

August 23, 2022
14265-03

Alex Sirois
Code Enforcement Officer
Town of Raymond
401 Webbs Mills Road
Raymond, ME 04071

Staff Level Site Plan Submission
Jordan Bay Marina Tank Replacement
Port Harbor Marine
1328 Roosevelt Trail, Raymond

Dear Mr. Sirois:

On behalf of our client, Port Harbor Holdings I, LLC, we are submitting a Staff Level Site Plan Application for a proposed tank replacement at Jordan Bay Marina. The applicant is proposing to replace an existing underground storage tank with a new above ground storage tank, replacing the existing underground piping and fuel dispensing unit.

The site is currently serviced by an existing 4,000-gal underground storage tank (DEP Reg #14909) that was installed in 1986. The proposed project will replace the existing underground storage tank with 4000-gal aboveground storage tank. The project also involves the replacing of the existing underground piping with new underground piping, as well as a new dispensing unit. All proposed structures are to be sited similarly as the existing tank, piping, and dispensing unit. The proposed tank is a steel, double walled tank that is to be sited on a concrete slab surrounded by crushed stone. The tank will be surrounded by a chain link fence with access gate and bollards will be situated between the fence and the existing parking area.

The proposed tank replacement will not result in a substantial change of use for the site. There will be no impact to the overall use of the site, therefor an outline of the project compliance to the Criteria and Standards Section E and the Performance Standards Section F of the Land Use ordinance has not been provided.

The proposed project is being submitted concurrently to the State Fire Marshall for project review. The applicant will proceed with the tank removal and installation upon receipt of all required permits. It is anticipated that the tank replacement will be completed in 4 weeks.

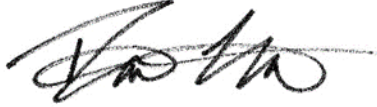
Included with this submission are the following:

1. (5) Application Packets w/ Associated Attachments
2. (5) Full Size 24"x36" Plan Sets
3. (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', with a long horizontal flourish extending to the right.

Robert A. McSorley, PE
Senior Project Manager

cc: Mike Soucy, Port Harbor Marine

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 50 Lot 43
Zoning District C/LLR1
Street Address: 1328 Roosevelt Trail
Deed Reference
Book 17151 Page 0290
Parcel Size 8.8 AC

Applicant Information

Name: Port Harbor Holdings I, LLC Telephone: 207-767-3254
Address: 1 Spring Point Dr Fax: _____
South Portland, ME 04101 email: 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: 207-200-2074
Address: 75 John Roberts Rd Fax: _____
South Portland Me 04101 email: 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 - Fuel Tank Replacement

_____ Number of Lots

_____ Number of Units

_____ 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

8/22/22
Date

Print Name of Owner's Agent

Signature of Owner's Agent

Date



Town Of Raymond Maine
Submissions Checklist and Requirements for
Major, Minor and Staff Review Site

Applicant and Project Name:

Port Harbor Holdings I, LLC

Jordan Bay Marina - Fuel Tank Replacement

Street Address of Proposed Project:

1328 Roosevelt Trail

INTENT OF SUBMISSIONS CHECKLIST:

The purpose of this checklist is to provide applicants a reminder checklist of the common elements typically required by Land Use Ordinance, and to assist the Planning Staff or Planning Board. This does not replace the requirements and responsibilities of the applicant to follow the Land Use Ordinance. This is meant to be used as a tool and as guidance to help the applicant with preparing a complete document. Please note that the Planning Staff and/or Code Enforcement Officer may determine that any project may be elevated to Planning Board Review if determined there are items of the proposed project that promote substantial concerns, public opposition/concern, or could require a waiver of the Performance Standards.

Please check off appropriate box, fill in spaces provided, or attach separate documents to support the application requirements and checklist items. If the item is not applicable to the proposed project, please label N/A or leave the associated box or space blank. Thank you.

BASIC APPLICATION INFORMATION:

- Read, fill out required application form, and comply with all the submission requirements of the Site Plan Ordinance. See Raymond Land Use Ordinance, Article 10 – Site Plan Review, D. Submissions.
- Name, address, phone # for record owner **and** applicant.
- Names and addresses of all consultants working on the project
- Appropriate application fees and/or review escrow fees included
- Provide necessary copies of application documents and plans per the level of review authority:
- **Planning Board Review – 15 copies of all documents & copies of plans shall be submitted as 8 full sized and 7 reduced plans to fit on 11” x 17” plan sheet**
- **Staff Review – 5 copies of all documents and plan copies shall be all full sized**

Type of Proposed Land Use:

- a. Residential _____
- b. Commercial X
- c. Industrial _____
- d. Recreational _____
- e. Other _____

Is the Project Site part of a Subdivision? Yes _____ No X

If yes, what size or class of Subdivision? Major ___ Minor ___ Amended ___

If yes, Subdivision name and date of Raymond Planning Board approval _____

Registry Plan Book _____, Page _____, Date recorded _____

Site Plan Classification: Refer to Raymond Land Use Ordinance, Article 10 – Site Plan Review, B. Authority and classification of Site Plan

- **Staff Review**
 - New Building 500 SF to 2,400 SF
 - Any Exterior renovation that does not exceed 2,400 SF
 - Additional or altered impervious surface that does not exceed 10,000 SF
 - All Backlot and Backlot Driveways

- **Minor**
 - New Building that does not exceed 4,800 SF
 - Any Exterior renovation that does not exceed 4,800 SF
 - Additional or altered impervious surface that does not exceed 20,000 SF
- **Major**
 - New Building that exceeds 4,800 SF
 - Any Exterior renovation that exceeds 4,800 SF
 - Additional or altered impervious surface that exceeds 20,000 SF

Amended Plans: Refer to Raymond Land Use Ordinance, Article 10, B.3 for descriptions

- De Minimus Revisions
- Staff Review Revisions
- Minor Site Plan Revisions
- Major Site Plan Amendments

Road Development: Refer to Raymond Street Ordinance for Design Standards

- Private
- Backlot Driveway
- Amended/Road Extension

Shoreland Zoning: Refer to Raymond Shoreland Zoning Provisions

The project falls within the Shoreland Zone Yes No

Please note that Raymond's Shoreland Zone setback is 600 feet from a great pond/lake exceeding State requirement. See the official Shoreland Zoning Map for official determination.

If yes, name of protected waterbody/resource and distance from resource edge

Sebago Lake

100 ft

Conditional Rezoning: See Raymond Land Use Ordinance, Article 7 – Amendments, D. Conditional Rezoning

Has Conditional Rezoning been granted? ____ Yes X No

If yes, date of approval and recorded deed/document information

Site Plan Application: Refer to Raymond Land Use Ordinance, Article 10, Site Plan Review, D. Submissions

- Name of proposed Project Jordan Bay Tank Replacement
- Project Narrative – describe project location, existing conditions of the site and proposed improvements
- Evidence of right, title or interest in the property (i.e., deed, purchase agreement)
- Proposed Use – Structure size, added net impervious area
- Land Setback Constraints – Zoning yard setbacks, ZBA approval if required
- Land Use Restrictions – Easements, Buffers, Deeded limitations
- Opportunities of Site – Open Space, Trails, Public Connectivity or Land Preservation
- Estimated Timetable of the Project – Permit approvals, Construction Phases and Project Completion

Identify the following requirements as part of the Final Plan: Refer to Raymond Land Use Ordinance, Article 9, Minimum Standards

- **Survey Services required** – Boundary by licensed Maine Surveyor, topography (datum) information with 2-foot intervals; metes and bounds description; ROW delineation; benchmark elevation
- **Parking Provisions** – Required parking to floor area use ratio, number of proposed, number required, number handicap accessibility spaces, space dimensions, entrance locations, loading docks, green space/islands. Refer to Raymond Land Use Ordinance, Article 9, Minimum Standards, C. Off-Street Parking, D. Off-Street Loading and Article 10, Site Plan Review, F. Performance Standards 1-15
- **Traffic Study** – Trip generation; peak usage; driveway access/entrance permit; local intersection impacts

- **Utility Service** – Points of origination; location; above or underground install, Letter of capacity to serve
- **Building Design** – Proposed building footprint plan; side and front elevation views; locations of access
- **Site Lighting** – Cut-off light fixture detail; pole height; locations; photometrics/lighting intensity plan
- **Septic Design** – Daily flow; subsurface wastewater layout size, location, test pit logs, HHE-200
- **Solid Waste Removal** – Estimated solid waste generated by proposed use; removal process/hauler; dumpster location; recycling efforts; needs for special waste
- **Groundwater Protection** – Aquifer protection; well location; hazardous materials contain/storage; SSPP
- **Stormwater Management** – Refer to Article 10, Site Plan Review, D. Submission Requirements, 14 – watershed analysis; peak runoff calculations; pipe sizing; runoff quantity and quality
- **Stormwater Design Requirements** – Refer to Article 9, Minimum Standards, X. Stormwater Quality and Phosphorus Control – phosphorus export treatment calculations or Point System computations
- **Erosion and Sedimentation Control Design** - silt fencing locations; sediment barriers; slope protection geotextile fabric/stone sizing, channel protection
- **Landscaping** – Buffers, plantings, plant species size and locations
- **Soils Mapping** – medium/high intensity soils maps, test pit logs, geotechnical reports
- **Fire Prevention** – nearest hydrant identified, sprinkler/suppression requirements, fire lane/site access, Department review sign-off
- **Signs** – Proposed site signs, location, height, size, illumination, wayfinding signs, traffic controls
- **Design Guidelines for Commercial Zoned Properties** – Recommend to address the Raymond Design Guidelines. A separate document is available online or at the Town Office. Prepare a narrative addressing each component of design as outlined in the Guidelines
- **Waiver Requests** – Any waiver request must be submitted in writing with the application. ***Only the Planning Board can approve a waiver request.***

Other State/Federal Agency permits/review (if required)

- **Federal** - Army Corp ____ Yes X No
- ⊗ **Other** - Fire Marshall

- **State DEP** – Site Location Application
 - Stormwater Management ____ Yes ____ No
 - Permit by Rule X Yes ____ No
 - NRPA Permit ____ Yes ____ No
 - Wetland Alteration ____ Yes ____ No
 - VRAP or ESA Approval ____ Yes ____ No
 - Other (specify) ____ Yes ____ No
 - _____
- **State** – MDOT Traffic Movement Permit-TMP ____ Yes X No
Entrance Permit ____ Yes X No
- DHHS Wastewater design approval
Engineered system > 2000 gal/day ____ Yes X No

Road Development – Refer to Raymond Street Ordinance for Design Standards and refer to Article 10, Site Plan Review, T. Back Lots and Back Lot Driveways

- Backlot Driveway ____ Yes ____ No
- Private Road Not Applicable ____ Yes ____ No
- Public Street ____ Yes ____ No

Proposed Access originates from (name of road/street/lane/way)

existing access from Roosevelt Trail - There is no proposed new road

Proposed road/backlot driveway name to be confirmed by E-911

Not Applicable

Proposed length (LF) N/A

Proposed travel width N/A

Total impervious area of travel surface (SF) N/A

Proposed # of lots/units accessing proposed road/backlot driveway N/A

- Road Terminus selected
 - Hammerhead Turnaround Yes No
 - Cul-de-Sac/terminus circle Yes No
 - Loop Yes No
- Draft deed of new access/private road or backlot driveway
- Current Road Frontage
 - Original Lot _____ SF Proposed Lot(s) _____ SF
- Closest driveway to proposed access/road/backlot driveway (provide map with distance)
- Proposed Private Road ownership
 - One Owner Yes No
 - Shared Ownership Yes No
 - Homeowner Association Yes No
 - Other (describe) _____
- Waterbody/Wetland Impacts (on-site flagging/mapping, type of resource, crossing/filling location and estimated fill volume (CY), minimization and avoidance)
- Engineering/Professional Design required (culvert sizing, stormwater calculations, phosphorus export, treatment computations, erosion and sedimentation control plan)
- Survey Services required (boundary, topography information with 2-foot contour intervals, metes and bounds description, ROW monumentation)

Road Plan Requirements N/A

- Road cross section of materials (surface and base materials and depths)
- Plan and profile view of proposed road/access (stationing, vertical curve/slope data)
- Proposed drainage measures
- Erosion control measures locations
- Tree clearing limits
- Road curve data (Pt & Pc stationing, radius, length)
- Proposed utility locations (catch basins, storm drains, water, electrical, gas, cable, etc.)
- Zoning Space and Bulk requirements

- Stormwater phosphorus export treatment calculations or Point System computations
- Is the proposed property and access or private road/backlot driveway part of a previously approved plan? ____ Yes ____ No
If yes, indicate:
Project name _____
Date approved _____
Recorded Deed information (date, book & page) _____

Shoreland Zoning (SZ) - Refer to Raymond Shoreland Zoning provisions

- Proposed Use(s) Fueling (replacement of existing UST)
- **Type of Shoreland Zone** LRR1 ____ LRR2 ____ SP ____ RP ____
- Existing Lot Size _____ SF/AC Percent of Lot in SZ ____
- Existing Impervious Area on Lot ____ SF
 - Percent of impervious area on existing lot ____
- Proposed Impervious Area on Lot ____ SF
 - Percent of impervious area on existing lot ____
- Closest horizontal distance of structure development and soil disturbance to waterbody or protected resource _____ LF
- Mapping of Floodplains – include FEMA or FIRM maps, indicate 100-year flood elevation
- Label Proposed Structure Footprint size (SF) and height (LF)
- Is tree clearing within 100 feet of waterbody or resource required?
____ Yes X No
- Acquisition of State Department sign offs
 - Protected/Endangered species _____ Yes _____ No
 - Historical _____ Yes _____ No
 - Essential Habitats _____ Yes _____ No
 - Aquatic Wildlife _____ Yes _____ No
 - Wading Birds _____ Yes _____ No
 - Other (specify) _____

Final Site Plan Necessities

- Provide a signature and date block on the final plan for Planning Board or Planning Authority Signatures

- All Planning Board waivers shall be noted on the Final Plan prior to signing of the approval
- All conditions of approval shall be noted on the Final Plan prior to the signing by the Planning Board or Planning Authority
- Development requiring Subdivision review or Road Development Plans, shall provide a recording block and be recorded in the Cumberland County Registry of Deeds within 60 days of the Planning Board signing the approved plan
- The applicant is requested to provide a final pdf electronic version of the Final Plans upon approval
- All Planning Board of Staff approvals are accompanied by a formal Finding of Fact document or letter
- All application fees, escrows or applicable performance bonds or estimated inspection fee escrow accounts are to be reviewed and approved by the Town and PAID IN FULL. The applicant cannot commence construction until such fees are paid in full
- For diligent processing of Final Site Plans the applicant should reply in writing to the Criteria and Site Plan Standards that the Planning Board shall consider for determining approval for Site Plan Review. That criteria is located in Article 10, Site Plan Review, E. Criteria and Standards, a-k
- For diligent processing of Final Shoreland Zoning Applications, the applicant should reply in writing to the required findings that the project meets the criteria as located in the Shoreland Zoning Provisions, Section 16, D. Procedure for Administering Permits, 1-9

NOTE: FEES WILL BE CALCULATED AFTER RECEIPT OF APPLICATION AND PRIOR TO BEING PLACED FOR HEARING.

Record Owner:

Port Harbor Holdings I, LLC

1 Spring Point Dr

South Portland, ME 04101

207-767-3254

Applicant:

Port Harbor Holdings I, LLC

1 Spring Point Dr

South Portland, ME 04101

207-767-3254

Consultants:

Sebago Technics, Inc.

Robert McSorley, P.E.

75 John Roberts Road, Suite 4A

South Portland, ME 04101

207-200-2074

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, Barbara A. Boes and Ronald J. Boes, both of Windham, County of Cumberland and State of Maine, for consideration paid, grant to Port Harbor Holdings I, a corporation organized and existing under the laws of the State of Maine, and having its principal place of business at South Portland in the County of Cumberland, and State of Maine, whose mailing address is One Spring Point Drive, South Portland, ME 04106, with **WARRANTY COVENANTS**, the land in Raymond, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the westerly side of the Roosevelt Trail, known as Route 302, in the Town of Raymond, County of Cumberland, and State of Maine, bounded and described as follows: Commencing at a 1½" iron pin on the westerly side of Route 302 at the southeasterly corner of land now or formerly of Saint Bohs' Cove Corp. (Book 5065, Page 17); thence S 10°17'30" E along the westerly side of Route 302, a distance of 232.78 feet to land now or formerly of James Hartley (Book 4146, Page 64); thence S 78°45'00" W along said Hartley land 490.17 feet; thence S 78°44'58" W along land now or formerly of Turnstone Corp. (Book 8020, Page 150) a distance of 698.87 feet; thence continuing on the same course a distance of 37.6 feet, more or less, to Sebago Lake; thence northerly by Sebago Lake to said land of Saint Bohs' Cove Corp.; thence N 78°30'30" E along said Saint Bohs land a distance of 1276 feet, more or less, to the point of beginning.

Subject to an easement granted to the Portland Pipeline Company by two deeds, one dated March 11, 1941 and recorded in the Cumberland County Registry of Deeds in Book 1646, Page 180; and one dated August 18, 1941 and recorded in said Registry in Book 1646, Page 177, as modified by instrument dated February 9, 1984 and recorded in Book 6667, Page 138.

Subject to a pole line easement granted to Central Maine Power and Poland Telephone Company by deed dated December 15, 1974 and recorded in said Registry in Book 3664, Page 329.

Subject to flowage rights granted to Presumpscot Water District Company by two deeds, one dated September 11, 1884, and recorded in said Registry in Book 511, Page 362; and one dated September 30, 1884 and recorded in said Registry in Book 511, Page 514.

Subject to real estate taxes for the current year, which the Grantee herein assumes and agrees to pay.

Excluding, however, so much of the above-described premises as was conveyed to the State of Maine by deed dated November 3, 1958, and recorded in said Registry in Book 2445, Page 448.

MAINE REAL ESTATE TAX PAID

Being the same premises conveyed to Ronald & Barbara Boes by deed from Laurence Gould dated August 5, 1983 and recorded in the Cumberland County Registry of Deeds in Book 6239, Page 259.

WITNESS our hands and seals dated as of this 31st day of December 2001.

WITNESS:

[Signature]

Barbara A. Boes.
Barbara A. Boes

[Signature]

[Signature]
Ronald J. Boes

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

December 20, 2001

Then personally appeared the above named Barbara A. Boes and Ronald J. Boes and acknowledged the foregoing instrument to be their free act and deed.

Before me,

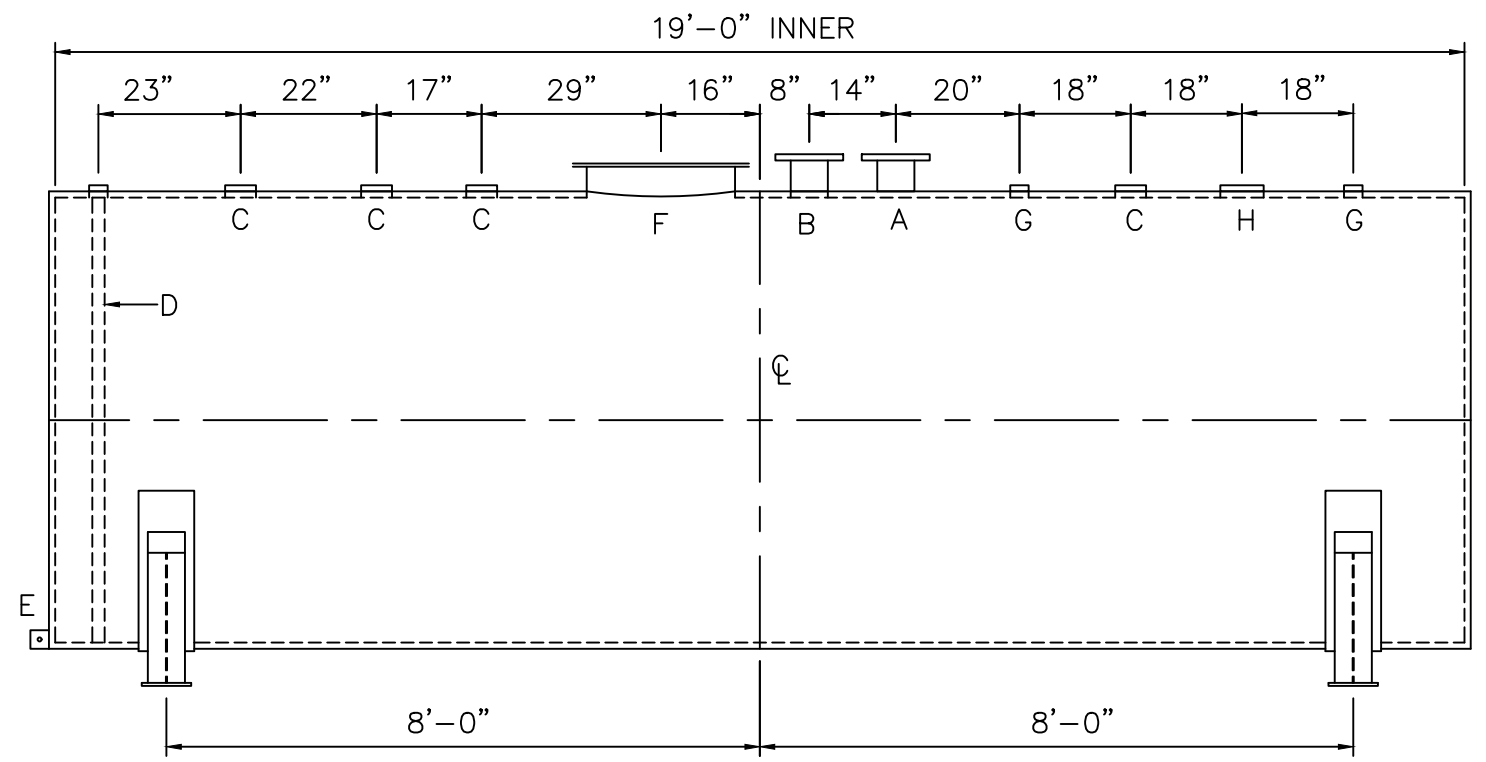
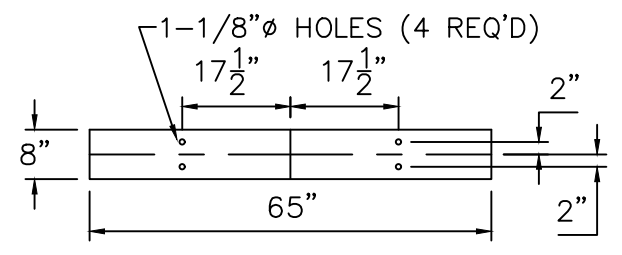
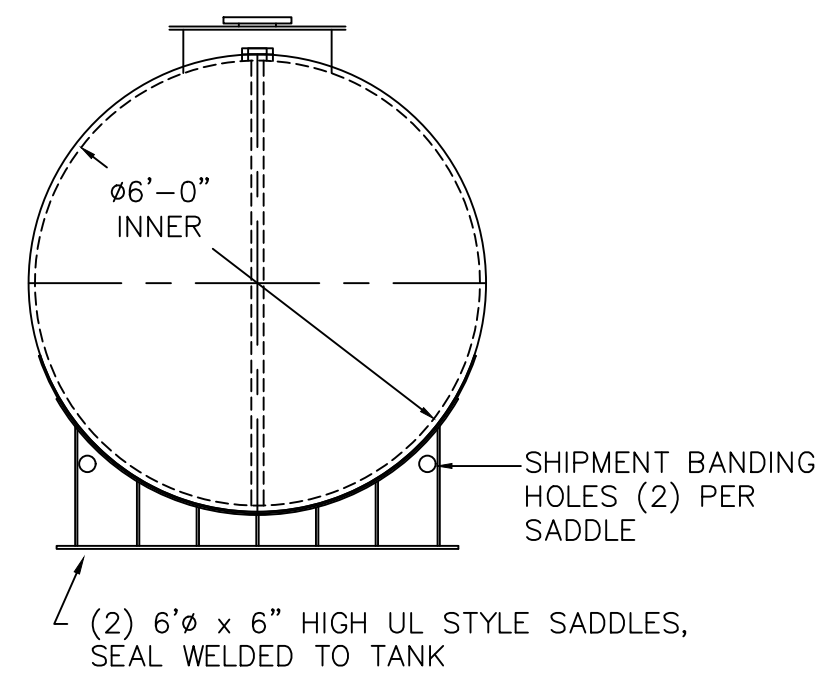
[Signature]
Notary Public
Print Name: Ronald E. Stein, Atome
My Commission Expires: _____

RECEIVED
RECORDED REGISTRY OF DEEDS
2001 DEC 31 PM 12: 54
CUMBERLAND COUNTY
John B O'Brien

NOTE: ALL RIGHTS RESERVED. THIS DRAWING MUST NOT BE REPRODUCED IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF HIGHLAND TANK®. HIGHLAND TANK® SHALL BE RESPONSIBLE ONLY FOR ITEMS INDICATED ON THIS FABRICATION DRAWING UNLESS OTHERWISE NOTED. CUSTOMER IS RESPONSIBLE FOR VERIFYING CORRECTNESS OF SIZE AND LOCATION OF FITTINGS, ACCESSORIES, AND COATINGS SHOWN ON THIS DRAWING.


TOUCH UP OF FINISHED PAINT IS REQUIRED BY INSTALLATION CONTRACTOR. TOUCH UP PAINT SHIPPED WITH TANK.

SHIPPING LUGS AS NEEDED



DESIGN DATA
CAPACITY - 4,000 GALLONS
TYPE - DOUBLE WALL - TYPE I 360°
NO. REQ. - 1
OPERATING PRESSURE - ATMOSPHERIC
SPECIFIC GRAVITY = 1.0
TANK MATERIAL - MILD CARBON STEEL
THICKNESS - INNER- HEADS: 1/4" SHELL: 1/4"
THICKNESS - OUTER- HEADS: 10 GA SHELL: 10 GA
CONSTRUCTION - INNER - LAP WELD OUTSIDE ONLY
OUTER - LAP WELD OUTSIDE ONLY
TANK TEST - INNER - 5 PSIG
OUTER - +3 PSIG OR 13"hg VACUUM
INT. FINISH - NONE
EXT. FINISH - SP6 BLAST, WHITE URETHANE PAINT
LABEL - UL 142

LEGEND	
A	6" FFSO 150# FLANGE THROUGH OUTER SHELL ONLY, MARK WITH SPECIAL WARNING LABEL - INTERSTITIAL EMERGENCY VENT USE ONLY
B	6" FFSO 150# FLANGE - PRIMARY EMERGENCY VENT
C	4" FNPT FITTING
D	2" FNPT FITTING WITH INTERNAL INTERSTITIAL MONITOR PIPE
E	3" x 3" PLATE W/ 1/2"φ (MIN.) HOLE ON C (GROUNDING LUG - ONE REQ'D)
F	24"φ TIGHT BOLT MANWAY w/ 1/8" FIBREFLEX GASKET MATERIAL.
G	2" FNPT FITTING
H	6" FNPT FITTING

 Highland Tank	
UNLESS NOTED, TOLERANCES ARE +/- 1"	
4,000 GAL 72"φ AG DW HORIZONTAL	
CUSTOMER: JOHN W KENNEDY CO	
PROJECT: RAYMOND ME	
QUOTE NO: 522954	CHK'D BY:
SCALE: 3/8"=1'-0"	DATE: 07/25/22
DWG. BY: 001	DWG. NO: 121460