.
- 4. Water Capacity:** The Applicant should submit documentation that the Portland Water District (PWD) has sufficient capacity to support this proposed project.
- 5. Sufficient Soils:** The Applicant should submit evidence that the soils present on the project site are sufficient to support the proposed method of septic disposal. Test pit locations and passing logs should be provided with future submissions.
- 6. Development Calculations:** The Applicant should document all amounts of existing and proposed impervious, developed, and disturbed areas on the Site Plan for clarity and consistency in the case of any future development that may trigger Maine Dept. of Environmental Protection (MDEP) thresholds. If there are any other state or federal permits required for the project related to land impacts, it is requested that those permits be listed, with all appropriate approvals documented for Final Plan approval.
- 7. Fire Department:** The Applicant should coordinate with the Town's Fire Department for a review of the proposed development to satisfy the safety requirements.

Recommendations:

Though the Planning Board will not take any formal vote or action on this application, our recommended course of action is that the Board provide the Applicant and their representatives the time to present their application and open the application for Board discussion. The Board may offer comments and suggestions based on the plans provided, and should provide guidance for the next stages of the application process. No public hearing is required for this application, and the Board should consider whether a site walk is warranted for future submissions.

Sincerely,
SEBAGO TECHNICS, INC.



Brett Wiemken
Planning Consultant



James R. Seymour, P.E.
Engineering Consultant