



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

Date: June 7, 2023
Subject: Storage Building
12 County Road LLC
12 County Road
(Tax Map 52, Lot 46)
Applicant: 12 County Road LLC
11 Roosevelt Trail, Casco, ME 04015

FINDINGS OF FACT AND CONCLUSIONS OF LAW

PROCEDURAL HISTORY

12 County Road LLC, the owner (or “Applicant”) submitted a Staff Review Site Plan application (“Application”) for the construction of a residential storage building accessory to the existing multifamily dwelling (“Project”). The Project would include the construction of a new metal storage building and driveway. The parcel is identified by the Town of Raymond as Tax Map 52 Lot 46 and is located at 12 County Road, (“Property”) within the Limited Residential Recreational 2 (LRR2) zone.

The Staff has found that the application submitted is complete and the project meets all applicable requirements, with conditions of approval that the structure's location is confirmed by a surveyor before construction, and that light fixtures placed on the building are approved by the Town prior to installation.

FINDINGS OF FACT

The proposed Project consists of the construction of a forty-foot (40’) by sixty-foot (60’) steel storage building. This new storage building would serve as accessory residential storage for the existing multi-family building on the lot. The new structure would be unconditioned and have no internal plumbing.

A new driveway will be created off County Road to access the front of the structure. The areas around the building will be revegetated with grass and will be accessible by foot traffic only.

The Applicant filed a formal application with plans on April 5, 2023, and requested no waivers for requirements. Notifications were sent to abutters of the project for purposes of Public Notice, and an advertisement was run in a newspaper of general circulation. A few responses were received that stated they were not pleased with the proposed setbacks on the plan; however, they will meet the required setback of the zoning district. One abutter did not like the use

of a metal building for construction; however, the ordinance does not restrict the use of a metal building in this zoning district.

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 applicant proposes clearing of an area large enough to build a forty-foot (40') by sixty-foot (60') structure. In addition to the area required for the building footprint, an additional ten feet (10') of land will need to be cleared to grade the property away from the structure and provide access around the building in case of an emergency. No clearing or soil disturbance within ten feet (10') of the property line is proposed, and this area will be maintained as a visual buffer.

B. Relation of Proposed Buildings to the Environment

The design and placement of the proposed storage building harmoniously relate to the terrain and existing buildings in the vicinity that have a visual relationship to the proposed structure. Attention has been given to the site's scale, massing, and natural features, including slope, orientation, soil type, and drainage courses. The structure is approved as an accessory residential storage structure for the existing multifamily dwelling unit.

C. Vehicular Access

A single gravel driveway is proposed to access the front portion of the structure. The side doors will be accessed by pedestrian traffic only. The proposed layout ensures that vehicular and pedestrian traffic conditions will not exceed reasonable limits for the neighborhood. The location, number, and control of access points, as well as adjacent street adequacy, traffic flow, sight distances, turning lanes, and existing or proposed traffic signalization and pedestrian-vehicular contacts, have been given special consideration.

D. Parking and Circulation

The layout and design of vehicular and pedestrian circulation, including walkways, and parking areas, have been carefully planned. Consideration has been given to the separation of pedestrian and vehicular loading areas, and the arrangement and use of the access to the structure. These facilities are safe and convenient and do not detract from the proposed buildings and neighboring properties.

E. Surface Water Drainage

Adequate provisions have been made for surface drainage to ensure that the removal of surface waters will not adversely affect neighboring properties. The proposed treatment includes measures to mitigate potential impacts to receiving wetlands and water bodies from pollutants, excess nutrients, and elevated temperatures in stormwater runoff. Stone drip edging (1.5-2 Ft in width) will be installed around the perimeter of the structure to handle stormwater from the roof.

F. Utilities

The proposed structure will have electrical utilities only. There will be no plumbing/water service to the accessory building.

G. Special Features

No exposed storage areas, machinery installations, dumpsters, service areas, truck loading areas, utility buildings and structures, and similar accessory areas have been proposed with this application.

H. Exterior lighting

The applicant proposes to install exterior lighting on the accessible side of the structure. All exterior lighting must be full cut off and cannot impact neighboring properties. This exterior lighting design encourages energy

efficiency, ensures the safe movement of people and vehicles, and minimizes adverse impacts on neighboring properties and public ways. The lighting arrangement minimizes glare and reflection on adjacent properties and the traveling public, thus avoiding potential hazards and damage to the value of adjacent properties. A catalog sample/cut sheet shall be submitted to the Town for review compliance before installation.

I. Emergency Vehicle Access

Provisions have been made to always provide and maintain convenient and safe emergency vehicle access to the proposed building via a new access driveway.

J. Landscaping

A ten-foot (10') vegetated buffer will be retained to separate the new structure from abutting parcels. Such buffer shall be well delineated by staking in the field prior to any excavation site work.

K. Other Considerations of Article 9 Standards.

The proposed project adheres to the standards and regulations set forth in Article 9 of the relevant chapter.

Shoreland Zoning Standards

Pursuant to Article 7 of the Raymond Shoreland Zoning Ordinance, the following standards must be met in order for the Project to be approved.

1. The proposed project will maintain safe and healthful conditions throughout the construction and operation phases, ensuring the well-being of occupants, visitors, and the surrounding community.
2. Adequate measures have been incorporated into the project design to prevent water pollution, erosion, or sedimentation to surface waters, thus preserving water quality and ecosystem integrity.
3. No additional wastewater will be generated by this proposed structure.
4. The proposed development has been designed and located to avoid adverse impacts on spawning grounds, fish, aquatic life, bird habitats, or other wildlife habitats.
5. The project will have no impact on shore cover or points of access to inland waters.
6. The proposed development respects archaeological and historic resources designated in the Comprehensive Plan.
7. The project will have no impact on existing commercial fishing or maritime activities in the designated commercial fisheries/maritime activities district.
8. The proposed development has been designed to avoid problems associated with floodplain development and use. By complying with relevant floodplain regulations, the project mitigates the risk of flooding and minimizes potential damage to structures and infrastructure.
9. The project is in conformance with the provisions of Article 6, Land Use Standards, ensuring compliance with the specific regulations and requirements outlined in the relevant section of the ordinance. This compliance contributes to the orderly and appropriate development of the area.

CONCLUSIONS OF LAW

THEREFORE, the Town of Raymond Review Authority hereby approves, as depicted in the application letter and plan submitted on April 5, 2023, as submitted by 12 County Road LLC, and in the Findings of Fact.

Conditions of Approval:

The Planning Authority has required that the following conditions shall be complied with for the approval of the Staff Review Site Plan application. The conditions must be completed in order for the project to be in compliance with the Town of Raymond Land Use Ordinance requirements:

- A. The proposed structure must be located by a State Licensed Surveyor, confirming the required minimum setbacks have been met, prior to construction. Additionally, the applicant shall have the required no soil disturbance/vegetated buffer zone staked to assure preservation. The surveyor shall complete a signed lot sketch confirming the final building location.
- B. The applicant shall submit a catalog sample specification of the outdoor lights to be installed to ensure they meet the Town Standards for full cut-off fixtures. The lighting fixture selected shall be approved by the Town before installation, for compliance.

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 7th day of June 2023.

Raymond Review Authority:



James Seymour PE Consulting Planner



Alex Sirois, Code Enforcement Officer