



PLANNING & ENGINEERING REVIEW MEMORANDUM

Date: September 10, 2025

To: Jason Williamson, *Code Enforcement Officer*
Town of Raymond Planning Board
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: Sebago Solar, LLC
143 Highland Shores Road, Casco ME 04015

Owner: R.N. Willey & Sons Excavating, Inc.
PO Box 28, South Casco ME 04077

Agent: Acheron Engineering, LLC c/o Kirk Ball, PE
320 Gogan Road, Benton ME 04901

Subject: Revision to Site Plan Application
Access Road for Sebago Solar, Raymond ME 04071
Tax Map 5, Lot 27

Historical Context:

Sebago Solar, LLC, (the “Applicant”) submitted a Staff-level Review Site Plan application for the construction of a 600 ft. access drive off the intersection of Pipeline Road and Viola Avenue to provide access to the proposed 5-MW solar energy system development located across the Town’s shared border with Windham. The project included the construction of the private access drive through property owned by R.N. Willey & Sons Excavating, Inc. The property can further be identified on the Town’s Tax Map 5 as Lot 27, and is located within the Village Residential (VR) zoning district classification.

Project Description:

The Applicant is proposing to amend a previous site plan approval related to a solar energy system development located on the Raymond-Windham town border. The solar component of this development is wholly located within the Town of Windham, and the access drive to service the site is located within the Town of Raymond off Pipeline Road.

A meeting was held on-site with the Applicant, the Town’s Code Enforcement Officer, and the Town’s Public Works Director to discuss the state of the current intersection and adjacent roadways. During this meeting, it was concluded that the Town is to accept the intersection of Pipeline Road – Viola Ave. Upon acceptance, the Town will be responsible for completing construction and bringing it up to Town street design standards.

As such, as guided by Town Staff, the Applicant is shifting their proposed work to change from prior approvals and conditions to only construct Maisie Drive to a backlot driveway standard. This includes the construction of a gravel roadway and associated stormwater management areas to improve the access for existing residences along Maisie Drive, and to provide sufficient access to the solar development. Given the minor number of residences along Maisie Drive, the backlot driveway road standard is to be utilized for the roadway’s construction, to which the standards and how the proposed project meets each standard is outlined below:

§5.5 STREET DESIGN STANDARDS – RAYMOND STREET ORDINANCE:

- A.** *The following standards apply to new public and private streets, as well as back lot driveways:*

<i>Standard Description</i>	<i>Required</i>	Proposed
<i>Min. Right-Of-Way Width:</i>	<i>50 ft.</i>	50 ft.
<i>Min. Travel Way Width:</i>	<i>12 ft.</i>	12 ft.
<i>Max. Grade:</i>	<i>12%</i>	8.93%
<i>Min. Width of Shoulders (each side):</i>	<i>1 ft.</i>	2 ft.

Comment: The proposed road construction conforms to the applicable back lot driveway street design standards, as defined within the Town of Raymond’s Street Ordinance. Additional planning and engineering comments are provided below that cover prior conditions of approval in relation to the overall project and plans submitted.

PLANNING & ENGINEERING COMMENTS:

- 1. Intersection at Viola Ave.-Pipeline Road – Maisie Drive:** Prior conditions of approval stated that the intersection at Pipeline Road was to be paved and brought up to Town standards, or that the Applicant is to provide an escrow amount for the value of street improvements to bring the intersection into compliance with the public street standards. This previous condition of approval also outlined the process in which the Applicant is to follow in order to offer the intersection to the Town. This process involves the Town Selectboard and a Town Vote for this section of roadway to be accepted. Until acceptance, it is the responsibility of the Applicant to maintain this portion of the roadway and intersection. Then, upon completion, the Public Works Director and Town Engineer are to approve of the roadway, and the escrow account and performance guarantees can then be released.

The Applicant is looking to revise their project such that the Town is responsible for constructing the intersection improvements and allowing the Town to accept this portion of the roadway. The Applicant is still improving Maisie Drive, and is revising their project from a paved roadway extension to a gravel roadway extension to serve the existing residences and provide access to the solar development.

Also included under this application is the extension of stone ditching protection and riprap to collect stormwater runoff that might cross the intersection. The scope of work still includes stormwater management and erosion control measures, as previously approved and as shown on the plans submitted.

2. **Maine DEP Approval:** The Applicant should submit evidence that the Maine Department of Environmental Protection (MDEP) has approved this project. The Applicant has indicated that MDEP has issued approval within their application materials, but there was not a copy of MDEP approval or any plan notes that reference the permit number for MDEP.
3. **Pavement Extension:** Another condition of approval on the original permit also included a condition such that the Applicant is responsible for paving the drive's access such that it is extended a minimum of ten (10) ft. beyond the final edge of residential driveway of abutting land. The Applicant is requesting relief from this condition, as there are only two (2) residential lots served by this access drive. Typical developments of this nature would fall to the backlot driveway street design standard, which includes a lesser road width and allows the material makeup of the road to be gravel instead of paved.

As such, the Applicant is proposing to utilize the backlot driveway road standards for this proposed construction. The plans submitted provide evidence that the street's overall design conforms to the backlot driveway standards, as defined within the Town's adopted Street Ordinance. The Applicant is also proposing to construct the gravel road up to the street intersection of Pipeline Road – Viola Ave., which differs from the prior condition of approval.

4. **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 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 approval.
5. **Fire Department:** The Applicant should coordinate with the Town's Fire Department for a review of the proposed revisions to the previously approved development to ensure all applicable life safety standards are met.

Recommendations:

Upon our review of the information provided and the plans submitted, we feel that the Applicant can resolve the review comments herein by providing additional and updated plan information. The Board should also offer their review comments and suggestions based on the plans submitted, and determine whether a site walk is warranted. The review comments contained herein are not a final determination, but merely offer guidance to the Board. As always, all approvals, if appropriate, are left to the discretion of the Planning Board.

Sincerely,
SEBAGO TECHNICS, INC.



Brett Wiemken
Planning Consultant



James R. Seymour, P.E.
Engineering Consultant