



**Town of Raymond Planning Board
401 Webb Mills Road
Raymond ME 04071**

Date: October 20, 2022
Subject: Marina Tank Replacement
Port Harbor Holdings I, LLC
1328 Roosevelt Trail
(Tax Map 50, Lot 43)
Applicant: Port Harbor Holdings I, LLC
1 Spring Point Drive, South Portland, ME 04062

FINDINGS OF FACT AND CONCLUSIONS OF LAW

PROCEDURAL HISTORY

Port Harbor Holdings I, LLC, the owner (or “Applicant”) submitted a Staff Review Site Plan application (“Application”) to replace an existing underground fuel storage tank with a new above-ground fuel storage tank and to replace the existing underground piping and fuel dispensing unit. The parcel is identified by the Town of Raymond as Tax Map 50 Lot 43 and is located at 1328 Roosevelt Trail, (“Property”) within the Limited Residential/Recreational 1 District (LRR1) and the Commercial District (C).

The application has included a Site Plan as prepared by Robert McSorley, P.E. of Sebago Technics, showing the location of the proposed developments that are adjacent to, and part of the existing Marina.

The Staff has found that the application is complete, and the project meets all applicable requirements.

FINDINGS OF FACT

The site is currently serviced by an existing 4,000-gallon underground storage tank that was installed in 1986. The proposed activity will replace the existing tank with a 4,000-gallon above-ground storage tank. Also proposed is replacing the underground piping with new underground piping and a new dispensing unit.

The proposed 4,000-gallon tank is a steel, double-walled tank that is to be located on a twelve-foot (12’) by twenty-three-foot (23’) concrete slab surrounded by six-inch (6”) crushed stone, four inches (4”) deep. The tank will be surrounded by a chain link fence with an access gate. Six-inch (6”) concrete bollards will be situated

between the fence and the existing parking area. The applicant does not propose a change/increase in impact on the overall use of the site.

The Applicant filed a formal application with plans on August 23, 2022, and requested no waivers for requirements. Notifications were sent to abutters of the project for purposes of Public Notice on August 26, 2022, and a notice was run in a newspaper of general circulation in September 2022. One comment on the application was received. An SPCC (Spill Prevention Control and Countermeasure) Plan was submitted with an application to the State Fire Marshal and a Permit by Rule Notification to the Maine Department of Environmental Protection. A Permit for Aboveground Storage of Flammable and Combustible Liquids was issued by the State Fire Marshal on September 1, 2022.

Site Plan Review Standards

Pursuant to Article 10 of the Raymond Land Use Ordinance, the following Site Plan standards must be met in order for the Project to be approved.

A. Preservation of Landscaping.

The proposed concrete pad and above-ground storage tank will be located in such a manner that will avoid the removal of large trees. Only ground cover vegetation will need to be removed during construction. The selected location appears to be the most suitable to retain a natural buffer from neighboring areas and maintain the facility's existing general character.

B. Relation of Proposed Buildings to the Environment.

The proposed above-ground storage tank will be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings. The structure(s) will be accessory to the principal marina use.

C. Vehicular Access.

The site will utilize existing street access off of Roosevelt Trail. The project will not increase or change the property's use; therefore, there should not be any additional traffic generated by the approval.

D. Parking and Circulation.

There is no proposed change in parking or internal circulation proposed. The project will not increase or change the use of the property. The proposed fuel storage area is located in a spot that is not utilized for parking or pedestrian traffic. Six-inch (6") concrete bollards will be placed every six feet (6') in front of the fuel storage area at the edge of the existing parking lot.

E. Surface Water Drainage.

The project will have minimal impact to surface water drainage and the new tank is located further away from the lake shore.

F. Utilities.

Existing underground fuel pipes will be replaced with new piping. A two-inch (2") flexible fuel line and two-inch (2") conduit with an electrical line will be installed from the new fuel dispensing unit to the above-ground fuel storage area. No other utilities will be modified.

G. Special Features.

The proposed above-ground fuel storage area will not meet the required minimum setback from the Normal

High-Water Line (NHWL) of Sebago Lake, however, it will be relocated to the greatest practical extent from the water. The current underground storage is located just a few feet from the docks. The new above-ground storage area will meet all other setbacks and will be screened from the view of abutters by the existing forested buffer and a chain link fence.

H. Exterior lighting.

No new exterior lighting is proposed with this application.

I. Emergency Vehicle Access.

The area adjacent to the proposed above-ground storage tank and the dispensing unit will be left open and not used for parking/boat storage. This will allow emergency vehicles to access the area in case of an emergency either with the fuel storage system or on the docks/water.

J. Landscaping.

No new landscaping or modified landscaping is proposed with this application.

K. Other Considerations of Article 9 Standards.

None.

CONCLUSIONS OF LAW

THEREFORE, the Town of Raymond Review Authority hereby approves, as depicted in the application letter and plan submitted on August 23, 2022, and October 7, 2022, as prepared by Robert McSorley, P.E. of Sebago Technics, and in the Findings of Fact.

Any person aggrieved by this decision can appeal by filing a written notice of appeal within 30 days of the date of this decision.

Dated at the Raymond Town Office, Raymond Maine, this 20thth day of October, 2022.

Raymond Review Authority:



William Haskell, PE
Consulting Planner, Gorrill Palmer

Alex Sirois
Code Enforcement Officer, Town of Raymond