

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE


CERTIFICATE OF FORMATION

Filing Fee \$175.00

File No. 20235269DC Pages 2
Fee Paid \$ 175
DCN 2222002330044 DLLC
---FILED---
06/08/2022


Deputy Secretary of State

A True Copy When Attested By Signature


Deputy Secretary of State

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is:

12 COUNTY ROAD LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "L.L.C.," "LLC," "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" - see 31 MRSA 1508.)

SECOND: Filing Date: (select one)

- ☒ Date of this filing; or
☐ Later effective date (specified here): _____

THIRD: Designation as a low profit LLC (Check only if applicable):

- ☐ This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here:
- A. The company intends to qualify as a low-profit limited liability company;
 - B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further;
 - C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property; and
 - D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor.

FOURTH: Designation as a professional LLC (Check only if applicable):

- ☐ This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services:

(Type of professional services)

FIFTH: The Registered Agent is a: (select either a Commercial or Noncommercial Registered Agent)

☐

Commercial Registered Agent

CRA Public Number: _____

(Name of commercial registered agent)

☒

Noncommercial Registered Agent

Alan D. Aaskov

(Name of noncommercial registered agent)

11 Roosevelt Trail, RT 302, Casco, ME 04015

(physical location, not P.O. Box – street, city, state and zip code)

(mailing address if different from above)

SIXTH: Pursuant to 5 MRSA §105.2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH: Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof.

****Authorized person(s)**

Dated 6-6-22


(Signature of authorized person)

ALAN D. AASKOV

(Type or print name of authorized person)

(Signature of authorized person)

(Type or print name of authorized person)

***Examples** of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians. (This is not an inclusive list – see 13 MRSA §723.7)

****Pursuant to 31 MRSA §1676.1.A, Certificate of Formation MUST be signed by at least one authorized person.**

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State.

Submit completed form to:

Secretary of State

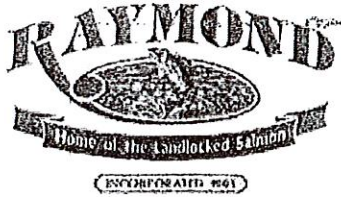
Division of Corporations, UCC and Commissions

101 State House Station

Augusta, ME 04333-0101

Telephone Inquiries: (207) 624-7752

Email Inquiries: CEC.Corporations@Maine.gov



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

Applicant and Project Name:

ALAN AISKOV
12 county Rd LLC
Garage and Storage

Street Address of Proposed Project:

12 County Rd.

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 ☐
- c. Industrial ☐
- d. Recreational ☐
- e. Other Storage / Garage

Is the Project Site part of a Subdivision? Yes ☐ No ☒

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

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

Has Conditional Rezoning been granted? ____ Yes ____ 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 _____
- 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 ____ No
- ☐ **Other** - _____
- ☐ **State DEP – Site Location Application**
 - ☐ Stormwater Management ____ Yes ____ No
 - ☐ Permit by Rule ____ 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 ____ No
Entrance Permit ____ Yes ____ No
- DHHS Wastewater design approval
Engineered system > 2000 gal/day ____ Yes ____ 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 ____ Yes ____ No
- ☐ Public Street ____ Yes ____ No

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

County Rd.

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

Proposed length (LF) 30 ft.

Proposed travel width 14 ft.

Total impervious area of travel surface (SF) 420

Proposed # of lots/units accessing proposed road/backlot driveway _____

- 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

- 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) _____
- **Type of Shoreland Zone** LRR1 ____ LRR2 ☒ SP ____ RP ____
- Existing Lot Size 2.68 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 ☒ 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.

Town of Raymond Planning Board

Application for Subdivision and Site Review

rev 1-25-17

Property Information

Map 0052 Lot 0046
 Zoning District Shoreland LRE II
 Street Address: 12 County Rd.
 Deed Reference
 Book 39405 Page 252, 253
 Parcel Size 2.68 acres

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: 12 County Rd LLCTelephone: 655.2223Address: 11 Roosevelt trl.

Fax: _____

Casco, Me. 04015email: alyssas@fairpoint.net

Note: Attach permission from owner if application not signed by owner.

Agent Information

_____ check here if correspondence should be directed to agent

Name: ALAN D. AASKOVTelephone: 655.2223Address: 11 Roosevelt trl., Casco Me.

Fax: _____

email: _____

Owner Information:Name: 12 County Rd LLC

Telephone: _____

Address: _____

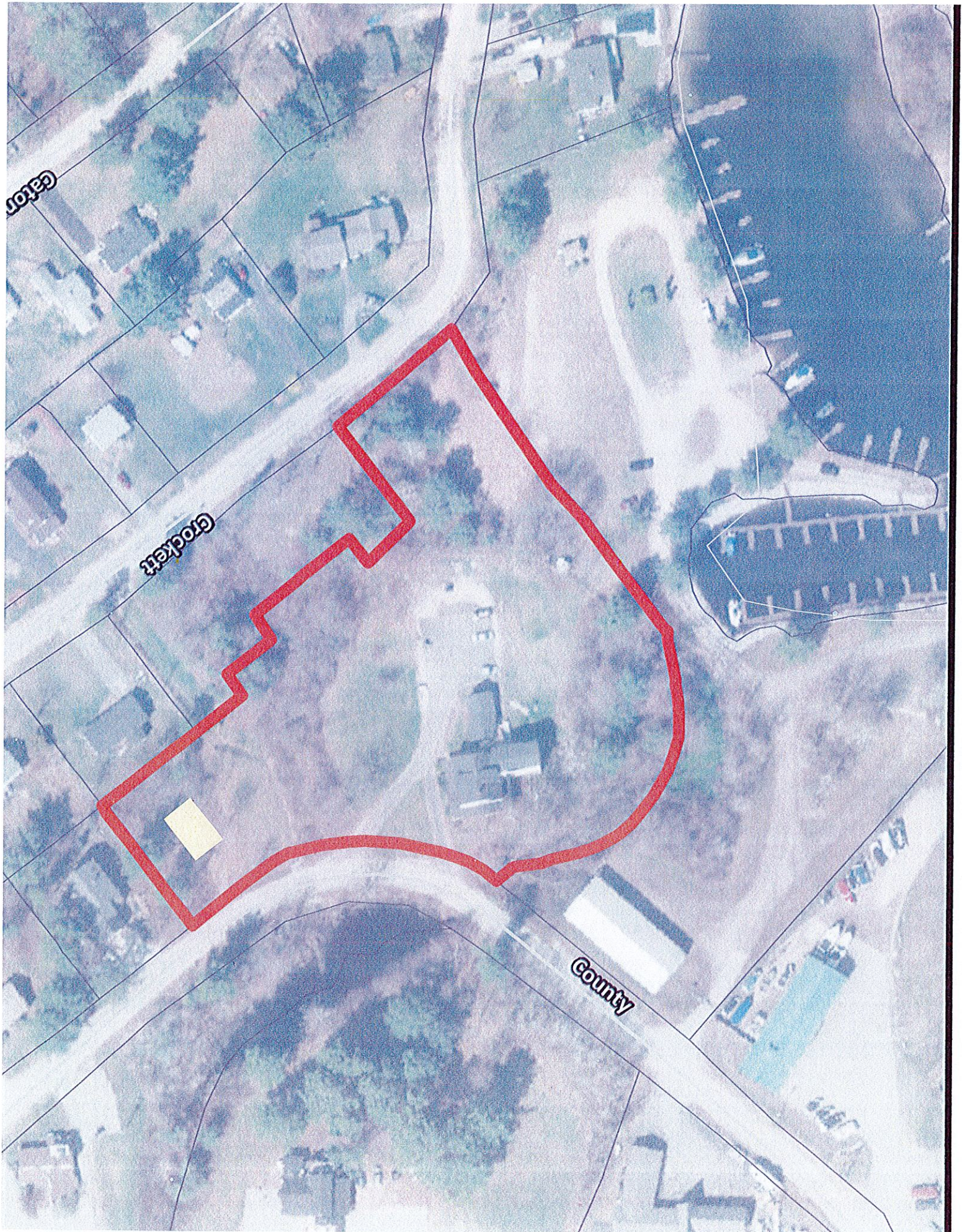
Fax: _____

email: alyssas@fairpoint.net**Proposed Development (check all that apply)**

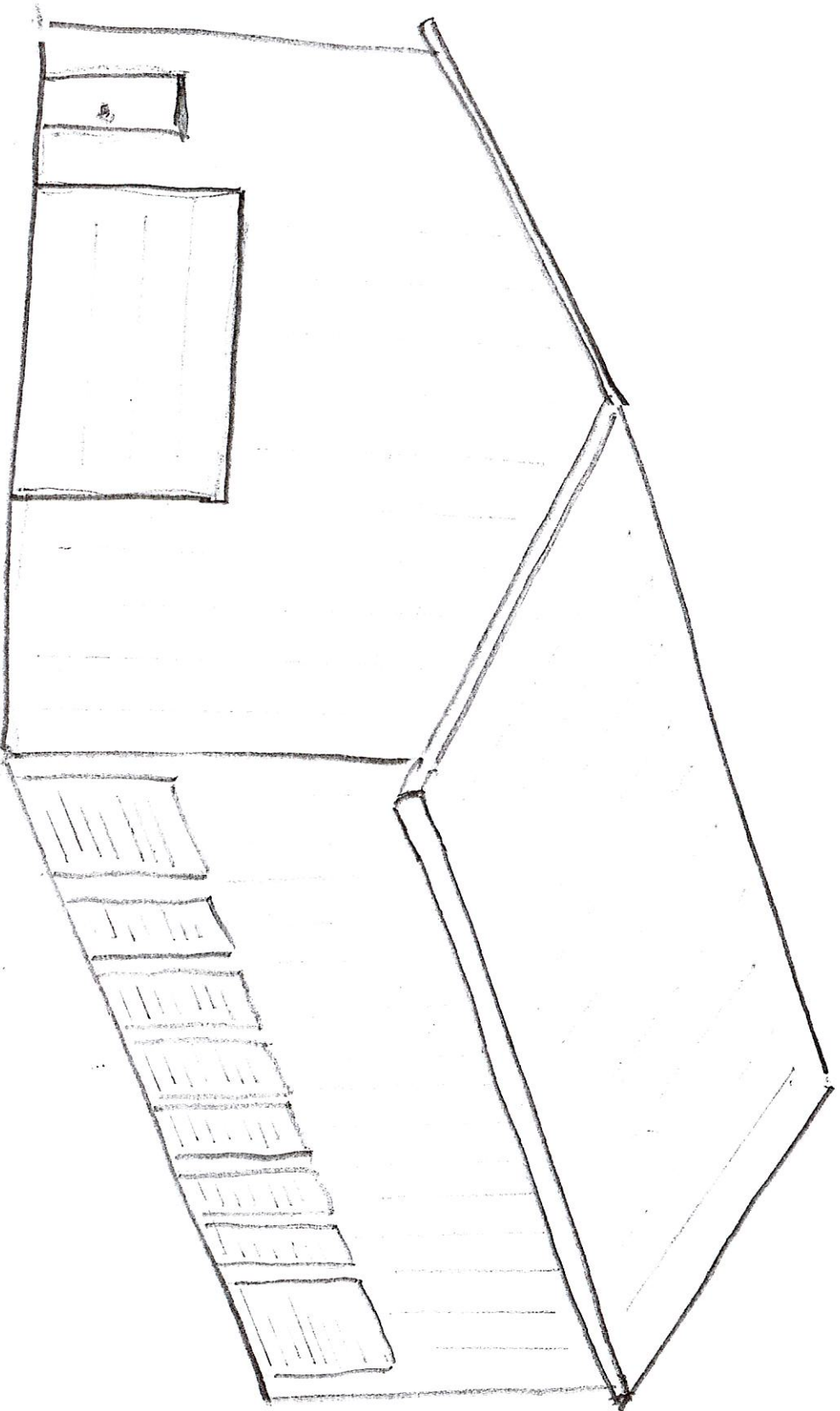
_____ Subdivision _____ Site Plan
 _____ Pre-Application Conference
 _____ Preliminary Plan Review
 _____ Final Plan Review
 _____ Other: _____

Project Type:

_____ Single Family Subdivision
 _____ Multi-family Development
 _____ Commercial
 _____ Industrial
 ✓ _____ Other: Garage



N



12 COUNTY RD, 40x60. NO OPENING ON UNSHOWN SIDES

