



August 1, 2025
14265-02

Jason Williamson
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. As part of the building construction, we are requesting a change for a small addition to the building.

As the building is unheated, a heated space is needed for the mechanical equipment for the source of the fire sprinkler system. As the fire main comes into the site from Roosevelt Trail, as well as the source for the fire department connection (fire hydrant), it makes sense that the addition is on the Roosevelt Trail side of the building. In order to keep the symmetry and architectural texture of the building, the additional is proposed to be centered along the frontage with the same materials treatments. The bottom of the addition will have the same stone veneer, with the siding matching the building and the roof matching architecturally with the roof and canopies of the front faux windows. As part of the building addition, the fire department connection (FDC) will be relocated to the addition.

To assist with the visualization of the building's proposed appearance, we have updated the site rendered drawings created from our 3-D modelling software from the last submission to the planning board. 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.

Included with this submission are the following:

1. (8) Application Packets w/ Associated Attachments
2. (2) Revised Site, Grading and Utilities and Landscaping Plans.
3. (2) Full Size sets of Architectural Floor Plan and Elevations
4. (2) Sets of Renderings (11" x 17")

5. (1) check total \$2128.00 (\$1,500.00 Escrow, \$100.00 Application Fee, \$400.00 notice in paper, & \$128.00 for certified mailing?
6. (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 horizontal line.

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: _____

Town of Raymond Planning Board

Application for Subdivision and Site Review

rev 1-25-17

Proposed Development Name: Jordan Bay Marina - building improvements

_____ Number of Lots
 _____ Number of Units
19,200 sf Total Square Footage of Comm./Ind. Bldgs.

Proposed Road Name(s):

N/A

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.

Michael Soucy, Port Harbor Marine, Inc.

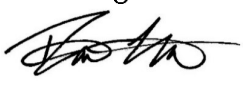
Print Name of Property Owner


 Signature of Property Owner

8/1/25
 Date

Robert A.. McSorley, P.E., Sebago Technics, Inc.

Print Name of Owner's Agent


 Signature of Owner's Agent

8/1/2025
 Date