

January 8, 2020 14265

Mr. Dvorak Town of Raymond 401 Webbs Mills Road Raymond, ME 04071

Minor Site Plan Application Jordan Bay Marina Dock Expansion - Raymond, ME

Dear Mr. Dvorak:

On behalf of our client, Port Harbor Holdings I, LLC, we are submitting a Minor Site Plan Application for a proposed dock expansion project at the Jordan Bay Marina on Sebago Lake. The dock expansion will add 59 boat slips to the existing system, which currently consists of 77 slips, however 10 existing slips will be removed in order to provide room for proper configuration of the expansion. There will be a total of 126 boat slips in the marina upon completion of the project. An initial traffic analysis was completed using ITE traffic generation rates for a marina land use and the expected increase in trips for the peak hour on the busiest day of the week, which was assumed to be Saturday, was 13 trips. An additional 13 trips in the peak hour is considered to be negligible and does not trigger a Traffic Movement Permit or Driveway/Entrance Determination under the Town of Raymond code.

The dock configuration that was chosen provided our client with the desired amount of additional slips without impacting access to the existing dock system and without excavation of stabilized shore area. The proposed dock expansion will require twelve (12) driven piles, which are each 12" in diameter, resulting in a total of 38 sf of "wetland fill". The piles will support the floating docks, which are temporary (seasonal) and total roughly 5,327 square feet.

The following information applies to the proposed site improvements for this project. Any sections or subsections of Articles 9 and 10 that have been left out shall be considered not applicable.

Site Plan Application (Town of Raymond Land Use Ordinance – Article 10)

Section E – Criterial and Standards

• Off-Street Parking

The land use ordinance does not provide a parking requirement for marina uses and, therefore, the parking requirement was calculated based on number of employees and parking for boat slips per published recommendations specific to marinas (0.6 spaces per wet slip and 0.2 per dry storage bay). The number of parking spaces required was calculated as 111 and 126 spaces have been provided. The existing parking lot is gravel, and therefore unmarked, however the site plan shows theoretical parking spaces, which are drawn at 10-feet by 18-feet (1-foot wider than required in order to be conservative). A breakdown of the parking requirement is provided on the Overall Site Plan.

The existing facility has two entrances off of Roosevelt Trail (Route 302) that are paved. Access to the rear of the site is provided by use of a driveway adjacent to the southern property line, which continues to a long stretch of gravel parking for use by customers leasing slip space. The access driveway is 24 feet wide and the aisle between parking rows in the gravel lot is the same width. There is sufficient space at the end of the gravel lot for an emergency vehicle to turn around. Please see Attachment 2 for a copy of the AutoTurn Simulation Plan.

• Surface Water Drainage

Stormwater on-site currently drains toward the wooded buffer between the gravel lot and Sebago Lake. The wooded area allows for infiltration of surface runoff into the ground. There will be no changes to existing site features on land and, therefore, any stormwater runoff during and after construction will drain as it does in the existing condition. Construction of the floating docks will occur within the gravel parking lot and the docks will be floated over to the permanent piles once they are installed; this activity will not affect existing stormwater runoff patterns.

Utilities

Existing utilities in the vicinity of the project area include electrical lines serving exterior lighting and a water line serving hose bibs on the dock. In addition, there is a subsurface wastewater holding tank, which is located next to the dock house. This tank is used to hold wastewater that is pumped from customers boats. The tank is emptied by a licensed waste hauler (Blow Brothers) when it is full. The existing water line will be extended to serve new spigots along the proposed dock expansion; locations will be determined at the time of building permit issuance. Per the request of the fire department, a dry hydrant will be installed in the vicinity of the boat ramp and it will be protected by metal bollards.

• Exterior Lighting

Mounted, solar-powered lights are proposed for the floating docks; locations will be determined at the time of building permit issuance (please see Attachment 6 for cut sheets). The existing parking lot has five (5) pole lights, which are shown on Sheets 1 and 2 of the plan set.

• Emergency Vehicle Access

The existing facility has two entrances off of Roosevelt Trail (Route 302) that are paved. Access to the rear of the site where the ramp to the docks is located, is provided by use of a driveway adjacent to the southern property line. The driveway serves a long stretch of gravel parking for use by customers leasing slip space. The access driveway is 24 feet wide and the aisle between parking rows in the gravel lot is the same width. There is sufficient space at the end of the gravel lot for a ladder truck to turn around. Please see Attachment 2 for a copy of the AutoTurn Simulation Plan. Please see Attachment 1 for comments from the Town of Raymond Fire Department, along with comment responses from Sebago Technics.

- The standards and regulations set forth in Article 9 of the Land Use Ordinance shall be adhered to where applicable:
 - o Signs

No new project signage is proposed. Required signage for fire protection equipment will be installed at the appropriate locations.

o Soils

A soil study was not performed on land, due to the fact that there will be no disturbance to the shore. Please refer to Attachment 3, which is a Site Condition Report prepared by a certified wetland scientist and contains information on the substrate within Sebago Lake at the site of the project.

• Water Quality Protection

Big Lake Marine has been contracted to drive twelve (12) piles within the normal highwater line of Sebago Lake. The company holds all necessary permitting to complete this work and must adhere to the rules and regulations for water quality control set forth by the NRPA and outlined within the approved Individual Permit Order that will be granted to the client upon completion of MDEP's review. Please also see "Surface Water Drainage" above and "Conservation and Erosion/Sedimentation Control" below.

• Lot Coverage

Exempt; project site is located within Commercial District.

• Stormwater Quality and Phosphorus Control

Stormwater on-site currently drains toward the wooded buffer between the gravel lot and Sebago Lake. The wooded area allows for infiltration of surface runoff into the ground. There will be no changes to existing site features on land and, therefore, any stormwater runoff during and after construction will drain as it does in the existing condition. Construction of the floating docks will occur within the gravel parking lot and the docks will be floated over to the permanent piles once they are installed; this activity will not affect existing stormwater runoff patterns.

o Clearing of Vegetation for Development

No clearing of vegetation; no disturbance to shore.

Section F – Performance Standards

• Marking and Delineation of Parking Areas

The existing gravel parking lot is unmarked, however the site plan shows 10-foot by 18-foot spaces in order to prove that enough parking has been provided based on the use associated with the property. 111 parking spaces are required and 126 parking spaces have been provided.

The parking lot aisle is 24' wide. As previously mentioned, there are no changes to the existing parking lot as a result of this project because the existing lot has enough parking already to meet the requirement.

• General Circulation and Parking Design Principals

All circulation and parking will remain as it is in the existing condition. Please see above response.

• Lighting

See "Exterior Lighting" section above.

Buffers

Please see "Surface Water Drainage" section for a description of the wooded buffer between the gravel parking lot and Sebago Lake. There will be no disturbance to the shore and existing site features will be protected, therefore providing fencing, landscaping buffers, berms, and mounds for buffers along property lines is not required.

- Site Conditions
 - c) No changes shall be made in elevations or contours of any site by the removal of earth to another site other than as shown on an approved site plan. Contractor shall contact the Building Inspector for approval if a need to adjust field elevations arises. All changes necessitated by field conditions will be shown on the final plan and indicated as a change from the preliminary, or if final approval has been granted, the changes will be shown on the as-built plans.
- Environmental Considerations
 - Conservation and erosion/sediment control

The need for erosion and sediment control is not anticipated because there is no proposed disturbance to the site, however, typical erosion control notes and details have been provided within the plan set for use by the contractor and client.

o Hazardous Matter

The use of hazardous matter is not necessary for the completion of this project.

o Odors

Not applicable.

o Noise

The noise associated with building the floating docks will be minimal and will not exceed noise heard during typical, day-to-day operations of the marina. Pile driving will be completed in 1-2 days and associated noise is also anticipated to be minimal.

o Vibrations

Pile driving will be completed in 1-2 days and associated vibrations are anticipated to be minimal.

• Unique Features

There are no anticipated adverse impacts to rare or irreplaceable historic sites, deer wintering areas, other important plant or wildlife habitat, or scenic areas. The site is already used as a marina and the improvements associated with this project will not greatly impact existing scenery or natural beauty, as most building materials are made of wood and are natural looking. The project will not impact any existing trail systems or greenbelts. Please refer to Attachments 3, 4, and 5 for additional information on impact to surrounding areas.

• Fire Suppression

Please see Attachment 2 for a copy of the AutoTurn Simulation of a ladder truck. Please see Attachment 1 for comments from the Town of Raymond Fire Department, along with comment responses from Sebago Technics.

Shoreland Zone Application (Town of Raymond Shoreland Zoning Provisions – Section 16) Subsection D – Procedure for Administering Permits

• Maintain safe and healthful conditions

The proposed project has incorporated fire protection methods and equipment, as indicated above, provides for adequate emergency access, and will continue with safe collection, storage, and disposal of wastewater from vessels using the marina.

• Will not result in water pollution, erosion, or sedimentation to surface waters

No additional impervious surface area is being created on land as a result of this dock expansion, nor will there be any changes to existing impervious area. The shoreline in the vicinity of the project is stabilized with boulders and vegetation and will remain unchanged/protected. The only direct disturbance will be to the substrate within the lake during drilling when the permanent piles are installed.

• Will adequately provide for the disposal of all wastewater

The marina currently offers wastewater disposal for customers leasing slip space. The normal procedure is to pump the wastewater from the boat to a subsurface holding tank located next to

the dock house. Blow Brothers is contracted by Port Harbor Marine to empty the holding tank when it is full and properly dispose of the wastewater off-site.

• Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat

No adverse impacts to spawning grounds, fish, aquatic life, bird, or other wildlife habitat are expected. Please see Attachment 3 for a copy of the Site Condition Report, which contains information on aquatic life in the area of the proposed project based on findings observed by a certified wetland scientist. In addition to the Site Condition Report, please see Attachment 4 for a copy of all correspondence with the Department of Inland Fisheries & Wildlife (IF&W).

• Will conserve shore cover and visual, as well as actual, points of access to inland waters

No shore line will be altered as a result of this project.

• Will protect archaeological and historic resources as designated in the comprehensive plan

No historical or archeological resources are anticipated to be impacted as a result of the proposed project. Please see Attachment 5 for a copy of correspondence with the Maine Historic Preservation Commission regarding historical resources in the vicinity of the proposed project.

• Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district

Not applicable.

• Will avoid problems associated with flood plain development and use

The 100-year FEMA flood plain elevation in the vicinity of the project is 268.00 and the mean water line is below that elevation at 266.65.

• Is in conformance with the provisions of Section 15, Land Use Standards

The following provisions of Section 15 are applicable to the proposed project. Any provisions of Section 15 not listed below are not applicable.

- Piers, Docks, Wharves, Bridges and Other Structures and Uses Extending Over or Below the Normal High-Water Line of a Water Body or Within a Wetland
 - 1. Access to docks from shore is an existing ramp, which will remain unchanged/protected. The ramp was constructed on suitable soils and permitted as such.
 - 2. The location of the proposed dock expansion does not interfere with existing developed or natural beach areas.

- 3. There shall be no adverse impacts to fisheries or any other aquatic life within Sebago Lake as a result of this project. Please refer to Attachments 3 and 4 for a more detailed description.
- 4. Activity within the natural resource has been minimized by proposing only twelve permanent pilings for the expansion. The main docks and finger docks have been designed at minimum widths, 6 feet and 4 feet, respectively, while still allowing for fire access during an emergency situation, per the Town of Raymond code. The length of each finger dock (25 feet) is standard for the average lake boat and long enough to meet the needs of most customers looking to lease dock space at Jordan Bay Marina. Spacing between the inside finger docks of each main run was also designed at a minimum (40 feet), while still allowing space for boaters and staff to properly maneuver and park small watercraft. The main dock runs have been designed perpendicular to the shoreline in order to stay within the 25-foot setbacks on each riparian line.
- 5. All docks will be removed on or before December 1st of each year, as required.
- 6. The proposed structures require direct access to the water as an operational necessity due to the use being a marina with slips for lease.
- 7. No proposed structures will be converted to residential dwelling units.
- 8. Proposed structures will not exceed 20 feet in height above the docks.
- 9. An individual NRPA permit application was submitted to MDEP on December 20th, 2019 and is under review by the Department. A copy of the approved permit order will be submitted to the Town upon receipt.
- o Parking Areas

There are no proposed changes to any parking on site for this project and all existing parking is permitted according to the Town of Raymond Land Use Ordinance and Shoreland Zoning Provisions. Although they are not striped on-site due to the parking lot consisting of gravel, the site plans show 10-foot by 18-foot parking spaces, in order to conservatively prove that enough parking exists on site, based on the use of the property and the additional slips for boating customers.

• Roads and Driveways

All access to the proposed dock expansion already exists on site and will remain unchanged/protected.

o Signs

See response under Section E. Criteria and Standards.

o Storm Water Runoff and Flood Protection

Stormwater on-site currently drains toward the wooded buffer between the gravel lot and Sebago Lake. The wooded area allows for infiltration of the runoff into the ground. There will be no changes to existing site features on land and, therefore, any stormwater runoff during and after construction will drain as it does in the existing condition. Construction of the floating docks will occur within the gravel parking lot and the docks will be floated over to the permanent piles once they are installed and this will not affect existing stormwater runoff patterns.

• Septic Waste Disposal

See response under Section E. Criteria and Standards.

• Erosion and Sedimentation Control

See responses under Sections E, F, and Subsection D.

o Soils

See response under Section E. Criteria and Standards.

o Water Quality

See response under Section E. Criteria and Standards.

Included with this submission are the following:

- 1. (15) Application Packets w/ Associated Attachments
- 2. (7) Reduced Size 11"x17" Plan Sets
- 3. (8) Full Size 24"x36" Plan Sets
- 4. (1) CD w/ All Documents in Digital Form
- 5. (1) \$725.00 Check for Review Escrow & (1) \$100.00 Check for Application Fee

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.

Kansel

Kendra J. Ramsell, E.I. Civil Engineer

CC: Robert McSorley, P.E. Senior Project Manager

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 161. 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.

S:\COMMITTEES\Planning Board\2017\2017-01-25\2017 PB App for Subdivision & Site Review.docxx

T Applic	own of Raymond I ation for Subdivis rev 1-25-1	Page 2 of 3 Planning Board ion and Site Review
Property Info	ormation	Office Use Only
Map <u>50</u> Lot <u>34</u> Zoning District LRR1/C Zo	nes	Filing Fee\$Abutter notices \$
Street Address: 1328 Roo	sevelt Trail	Legal ad fees Fire Departments
Book <u>17151</u> Page Parcel Size <u>8.4 acres</u>	290	Escrow \$ Total fees \$
Applicant nformation		
Name: Port Harbor Holdin	gs I, LLC	Telephone: 207-767-3254
Address: 1 Spring Point Dr	ive	Fax:
South Portland, I	ME 04106	email:mikesoucy@portharbormarine.com
Note: Attach permission from	owner if application not sign	ed by owner.
Address: 75 John Roberts R South Portland, M Owner Information: South Portland; Address:	E 04106 See applicant information	Fax: email:rmcsorely@sebagotechnics.com Telephone: Fax: email:
Proposed Developmen	t (check all that apply)	
S P F G	ubdivision <u>X</u> re-Application Conference reliminary Plan Review inal Plan Review ther:	_ Site Plan
Project Type:		
S	ingle Family Subdivision	
M	Iulti-family Development	
<u> </u>	ommercial	
Ir	ıdustrial	

App	Town of Raymo Dication for Sub	ond Planning Boa division and Site	Page 3 of ard Review
Proposed Developm	nent Name: Jordan B	ay Marina Dock Expansio	on
N/A	Number of Lots		
N/A	Number of Units		
N/A	Total Square Footage	e of Comm./Ind. Bldgs.	
Proposed Road Nam	ne(s):		
N/A			
			_
Other Approvals Re	auired:		
	Zoning Board of App	eals: Variance	Special Exception
X	ME Dept. of Environ	mental Protection	
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TOWN OF RAYMOND SHORE Dated: December 18, 2019 Fee: \$25 Permit # N/A	:LAND ZONING PERMIT APPLICATION WS_EMBredEnteredmpleted Zone_LRR1/C Map # 50 Lot 34
Owner: Port Harbor Holdings I, LLC	Phone:
Mailing Address: <u>1 Springpoint Road, S. Portland, ME 04106</u> Address of	construction: 1328 Roosevelt Trail, Raymond, ME 04071
Contractor name, address & phone #:Port Harbor Marine, Inc. (see ab	ove address & phone) & Pile installation will be completed by
Proposed project description: <u>(5) existing finger floats will be removed</u> , (3 Tree Removal Disturbance of Soil/Vegetation	.2) new piles will be driven, and the proposed dock system will be installed adding 59 new slips for a grand total of 124 slips. No disturbance to site.
Size of Lot: <u>8.4 acres</u> Square Footage of lot to be covered by structures that have no vegetation)	non-vegetated surfaces (this includes all walkways, decks, and Elevation above 100 year flood: N/A (
EXPANSIONS OF EXISTING STRUCTURES WHICH AF	E LESS THAN 100' FROM THE NHWL
Floor Area A Square Footage of portion of structure which is less aquired 100 foot setback from the nhwl.	Volume A. Cubic Footage of portion of structure which is less than required 100 foot setback from nhwl.
B. Multiply 4 by 30% to arrive at maximum expansion allowed.	B. Multiply A by 30% to arrive a maximum expansion allowed.
C. Total Sq. Ft. or expansion approved from 11/89 to present.	C. Total Cu.Ft. of expansion approved from 21/89 to present.
D. Subtract C from B (this is the maximum amount of Sq. Ft. expansion with this apply ation	D. Subtract C from B (this is the maximum amount of Cu.Ft. expansion with this application:)
E. Total Sq. Ft. of expansion requerted with this application.	E. Total Cu.Ft. of expansion requested with this application.
F. Add C + E (This is the total amount of Sq.Ft. expansion Previously approved including the Sq.Ft. expansion Requested to date.)	F. Add C + E (This is the total amount of Cu.Ft. expansion previously approved by including the Cu.Ft. expansion requester with this application.
G. Divide F by A to arrive at the total percent of expansion R quested to date.	G. Divide F by A to arrive at the total percent of expansion equested to date.

and supporting and supporting nd that I may be determination of not met. The lirements of the Jate is disturbance Code Enforcement Officer	I construction meets construction meets Volume left for future expansion: Comments or Conditions:	e footage and that I ave obtained all ronmental Protection. 1/7/20	ated	re Department, and the stabilized
ponsibility for the accuracy of all plan nitted with this application. I understa Premove any improvement if an exac stablishes that required setbacks were all comply with the purposes and req A <file missing="">>> Zoning Ordinance</file>	hat all information submitted regarding A building code. CEO to do all necessary inspections d	the State of Maine Department of Env	r/Authorized Agent D Digitally signed by Robert A. McSorley Date: 2020.01.07 17:12:55-05'00'	the request of the Town of Raymond F mporary impact to the existing gravel narina to install a dry hydrant.

Issue date

TOWN OF RAYMOND SHORELAND PERMIT PAGE 2

Permit#



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

Port Harbor Holdings, LLC

Applicant and Project Name:

1328 Roosevelt Trail, Raymond, ME 04071

Street Address of Proposed Project:

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 <u>NA</u> 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
- $\ensuremath{\mathbf{z}}$ 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 all documents & copies of plans shall be submitted as:
 - 8- Full sized, & 7 reduced plans to fit on 11"x17 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____

Is the Project Site part of a Subdivision? Y(N)(circle one)

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_____Book/Page_____

Site Plan Classification: (Refer to Raymond Land Use Ordinance Article 10 - Site Plan Review B. Authority and classification of Site Plans)

Staff Review	/ (New Building 500 SF to 2,400 SF)
	(Any Exterior renovation that does not exceed 2400 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 4800 SF)
	(Any Exterior renovation that does not exceed 4800 SF)
	(Additional or altered impervious surface that does not exceed 20,000 SF)
□ Major	(New Building that exceeds 4800 SF)
	(Any Exterior renovation that exceeds 4800 SF)
	(Additional or altered impervious surface that exceeds 20,000 SF)
Amended Plan	s (Refer to Land Use Ordinance Article 10, Sect.B.3 for descriptions)

- Di Minimus Revisions
- □ Staff Review Revisions
- Minor Site Plan Revisions
- Major Site 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)

(Please note that Raymond's Shoreland zone setbacks is 600 feet from a great pond/lake

exceeding state requirements, see the official Shoreland Zoning Map for official determination)

(if, yes, name of protected Waterbody/Resource, and distance from resource edge)
Sebago Lake
(lake/pond/stream/river/waterbody resource)

Conditional Rezoning: Y/() (circle one) (See Raymond Land Use Ordinance Article 7 - Amendments D. Conditional Rezoning)

(if yes, date of approval, recorded deed/document information)

Site Plan Application: Name of Proposed project _____ Jordan Bay Marina Dock Expansion

(Refer to Raymond Land Use Ordinance Article 10 - Site Plan Review D. Submissions)

x Project Narrative: Describe project location, existing conditions of the site and proposed improvements

x Evidence of right, title, or interest in the property: (deed, purchase agreement)

A Proposed use, (Structure size, added net impervious area)

R Land Setback Constraints (Zoning yard setbacks, ZBA approval if required)

N/A
Land Use Restrictions (Easements, Buffers, deeded limitations)

N/A
Opportunities of site (open space, trails, public connectivity, or land preservation)

B Estimate 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
 Shown on site plans w/ 2 ft intervals, metes and bound description, ROW delineation, benchmark elevation)
 Parking Provisions: (Required parking to floor area use ratio, # proposed, # Required, #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 and D. Off-Street Loading and Article 10 – Site Plan Review, F. Performance Standards: 1-15

N/A
Traffic study: (trip generation, peak usage, driveway access/entrance permit, local intersection impacts)
N/A
Utility service: (Points of origination, location, above or underground install, Letter of capacity to serve)

N/A
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)

 $N/A \square$ Septic Design: (Daily flow, subsurface wastewater layout size, location, test pit logs, HHE-200)

N/A
Solid Waste Removal: (Estimated solid waste generated by proposed use, removal process/hauler, dumpster location, recycling efforts, needs for special waste)

N/A
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)

Isormwater 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)

A Landscaping (buffers, plantings, plant species size and locations)

N/A
Soils Mapping (medium/high intensity soils maps, test pit logs, geotechnical reports)

Fire prevention (nearest hydrant identified, sprinkler/suppression requirements, Fire lane/site access, Dept. review sign-off)

Signs: (Proposed site signs, location, height, size, illumination, wayfinding signs, traffic controls)

N/A Design Guidelines for Commercial Zoned Properties: Recommend to address the Raymond Design Guidelines (A separate document is available online or at the Town

Office)

N/A
Prepared 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 (Faclared A can approve a waiver request)

^{III} Other State/Federal Agency permits/review (if required):

□ **Federal**: (Army Corp □, other)

 State DEP: (Site Location Application □, Stormwater Management □, permit by rule □,

 Will be forwarded

 NRPA permit x, Wetland Alteration □, VRAP or ESA Approval □,

 upon receipt.

 Other

□ **State**:(MDOT traffic movement permit-TMP □, entrance permit □)

(DHS wastewater design approval-engineered system > 2000gal/day □)

Road Development: Refer to Raymond Street Ordinance for Design Standards &

N/A Refer to Article 10 - Site Plan Review T. Back Lots and Back Lot Driveways

Backlot Driveway Private Road Public Street

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

Proposed road/backlot driveway name______ (to be confirmed by e911)

□ Proposed length (LF), travel width (LF) Total Impervious area of travel surface(SF)

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

 \square Road terminus selected: Hammerhead Turnaround \square Cul de Sac/terminus circle \square Loop \square

□ Draft deed of new access/private road or backlot driveway

Current Road frontage: of original lot _____SF proposed lot(s) _____SF

Closest driveway to proposed access/road/backlot driveway (provide map with distance)

Proposed private Road ownership (1 owner, shared ownership, Homeowner Assoc., other)

Waterbody/Wetland impacts (On-site flagging/mapping, type of resource, crossing/filling location and est. 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 w/2 foot countour intervals, Metes and bound 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 drain, water, electrical, gas, cable, etc)

 $\hfill\square$ 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 previous approved plan? Y/N (circle one)

If Yes, indicate project name, date approved, and recorded deed information Date Book/Page

Shoreland Zoning (SZ) : (Refer to Raymond Shoreland Zoning Provisions)

Proposed Use(s) Marina

Type of Shoreland Zone(SZ) LRR1 🛛 LRR2 🗆 SP 🗆 RP 🗆

∞ Existing Lot Size: <u>8.4 AC</u> SF/AC___% of lot area in SZ

- N/A Existing Impervious Area on Lot= _____SF and % of impervious area on exist. Lot= ____% N/A
- N/A ___Proposed Impervious Area on Lot=_____SF and % of total impervious area on exist. Lot=____% N/A
 - \boxtimes Closest horizontal distance of structure development and soil disturbance to waterbody or protected resource = 0 ______ Disturbance in lake.
 - Mapping of Floodplains: (include FEMA or FIRM maps, indicate 100 YR flood elevation)
 - 🛛 Label Proposed Structure Footprint Size (SF) and Height (LF)

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 for the approval
- □ All conditions of approval shall be noted on the final plan prior to the signing of the Planning Board or Planning Authority
- Development of requiring Subdivision review, or Road Development Plans, shall provide a recording block and be recorded at 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 or 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
- 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.

commence construction until such fees are paid in full

Attachments

- Attachment 1 Fire Dept. Review Comments & Response Memo
- Attachment 2 AutoTurn Simulation
- Attachment 3 Site Condition Report
- Attachment 4 IF&W Correspondence
- **Attachment 5 MHPC Correspondence**
- Attachment 6 Dock Lighting Information
- Attachment 7 Right, Title, or Interest

Bruce Tupper Chief



Cathy Gosselin Deputy Chief

FIRE/RESCUE

1443Roosevelt Trail Raymond, Maine 04071

Emergency 9-1-1

Chief's Office 655-1187

Dispatch 655-7851

PLAN REVIEW MEMORANDUM

November 12, 2019

- To: Scott Dvorak Code Enforcement Officer, Raymond Planning Board
- CC: Mary Quirk Administrative Assistant, James Seymour Town Planner, Bruce Tupper -Fire Chief, Robert A. McSorley - Sebago Technics, Inc.

From: Wayne C. Jones - Raymond Fire Inspector

RE: Jordan Bay Marina - 1328 Roosevelt Trail, Proposed Expansion of Existing Dock & Facilities

The Raymond Fire Rescue Department (RFRD) requests the following be included as Conditions of Approval and Findings of Fact for this project,

- 1. The developer shall address the issue of fire protection water supply in accordance with NFPA 1 and NFPA 303 as follows:
 - a. Installation of a fire hydrant (or dry hydrant) within the property, with the location, designs and installation approved and inspected by the Raymond Fire Rescue Department (NFPA 1, 28.1.6.5 & NFPA 303).
 - b. Installation of an NFPA 14, Class I Dry Standpipe system on the piers, docks and dock fingers to provide for extinguishment and fire protection with fire hose streams where lose lay distance from the fire apparatus exceeds 150 feet (NFPA 1, 28.1.6.3.1 & NFPA 303). These standpipes will include all new and existing piers, docks and dock finger structures. All proposed locations, designs, and installation of these standpipe systems will be approved and inspected (including acceptance testing) by the Raymond Fire Rescue Department
- 2. The following conditions shall also apply to the new and existing piers, bulkheads, docks and dock fingers, regarding the issue of fire protection in accordance with NFPA 1 & NFPA 303:
 - a. Portable Fire Extinguishers shall be installed on all piers, bulkheads, and docks, listed for Class A, B, and C fires of type 2A:20-BC minimum (per NFPA 10). These extinguishers shall be placed so the maximum travel distance to an extinguisher does not exceed 75 feet. Portable Fire Extinguishers for extra (high) hazards, type 4A:40-BC minimum, shall be installed on two sides of a fuel dispensing area and on piers, docks,

and dock fingers where long fueling hoses are installed for fueling vessels (NFPA 1, 28.1.6.1.1.1.2 & NFPA 303). All fire extinguisher locations shall be clearly marked, visible and within easy access. All fire extinguishers shall be inspected monthly with records made available upon agency inspection.

- b. The marina and boatyard shall have a means to rapidly notify the Fire, Rescue or Police department(s) in the event of an emergency. If a telephone is used, it shall be available for use at all times (per NFPA 303). Emergency phone numbers shall be conspicuously posted near the telephone(s). An approved means for sounding an alarm to notify yard personnel and others of a fire or other emergency on the premises shall be provided.
- c. All Electrical wiring and equipment installed and utilized on the piers, bulkheads, docks and dock fingers are installed in accordance with NFPA 70 (National Electrical Code) and listed or labeled for use in "wet locations" or approved for marine use (NFPA 303).
- d. Electrical system disconnects shall be provided to enable emergency response personnel readily visible and accessible locations to secure power supplies to boats or equipment, in the event of an emergency. Overhead utilities shall be installed to meet the NFPA 1 overhead clearance standard of 13 ft, 6 inches for fire department vehicle access.
- e. Storage and Handling of fuels shall be in accordance with NFPA 1, NFPA 302, NFPA 303, NFPA 30, NFPA 30A, etc (see reference page attached). Any changes to the underground storage tank located on the site will require the location, designs and installation approved and inspected by the Raymond Fire Rescue Department, in addition to any and all responsible state agencies.
- f. Gasoline dispensing areas and other areas where flammable materials are stored or used should be posted with approved signs stating: "SMOKING AND OPEN FLAMES PROHIBITED".
- g. A clearly identified and readily accessible emergency shut-off switch that can be used to shut-off the supply of power to the gasoline pumps should be located on land near the dispensing pumps should a leak occur.
- h. Flammable/Combustible liquids containment cabinets shall be located in the area of the fuel dock, which will contain quantities of Oil-Dri, Absorbent pads, and 30 feet of absorbent boom for every foot of the largest vessel in the marina.
- i. Combustible waste material and residues shall be kept to a minimum, stored in covered metal and/or non-combustible receptacles (meeting ASTM E1354 standards). The contents of these receptacles shall be disposed of at least daily, or other additional time frames as required.
- 3. The Raymond Fire Rescue Department requests, as a Condition of Approval, that Fire Rescue Department access to the site, piers, bulkheads, docks and buildings located on the site, are designed and constructed in accordance with NFPA 1, Chapter 18. All designs and construction shall be approved by the Raymond Fire Rescue Department. Fire department access issues include the following:
 - a. Approved fire department access road(s) consisting of roadways and parking lot areas to be designated as, "Fire Lanes", to permit RFRD access throughout the premises.

- b. The access road needs to extend to within 50 feet of at least one exterior door that can be opened from the outside, providing access to the building interior (this distance can be increased when buildings incorporate an approved sprinkler system).
- c. The buildings must be located not more than 150 feet from the access road, as measured from the fire department access road around the building exterior to any portion of a first-floor wall (this distance can be increased when the buildings incorporate an approved sprinkler system).
- d. The access road (Fire Lane) needs to extend to within 40 feet of the Fire Department connection(s) that support the dry standpipe system located on the piers, bulkheads, docks and dock fingers.
- e. The access road (Fire Lane) needs to extend to within an area covering 30 ft. around the front and sides of the municipal hydrant, or Dry Hydrant installed on-site to provide a fire protection water supply.
- f. Fire department access roads designed with a minimum width of 20 feet, an unobstructed vertical clearance of 13' 6", designed and maintained to support fire department apparatus weighing 75,000 lb. on an "all-weather" driving surface, and turn-arounds designed to permit fire department apparatus to turn around.
- g. Fire Department access road grades designed according to the design limitation of fire department apparatus approach/departure/break-over angles as follows:
 - An angle of approach shall not exceed 8 degrees.
 - Departure angles shall not exceed 9 degrees.
 - Break-over angles shall not exceed 13 degrees.
 - Shall be designed with a maximum 10% grade.
- h. All Fire Department access roads to be designated as "Fire Lanes", marked with RFRD approved signage to prohibit obstruction of fire department apparatus access. "Fire Lane" signs shall read: "Fire Lanes", "No Parking", "Violators will be Towed at the Owners Expense".
- i. All proposed designs to address Fire Rescue Department access shall be approved by the Raymond Fire Rescue Department.
- 4. The Raymond Fire Rescue Department requests, as a condition of approval, that the Final Plan provides for the gradient of the access road. This plan should show the grades starting from Route 302 to the lower parking lot where fire apparatus will need to access the site and building(s).
- 5. The Raymond Fire Rescue Department requests, that the developer provide an "Auto-Turn" (or equivalent) calculation diagram for a 40 ft. commercial day-cab fire apparatus with a tandem axle, that is maneuvering throughout the site and turning around in proposed turn around(s). This diagram is necessary for the RFRD to determine if proposed driveway/turn-around/parking lot is adequate for emergency vehicle access in accordance with NFPA 1.
- 6. At least one Coast Guard approved throw type flotation device (with at least 60 feet of ¾-inch diameter polypropylene rope attached and/or a reach pole) should be located in clear view on the gasoline dock, and every 200 feet on other docks. At least one 16-unit first aid kit should be readily available at the dock area.
- 7. Additionally, the Raymond Fire Rescue Department conditions outlined above shall be included as "Conditions of Approval" for this development. We would ask that these

conditions be included on the "Final Plans" and in the Planning Board's "Findings of Fact" regarding approval of this proposal.

Please feel free to contact me with any questions.

Yours in Fire Safety,

Wayne C. Jones

Wayne C. Jones Fire Inspector Raymond Fire Rescue Department 207-894-4046

Cc: Mike Soucey, Port Harbor Marine Cc: File Bruce Tupper Chief



Cathy Gosselin Deputy Chief

FIRE/RESCUE 1443Roosevelt Trail Raymond, Maine 04071

Emergency 9-1-1

Chief's Office 655-1187

Dispatch 655-7851

MARINA – STANDPIPE SYSTEM PHOTOS (Examples of Designs)





Memorandum

То:	Scott Dvorak – Code Enforcement Officer, Raymond Planning Board
From:	Kendra Ramsell – Civil Engineer, Sebago Technics
Сору:	Robert A. McSorley, P.E.
Date:	January 8, 2020
Subject:	Jordan Bay Marina Dock Expansion, Project No. 14265

Mr. Dvorak,

Sebago Technics offers the following in response to the comments received on November 12, 2019 from Wayne Joes (Raymond Fire Inspector), regarding fire suppression for the Jordan Bay Marina Dock Expansion project.

- 1. The developer shall address the issue of fire protection water supply in accordance with NFPA 1 and NFPA 303 as follows:
 - a. Installation of a fire hydrant (or dry hydrant) within the property, with the location, designs and installation approved and inspected by the Raymond Fire Rescue Department (NFPA 1, 28.1.6.5 & NFPA 303).

A dry hydrant is proposed to be installed in the vicinity of the existing boat launch ramp.

b. Installation of an NFPA 14, Class I Dry Standpipe system on the piers, docks and dock fingers to provide for extinguishment and fire protection with fire hose streams where lose lay distance from the fire apparatus exceeds 150 feet (NFPA 1, 28.1.6.3.1 & NFPA 303). These standpipes will include all new and existing piers, docks and dock finger structures. All proposed locations, designs, and installation of these standpipe systems will be approved and inspected (including acceptance testing) by the Raymond Fire Rescue Department.

Because floating docks are in a constant state of motion and standpipe systems are subjected to a substantial amount of stress and extreme environmental conditions; fixed standpipe systems tend to fail over time and are not noticed because the pipe are located under the docks. In addition, the docks are also seasonal and therefore, the system would have to be disconnected each December when the docks are removed. As a result of this, there is a trend in the marina industry to move away from fixed standpipe systems on floating dock installations.

Therefore, the applicant proposes portable fire carts. The fire carts have been approved by the Authority Having Jurisdiction in other communities as an acceptable and preferred substitute to fixed systems. The proposed fire cart includes the following:

- Wildfire Fire Pump Cart and hose system. 6.5 horsepower, 158 gpm, and 73 psi (technical details included within Exhibit 1).
- Two (2) carts are proposed for the new expansion they will be located at the start of the docks adjacent to the boat launch area and the middle of the dock that parallels the shore line.
- 2. The following conditions shall also apply to the new and existing piers, bulkheads, docks and dock fingers, regarding the issue of fire protection in accordance with NFPA 1 & NFPA 303:
 - a. Portable Fire Extinguishers shall be installed on all piers, bulkheads, and docks, listed for Class A, B, and C fires of type 2A:20-BC minimum (per NFPA 10). These extinguishers shall be placed so the maximum travel distance to an extinguisher does not exceed 75 feet. Portable Fire Extinguishers for extra (high) hazards, type 4A:40-BC minimum, shall be installed on two sides of a fuel dispensing area and on piers, docks, and dock fingers where long fueling hoses are installed for fueling vessels (NFPA 1, 28.1.6.1.1.1.2 & NFPA 303). All fire extinguisher locations shall be clearly marked, visible and within easy access. All fire extinguishers shall be inspected monthly with records made available upon agency inspection.

Fire extinguishers locations have been added at locations shown on the submission plans and shall include the required signage.

b. The marina and boatyard shall have a means to rapidly notify the Fire, Rescue or Police department(s) in the event of an emergency. If a telephone is used, it shall be available for use at all times (per NFPA 303). Emergency phone numbers shall be conspicuously posted near the telephone(s). An approved means for sounding an alarm to notify yard personnel and others of a fire or other emergency on the premises shall be provided.

Acknowledged.

c. All Electrical wiring and equipment installed and utilized on the piers, bulkheads, docks and dock fingers are installed in accordance with NFPA 70 (National Electrical Code) and listed or labeled for use in "wet locations" or approved for marine use (NFPA 303).

Acknowledged.

d. Electrical system disconnects shall be provided to enable emergency response personnel readily visible and accessible locations to secure power supplies to boats or equipment, in the event of an emergency. Overhead utilities shall be installed to meet the NFPA 1 overhead clearance standard of 13 ft, 6 inches for fire department vehicle access.

Acknowledged.

e. Storage and Handling of fuels shall be in accordance with NFPA 1, NFPA 302, NFPA 303, NFPA 30, NFPA 30A, etc (see reference page attached). Any changes to the underground storage tank located on the site will require the location, designs and installation approved and inspected by the Raymond Fire Rescue Department, in addition to any and all responsible state agencies.

Acknowledged.

f. Gasoline dispensing areas and other areas where flammable materials are stored or used should be posted with approved signs stating: "SMOKING AND OPEN FLAMES PROHIBITED".

Required signage is existing at the pump location.

g. A clearly identified and readily accessible emergency shut-off switch that can be used to shut-off the supply of power to the gasoline pumps should be located on land near the dispensing pumps should a leak occur.

A shut-off switch is existing at the Fuel pump.

h. Flammable/Combustible liquids containment cabinets shall be located in the area of the fuel dock, which will contain quantities of Oil-Dri, Absorbent pads, and 30 feet of absorbent boom for every foot of the largest vessel in the marina.

A cabinet is existing that contains Oil-Dri, Absorbent pads, and absorbent boom.

i. Combustible waste material and residues shall be kept to a minimum, stored in covered metal and/or non-combustible receptacles (meeting ASTM E1354 standards). The contents of these receptacles shall be disposed of at least daily, or other additional time frames as required.

Acknowledged.

- 3. The Raymond Fire Rescue Department requests, as a Condition of Approval, that Fire Rescue Department access to the site, piers, bulkheads, docks and buildings located on the site, are designed and constructed in accordance with NFPA 1, Chapter 18. All designs and construction shall be approved by the Raymond Fire Rescue Department. Fire department access issues include the following:
 - a. Approved fire department access road(s) consisting of roadways and parking lot areas to be designated as, "Fire Lanes", to permit RFRD access throughout the premises.

Acknowledged.

b. The access road needs to extend to within 50 feet of at least one exterior door that can be opened from the outside, providing access to the building interior (this distance can be increased when buildings incorporate an approved sprinkler system).

Condition currently exists on-site.

c. The buildings must be located not more than 150 feet from the access road, as measured from the fire department access road around the building exterior to any portion of a first-floor wall (this distance can be increased when the buildings incorporate an approved sprinkler system).

No new buildings are proposed

d. The access road (Fire Lane) needs to extend to within 40 feet of the Fire Department connection(s) that support the dry standpipe system located on the piers, bulkheads, docks and dock fingers.

The access road extends up to the location of the proposed dry hydrant.

e. The access road (Fire Lane) needs to extend to within an area covering 30 ft. around the front and sides of the municipal hydrant, or Dry Hydrant installed on-site to provide a fire protection water supply.

The access road extends up to the location of the proposed dry hydrant.

f. Fire department access roads designed with a minimum width of 20 feet, an unobstructed vertical clearance of 13' 6", designed and maintained to support fire department apparatus weighing 75,000 lb. on an "all-weather" driving surface, and turn-arounds designed to permit fire department apparatus to turn around.

The existing access road is gravel and has been accessed by trailer tractor hauling large boats; the access is adequate for the Town's emergency vehicles. The proposed layout for parking is shown with a 24' wide access.

- g. Fire Department access road grades designed according to the design limitation of fire department apparatus approach/departure/break-over angles as follows:
 - An angle of approach shall not exceed 8 degrees.
 - Departure angles shall not exceed 9 degrees.
 - Break-over angles shall not exceed 13 degrees.
 - Shall be designed with a maximum 10% grade.

The existing gravel access road is essentially flat along its length. The access down to the gravel access road was a vertical curve approved by the Town in 2014 and has approaches of less than 4%. As mentioned above, this access has been used by tractor trailer for boat deliveries and removals.

h. All Fire Department access roads to be designated as "Fire Lanes", marked with RFRD approved signage to prohibit obstruction of fire department apparatus access. "Fire Lane" signs shall read: "Fire Lanes", "No Parking", "Violators will be Towed at the Owners Expense".

As with any parking lots this access lane will have parking on both sides; however, the fire lane at the end of the access road will be signed for no parking.

i. All proposed designs to address Fire Rescue Department access shall be approved by the Raymond Fire Rescue Department.

Acknowledged.

4. The Raymond Fire Rescue Department requests, as a condition of approval, that the Final Plan provides for the gradient of the access road. This plan should show the grades starting from Route 302 to the lower parking lot where fire apparatus will need to access the site and building(s).

See response above.

5. The Raymond Fire Rescue Department requests, that the developer provide an "Auto-Turn" (or equivalent) calculation diagram for a 40 ft. commercial day-cab fire apparatus with a tandem axle, that is maneuvering throughout the site and turning around in proposed turn around(s). This diagram is necessary for the RFRD to determine if proposed driveway/turn-around/parking lot is adequate for emergency vehicle access in accordance with NFPA 1.

An Auto-turn analysis is provided as part of the submission.

6. At least one Coast Guard approved throw type flotation device (with at least 60 feet of ¾-inch diameter polypropylene rope attached and/or a reach pole) should be located in clear view on the gasoline dock, and every 200 feet on other docks. At least one 16-unit first aid kit should be readily available at the dock area.

Acknowledged.

7. Additionally, the Raymond Fire Rescue Department conditions outlined above shall be included as "Conditions of Approval" for this development. We would ask that these conditions be included on the "Final Plans" and in the Planning Board's "Findings of Fact" regarding approval of this proposal.

NFPA requirements are standards and it seems that a stated condition for them are not necessary. Some of the above are comments that have been addressed on the plans and it seems that stated conditions are also not necessary.

EXHIBIT 1

WILDFIRE FIRE CART TECHNICAL DETAILS

Portable Wildfire Home Fire Pump Cart and Hose System

Fire Pump Cart with a 6.5 HP gas fire pump, 100 feet of fire hose, nozzle, 12 ft. of PVC Suction Hose, all fittings & hose adapters already assembled.

Fire Pump Cart comes complete with the 6.5 HP gas fire pump, 100 feet of fire hose, nozzle (fog to stream settings), suction hose and all fittings already assembled.



Fire Hose Specifications:

- · Our fire hose is 1-1/2" high quality single jacket fire hose
- 100 feet of hose
- · Intended for industrial fire protection use
- · Hose has a synthetic rubber liner
- 100% polyester yarns prevent mildew
- · Hose has 300 PSI test pressure and a 150 PSI service pressure
- · Fire hose comes standard with an FM label
- · Hose comes coupled with HARD COAT ALUMINUM couplings (NST) threads

Fire Pump Cart Features:

- 2.8 hours run time on a full tank
- EZ Maintenance
- Corrosion Protected shell
- Heavy Duty Steel Frame
- Hose rack accessory storage
- Fire Pump Cart on 8 inch wheels
- California & EPA Approved!

Specifications:

- 6.5 Horsepower
- 196cc 4 stroke single-cylinder Champion engine (which is a Honda Clone) why pay 4x more for the Honda Name?
- Air Cooled
- · 2" Input / Output Port, WITH backflow check valve
- Pump Overhead Lift: 98ft (pump to destination)
- Suction height: 26 ft (water source to pump)
- · Fuel Tank: 0.9 gallon and 0.6-quart oil capacity
- Run time: 2.8 hours on a full tank
- Gallon Per Minute: 158 gal/min
- · Semi-Trash: Capable of passing solid waste up to 9/16 inch in diameter
- Pressure: 73 PSI
- Decibel: 65dBA
- · Weight: 66 lbs
- · California Emissions & EPA Approved
- 2 year limited warranty





Attachment 9. Site Condition Report

14265 – Jordan Bay Marina

December 18, 2019

Prepared by Michael D. Jakubowski

Hildebal

The wetlands on this site were delineated by Michael D. Jakubowski of Sebago Technics, Inc. on December 17, 2019. This delineation conforms to the standards and methods outlined in the 1987 Wetlands Delineation Manual and Regional Supplement authored and published by the U.S. Army Corps of Engineers. The wetlands were marked in the field with alpha numeric pink "wetland delineation" flagging. The flags were then located using a Trimble gps backpack unit capable of decimeter accuracy.

<u>L1UBH</u>

Sebago Lake is a great pond classified as lacustrine limnetic unconsolidated bottom permanently flooded (L1UBH). Sebago Lake is approximately 9 feet deep at the deepest point of impact for this proposed dock expansion. No aquatic/submerged vegetation was noted in the impact area during the site visit. Aquatic fauna was also not observed during the site visit but it is assumed that common fish and invertebrate species endemic to the area are present throughout the year. The substrate is predominantly fine sand with scattered cobbles. Presence of cobbles is greater closer to shore as they constitute the majority of bank stability adjacent to the area of impact. Winterberry (*llex verticillata*), speckled alder (*Alnus incana*), and spicebush (*Lindera benzoin*) dominate the shoreline and contribute to bank stability.

<u>PEM1E</u>

An emergent persistent seasonally flooded/saturated wetland (PEM1E) is found east of the impact area. It drains into Sebago Lake and is approximately 2 acres in size. This wetland is dominated by broadleaved cattail (*Typha latifolia*) and various carex species (*Carex spp.*).



Photo 1. Shoreline bank of Sebago Lake adjacent to project area. 12/17/19 by Michael D. Jakubowski



Photo 2. Typical fine sand substrate with cobbles found within project area. 12/17/19 by Michael D. Jakubowski



Photo 3. Area to be impacted with proposed dock expansion. 12/17/19 by Michael D. Jakubowski



Photo 4. PEM1E wetland east of the impact area. 12/17/19 by Michael D. Jakubowski



December 16, 2019 14265

John Perry Environmental Coordinator Maine Department of Inland Fisheries 284 State Street 41 State House Station Augusta, Maine 04333

Inland Fisheries and Wildlife Review Jordan Bay Marina, Sebago Lake - Raymond, ME

Dear Mr. Perry:

Sebago Technics, Inc. has been retained by Port Harbor Marine, Inc. to assist with the design and permitting of a dock expansion project located at 1328 Roosevelt Trail in Raymond, ME on Sebago Lake. As part of this process, a review of the site by the Maine Department of Inland Fisheries and Wildlife for any areas that support rare, threatened and endangered species, designated essential and significant wildlife habitats, and fisheries habitat is needed.

For your reference, I have enclosed a project location map. At your earliest convenience, please review and forward your findings. If you have any questions on this project, please do not hesitate to contact me at <u>kramsell@sebagotechnics.com</u> or on my direct line at (207) 200-2098. I look forward to hearing from you.

Sincerely,

SEBAGO TECHNICS, INC.

Ramoul

Kendra Ramsell, E.I. Civil Engineer



STATE OF MAINE DEPARTMENT OF INLAND FISHERIES & WILDLIFE 284 STATE STREET 41 STATE HOUSE STATION AUGUSTA ME 04333-0041



December 20, 2019

Kendra Ramsell Sebago Technics 75 John Roberts Road, Suite 4a South Portland, ME 04106

RE: Information Request –Jordan Bay Marina dock expansion Project, Raymond

Dear Kendra:

Per your request received on December 16, 2019, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and inland fisheries habitat concerns within the vicinity of the *Jordan Bay Marina dock expansion* project in Raymond.

Our information indicates no locations of Endangered, Threatened, or Special Concern species within the project area that would be affected by your project. Additionally, our Department has not mapped any Essential or Significant Wildlife Habitats or fisheries habitats that would be directly affected by your project.

Fisheries Habitat

Buffers should be measured from the edge of waterbodies or associated fringe and floodplain wetlands. Construction Best Management Practices should be closely followed to avoid erosion, sedimentation, and other impacts as eroding soils from construction activities can travel significant distances as well as transport other pollutants resulting in direct impacts to fish and fisheries habitat. In addition, we recommend that any necessary in-water work occur between July 15 and October 1.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program, Maine Department of Marine Resources, and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

Becca Settele Wildlife Biologist





December 16, 2019 14265

Kirk Mohney Maine Historic Preservation Commission 55 Capitol Street 65 State House Station Augusta, Maine 04333

Maine Historic Preservation Commission Review Main Street Storage – Gorham, ME

Dear Mr. Mohney:

In order to move forward with state and local permitting for the development of a proposed dock expansion project, a review of the proposed site by the Maine Historic Preservation Commission for any historical significance is needed. The project site is located 1328 (U.S. Route 302) in Raymond, Maine on Sebago Lake. Our client's intent is to expand their existing dock system from 75 slips to 124 slips, requiring the addition of 12 pilings to support the proposed floating docks.

For your reference, I have enclosed a project location map, a map of the abutter study area showing structures older than 1969, and vision cards for those lots/structures. At your earliest convenience, please review and forward your findings. If you have any questions on this project, please do not hesitate to contact me at <u>kramsell@sebagotechnics.com</u> or on my direct line at (207) 200-2098. I look forward to hearing from you.

Sincerely,

SEBAGO TECHNICS, INC.

KRamsel

Kendra J. Ramsell Civil Engineer

KJR



1328 ROOSEVELT TRAIL

Location	1328 ROOSEVELT TRAIL	Mblu	050/ 043/ 000/ 000/
Acct#	P1543R	Owner	PORT HARBOR HOLDINGS I
Assessment	\$2,444,700	Appraisal	\$2,444,700
PID	2636	Building Count	2

Current Value

Appraisal					
Valuation Year Improvements Land Total					
2018	\$1,405,200	\$1,039,500	\$2,444,700		
	Assessment				
Valuation Year	Improvements	Land	Total		
2018	\$1,405,200	\$1,039,500	\$2,444,700		

Owner of Record

Owner	PORT HARBOR HOLDINGS I	Sale Price	\$953,000
Co-Owner		Certificate	
Address	ONE SPRING POINT DR	Book & Page	17151/0290
	SO PORTLAND, ME 04106	Sale Date	12/20/2001

Ownership History

Ownership History					
Owner Sale Price Certificate Book & Page Sale Date					
PORT HARBOR HOLDINGS I	\$953,000		17151/0290	12/20/2001	

Building Information

Building 1 : Section 1

Field	Descriptio	n
В	uilding Attributes	
Less Depreciation:	\$460,400	
Replacement Cost		
Building Percent Good:	83	
Replacement Cost:	\$554,735	
Living Area:	9,388	
Year Built:	1960	

STYLE	Commercial	В	uildin	g Photo		
MODEL	Commercial	and the second	5	and the second s		2 A .
Grade	Average				2	
Stories:	1		and and	and the second	In All Parts	
Occupancy	1.00					
Exterior Wall 1	Pre-finsh Metl		1			
Exterior Wall 2					THE REAL	
Roof Structure	Gable/Hip					-
Roof Cover	Metal/Tin	A BAR		d contractor		
nterior Wall 1	Drywall/Sheet					
Interior Wall 2	Minim/Masonry					
nterior Floor 1	Concr-Finished	in h				
nterior Floor 2		T				
leating Fuel	Gas					
leating Type	Hot Water		BA	5		
АС Туре	None					
itruct Class						
Bldg Use	Marinas				62	
otal Rooms						
otal Bedrms			B	104 AS		
otal Baths			E.	314		
Jsrfld 218				00	30	
Jsrfld 219						
st Floor Use:		(r	nttp://ir	nages.vgsi.com/photos/Rayr	nondMEPhotos	//Sketche
leat/AC	NONE			Building Sub-Areas (s	q ft)	Legend
rame Type	STEEL		Code	Description	Gross	Living
aths/Plumbing	NONE		245	First Floor	Ared	Ared
Ceiling/Wall	CEILING ONLY		рАЗ 	Pasamant Einiched	3,308	9,380
Rooms/Prtns	LIGHT		. DIM	Dasement, FINISNED	2,940	
Vall Height	32.00				12,328	9,388
% Comn Wall						

Building 2 : Section 1

Field		Description		
Building Attributes : Bldg 2 of 2				
Less Depreciation:	\$304,1	00		
Replacement Cost				
Good:	, 5			
Building Percent	70			
Replacement Cost:	\$434,4	00		
Living Area:	12,000			
Year Built:	1960			

STYLE	Garage/Office	Buildi
MODEL	Commercial	
Grade	Average	Antilly And Alle
Stories:	1	and the second
Occupancy	1.00	
Exterior Wall 1	Pre-finsh Metl	
Exterior Wall 2		
Roof Structure	Gable/Hip	All the second s
Roof Cover	Metal/Tin	Sector III
Interior Wall 1	Drywall/Sheet	and the state of
Interior Wall 2	Minim/Masonry	A Second Strength
Interior Floor 1	Concr-Finished	John 12
Interior Floor 2		Buildi
Heating Fuel	Gas	
Heating Type	Hot Air-no Duc	BAS
АС Туре	None	
Struct Class		
Bldg Use	Marinas	
Total Rooms		
Total Bedrms		
Total Baths		
Usrfld 218		
Usrfld 219		
1st Floor Use:		(http://
Heat/AC	NONE	
Frame Type	STEEL	Code
Baths/Plumbing	NONE	BAS
Ceiling/Wall	CEILING ONLY	
Rooms/Prtns	LIGHT	
Wall Height	32.00	
% Comn Wall		

Building Layout

(http://images.vgsi.com/photos/RaymondMEPhotos//Sketches/26

	<u>Legend</u>		
Code	Description	Gross Area	Living Area
BAS	First Floor	12,000	12,000
		12,000	12,000

•

Extra Features

	Extra Features Leger				
Code	Description	Size	Value	Bldg #	
A/C	AIR CONDITION	3526.00 UNITS	\$5,900	1	
SPR1	SPRINKLERS-WET	9388.00 S.F.	\$6,200	1	

Land Use

Land Line Valuation

 	-	-	-	

-- -- -- -- --

Use Code	3840	Size (Sqr Feet)	235224
Description	Marinas	Frontage	
Zone	С	Depth	
Neighborhood	SL	Assessed Value	\$1,039,500
Alt Land Appr	No	Appraised Value	\$1,039,500
Category			

Outbuildings

Outbuildings <u>Le</u>					<u>Legend</u>	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PMP1	PUMP-SING HSE			1.00 UNITS	\$700	1
ΤΝΚ2	3000-10000 GAL			4000.00 GALS	\$1,700	1
CAB2	W/PLUMBING ETC			120.00 S.F.	\$1,700	1
SLIP	BOAT SLIP			940.00 L.F.	\$564,000	1
WDK	DECK, WOOD			10087.00 S.F.	\$60,500	1

Valuation History

Appraisal					
Valuation Year	Improvements	Land	Total		
2017	\$1,405,200	\$1,039,500	\$2,444,700		
2016	\$1,405,200	\$1,039,500	\$2,444,700		
2015	\$1,405,200	\$1,039,500	\$2,444,700		

Assessment					
Valuation Year	Improvements	Land	Total		
2017	\$1,405,200	\$1,039,500	\$2,444,700		
2016	\$1,405,200	\$1,039,500	\$2,444,700		
2015	\$1,405,200	\$1,039,500	\$2,444,700		

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1338 ROOSEVELT TRAIL

Location	1338 ROOSEVELT TRAIL	Mblu	050/ 048/ 000/ 000/
Acct#	A0820R	Owner	MEXICALI VIEWS LLC
Assessment	\$275,800	Appraisal	\$275,800
PID	2639	Building Count	1

Current Value

Appraisal					
Valuation Year	Improvements	Land	Total		
2018	\$186,500	\$89,300	\$275,800		
	Assessment				
Valuation Year	Improvements	Land	Total		
2018	\$186,500	\$89,300	\$275,800		

Owner of Record

Owner	MEXICALI VIEWS LLC	Sale Price	\$275,000
Co-Owner		Certificate	
Address	27 RIVER ROAD	Book & Page	20996/0169
	UNIT 1	Sale Date	03/24/2004
	NEW CASILE, ME 04553	Instrument	1G

Ownership History

Ownership History							
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date		
MEXICALI VIEWS LLC	\$275,000		20996/0169	1G	03/24/2004		
MEXICALI VIEWS LLC	\$275,000		20996/0169		03/18/2004		
ELSIE ANDREW LLC	\$0		20879/0301	1F	02/12/2004		

Building Information

Building 1 : Section 1

Less Depreciation.	\$180,000	
Loss Depreciation:	¢186.000	
Replacement Cost		
Good:		
Building Percent	68	
Replacement Cost:	\$273,526	
Living Area:	4,501	
Year Built:	1965	

Building Attributes				
Field	Description			
STYLE	Store/Apt Comm			
MODEL	Commercial			
Grade	Average			
Stories:	2.5			
Occupancy	2.00			
Exterior Wall 1	Vinyl Siding			
Exterior Wall 2				
Roof Structure	Gable/Hip			
Roof Cover	Metal/Tin			
Interior Wall 1	Drywall/Sheet			
Interior Wall 2				
Interior Floor 1	Hardwood			
Interior Floor 2	Carpet			
Heating Fuel	Oil			
Heating Type	Hot Water			
АС Туре	None			
Struct Class				
Bldg Use	Store/Shop			
Total Rooms				
Total Bedrms				
Total Baths				
Usrfld 218				
Usrfld 219				
1st Floor Use:				
Heat/AC	NONE			
Frame Type	WOOD FRAME			
Baths/Plumbing	AVERAGE			
Ceiling/Wall	SUS-CEIL & WL			
Rooms/Prtns	AVERAGE			
Wall Height	8.00			
% Comn Wall				

Building Photo

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Building Layout

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Building Sub-Areas (sq ft) Legend			
Code	Description	Gross Area	Living Area
BAS	First Floor	2,460	2,460
FUS	Upper Story, Finished	1,512	1,512
EAF	Attic, Expansion, Finished	1,512	529
FGR	Garage	216	0
UBM	Basement, Unfinished	2,196	0
WDK	Deck, Wood	786	0
		8,682	4,501

•

Extra Features

Extra Features

No Data for Extra Features

Land Use		Land Line Valua	Land Line Valuation		
Use Code	0322	Size (Sqr Feet)	29185		
Description	Store/Shop	Frontage			
Zone	С	Depth			
Neighborhood	СОММ	Assessed Value	\$89,300		
Alt Land Appr	No	Appraised Value	\$89,300		
Category					

Outbuildings

	Outbuildings <u>Legen</u>						
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #	
PAV1	PAVING-ASPHALT			1200.00 S.F.	\$500	1	

Valuation History

Appraisal						
Valuation Year	Improvements	Land	Total			
2017	\$186,500	\$89,300	\$275,800			
2016	\$186,500	\$89,300	\$275,800			
2015	\$186,500	\$89,300	\$275,800			

Assessment					
Valuation Year	Improvements	Land	Total		
2017	\$186,500	\$89,300	\$275,800		
2016	\$186,500	\$89,300	\$275,800		
2015	\$186,500	\$89,300	\$275,800		

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1326 ROOSEVELT TRAIL

Location	1326 ROOSEVELT TRAIL	Mblu	051/002/000/000/
Acct#	B0790R	Owner	HARTLEY WILLIAM C
Assessment	\$207,700	Appraisal	\$207,700
PID	2645	Building Count	1

Current Value

Appraisal						
Valuation Year	Improvements	Land	Total			
2018	\$164,000	\$43,700	\$207,700			
	Assessment					
Valuation Year	Improvements	Land	Total			
2018	\$164,000	\$43,700	\$207,700			

Owner of Record

Owner	HARTLEY WILLIAM C	Sale Price	\$150,000
Co-Owner		Certificate	
Address	PO BOX 44	Book & Page	33980/0032
	RAYMOND, ME 04071	Sale Date	04/28/2017
		Instrument	1A

Ownership History

Ownership History							
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date		
HARTLEY WILLIAM C	\$150,000		33980/0032	1A	04/28/2017		
HARTLEY WILLIAM	\$0		33513/0178	1A	10/04/2016		
HARTLEY TACY F	\$0		2727/0488				

Building Information

Building 1 : Section 1

Replacement Cost Less Depreciation:	\$161,100	
Building Percent Good:	70	
Replacement Cost:	\$230,141	
Living Area:	2,223	
Year Built:	1955	

Building Attributes			
Field	Description		
Style	Family Conver.		
Model	Residential		
Grade:	Average		
Stories:	1.75		
Occupancy	2		
Exterior Wall 1	Vinyl Siding		
Exterior Wall 2			
Roof Structure:	Salt Box		
Roof Cover	Asph/F Gls/Cmp		
Interior Wall 1	Drywall/Sheet		
Interior Wall 2			
Interior Flr 1	Carpet		
Interior Flr 2			
Heat Fuel	Oil		
Heat Type:	Hot Air-no Duc		
АС Туре:	None		
Total Bedrooms:	4 Bedrooms		
Total Bthrms:	2		
Total Half Baths:	0		
Total Xtra Fixtrs:			
Total Rooms:	9		
Bath Style:	Average		
Kitchen Style:	Average		
Num Kitchens			
Cndtn			
Usrfld 103			
Usrfld 104			
Usrfld 105			
Usrfld 106			
Usrfld 107			
Num Park			
Fireplaces			
Usrfld 108			
Usrfld 101			
Usrfld 102			
Usrfld 100			
Usrfld 300			
Usrfld 301			

Building Photo

(http://images.vgsi.com/photos/RaymondMEPhotos//\00\00\23\&

Building Layout

(http://images.vgsi.com/photos/RaymondMEPhotos//Sketches/26

	<u>Legend</u>		
Code	Description	Gross Area	Living Area
BAS	First Floor	1,728	1,728
TQS	Three Quarter Story	660	495
FGR	Garage	840	0
SFB	Basement, finished, raised	1,068	0
UBM	Basement, Unfinished	660	0
WDK	Deck, Wood	56	0
		5,012	2,223

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use		Land Line Valua	ation
Use Code	1040	Size (Sqr Feet)	294030
Description	Two Unit	Frontage	
Zone	LRR1	Depth	
Neighborhood		Assessed Value	\$43,700
Alt Land Appr	No	Appraised Value	\$43,700
Category			

Outbuildings

Outbuildings <u>Le</u>					<u>Legend</u>	
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
LNT	LEAN-TO			128.00 S.F.	\$0	1
SHD1	SHED FRAME			440.00 S.F.	\$1,800	1
SHD1	SHED FRAME			112.00 S.F.	\$400	1
LNT	LEAN-TO			84.00 S.F.	\$0	1
WDK	DECK, WOOD			80.00 S.F.	\$700	1

Valuation History

Appraisal					
Valuation Year	Improvements	Land	Total		
2017	\$164,000	\$43,700	\$207,700		
2016	\$164,000	\$43,700	\$207,700		
2015	\$164,000	\$43,700	\$207,700		

Assessment					
Valuation Year	Improvements	Land	Total		
2017	\$164,000	\$43,700	\$207,700		
2016	\$164,000	\$43,700	\$207,700		
2015	\$164,000	\$43,700	\$207,700		

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1 HARTLEY LANE

Location	1 HARTLEY LANE	Mblu	051/ 010/ 000/ 000/
Acct#	H7006R	Owner	THE HUNOLD FAMILY REALTY TRUST
Assessment	\$302,100	Appraisal	\$302,100
PID	2646	Building Count	1

Current Value

Appraisal						
Valuation Year	Improvements	Land	Total			
2018	\$106,300 \$30					
	Assessment					
Valuation Year	Improvements	Land	Total			
2018	\$195,800	\$106,300	\$302,100			

Owner of Record

Owner Co-Owner	THE HUNOLD FAMILY REALTY TRUST	Sale Price Certificate	\$0
Address	1 HARTLEY LANE	Book & Page	32771/269
	RAVMOND ME 04071	Sale Date	08/19/2015
	RAYMOND, ME 04071	Instrument	1A

Ownership History

Ownership History						
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date	
THE HUNOLD FAMILY REALTY TRUST	\$0		32771/269	1A	08/19/2015	
HUNOLD NEGIN Z	\$0		28735/0030		06/02/2011	
HUNOLD PETER	\$350,000		24628/0345	UNKQ	11/22/2006	
HARVEY STEPHEN	\$252,000		21630/0211	10	07/30/2004	
LESTER LOUISE H/LESTER	\$0		11665/0025			

Building Information

Building 1 : Section 1

Year Built:	1955
Living Area:	3,697
Replacement Cost:	\$279,704

Building Percent

Good:

Replacement Cost

Less Depreciation:

70

eciation:	\$195,800

Field	Description
STYLE	Office Bldg
MODEL	Commercial
Grade	Below Average
Stories:	1.75
Occupancy	1.00
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Hardwood
Heating Fuel	Oil
Heating Type	Forced Air-Duc
АС Туре	Central
Struct Class	
Bldg Use	Office Building
Total Rooms	
Total Bedrms	
Total Baths	
Usrfld 218	
Usrfld 219	
1st Floor Use:	
Heat/AC	HEAT/AC PKGS
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
	8.00

Building Photo

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Building Layout

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	Building Sub-Areas (sq ft)	<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	2,482	2,482
TQS	Three Quarter Story	1,620	1,215
FEP	Porch, Enclosed, Finished	64	0
FOP	Porch, Open, Finished	32	0
UAT	Attic, Unfinished	848	0
UBM	Basement, Unfinished	1,634	0
UGR	Garage, Under	848	0
		7,528	3,697

Extra Features

Land

Land Use		Land Line Valua	tion
Use Code	3400	Size (Sqr Feet)	95832
Description	Office Building	Frontage	
Zone	С	Depth	
Neighborhood	СОММ	Assessed Value	\$106,300
Alt Land Appr	No	Appraised Value	\$106,300
Category			

Outbuildings

Outbuildings	<u>Legend</u>
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2017	\$195,800	\$106,300	\$302,100
2016	\$195,800	\$106,300	\$302,100
2015	\$195,800	\$106,300	\$302,100

Assessment			
Valuation Year	Improvements	Land	Total
2017	\$195,800	\$106,300	\$302,100
2016	\$195,800	\$106,300	\$302,100
2015	\$195,800	\$106,300	\$302,100

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MAINE HISTORIC PRESERVATION COMMISSION 55 CAPITOL STREET 65 STATE HOUSE STATION AUGUSTA, MAINE 04333

KIRK F. MOHNEY DIRECTOR

December 27, 2019

Ms. Kendra J. Ramsell Sebago Technics 75 John Roberts Road, Suite 4A South Portland, ME 04106

Project:	MHPC #1841-19	Main Street Stroage; 1328 US Route 302
-		Proposed Dock Expansion Project

Town: Raymond, ME

Dear Ms. Ramsell:

In response to your recent request, I have reviewed the information received December 18, 2019 to initiate consultation on the above referenced project in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended (NHPA).

A Phase I prehistoric archaeological survey is recommended for the proposed dock expansion project on map/lot 50/43 (on the north side of the existing dredged slip) prior to construction to avoid possible impact to archaeological sites. There are multiple prehistoric sites along the shore of Sebago Lake and associated marshes and small drainages within a mile of the proposed project.

A list of qualified prehistoric archaeologists has been enclosed and can be found on our website: https://www.maine.gov/mhpc/programs/survey/approved-consultants/prehistoric

If you have any questions regarding archaeology, please contact Dr. Arthur Spiess of this office at Arthur.Spiees@maine.gov.

No architectural or historic archaeological resources will be affected by this undertaking.

If you have any questions regarding the above ground resources or general questions about consultation, please contact Megan M. Rideout of this office at, <u>megan.m.rideout@maine.gov</u>.

Sincerely Kuff. Mohney

Kirk F. Mohney / State Historic Preservation Officer

JANET T. MILLS GOVERNOR

MAINE HISTORIC PRESERVATION COMMISSION 55 CAPITOL STREET 65 STATE HOUSE STATION AUGUSTA, MAINE 04333

KIRK F. MOHNEY DIRECTOR

Archaeological Survey Guidelines

Updated: June 10, 2002

This document is provided as background information to agencies, corporations, professional consultants or individuals needing contract archaeological services (also known as Cultural Resources Management archaeology) in Maine. These guidelines are based on state rules (94-089 Chapter 812).

Project Types

The vast majority of contract archaeology survey work falls into one of three categories.

Phase I surveys are designed to determine whether or not archaeological sites exist on a particular piece of land. Such work involves checking records of previous archaeology in the area, walking over the landscape to inspect land forms and look for surface exposures of soil and possible archaeological material, and the excavation of shovel test pits in areas of high probability.

Phase II surveys are designed to focus on one or more sites that are already known to exist, find site limits by digging test pits, and determine site content and preservation. Information from Phase II survey work is used by the Maine Historic Preservation Commission (MHPC) to determine site significance (eligibility for listing in the National Register of Historic Places). Phase III archaeological work, often called data recovery, is careful excavation of a significant archaeological site to recover the artifacts and information it contains in advance of construction or other disturbance.

Archaeological sites are further divided into two broad categories of culture, prehistoric (or Native American), and historic (or European-American). Different archaeological specialists are usually needed for prehistoric or historic sites because the nature of content and preservation and site locations are quite different.

Scope of Work

In responding to a project submission, the MHPC may issue a letter specifying which type of archaeological survey is needed (prehistoric, historic or both) and at what level (Phase I, II, or III). Often the response letter contains further information, such as the suspected presence of an historic site of a certain age, or a statement that only a portion of the project parcel in question is sensitive for prehistoric sites and only that portion needs archaeological survey.

Once the project applicant has one or more scopes of work (proposals) from appropriate archaeologists (see below), the applicant should submit their preferred proposal (without attached financial information or bid total) to the MHPC for approval. MHPC will not comment upon cost, but will comment on the appropriateness of the scale and scope of the work. An approval from MHPC of the scope of work is the applicant's guarantee that, if the field and laboratory work are done according to the scope, and appropriately described in writing, the results will be accepted by MHPC.

The final written report on the project must also be submitted to MHPC for review and comment.

Finding an Archaeologist

At the time that MHPC issues a letter requiring archaeological survey work, MHPC will also supply one (or more) lists of archaeologists (Levels 1 and/or 2, historic or prehistoric) appropriate to the type of work (Phase I, II, III, historic or prehistoric). Archaeologists on the Level 2 Approved Lists can do projects of any level, including Phase I archaeological survey projects. Level 1 archaeologists are restricted to doing Phase I surveys, and certain planning projects for municipal governments.

MHPC maintains lists of archaeologists interested in working in different geographic areas of Maine, and those who are qualified in different types of work. The archaeologists themselves indicate their availability (except for short-term absence) to MHPC on a periodic basis, so archaeologists on the list can be expected to respond to inquiries. The applicant should solicit proposals or bids for work from archaeologists whose names appear on the list supplied by MHPC.

These archaeologists' names are taken from lists of archaeologists approved for work in Maine by MHPC under a set of rules establishing minimal qualifications, such as previous supervisory experience in northern New England, and an appropriate graduate degree. However, the inclusion of an archaeologist on one of these lists should not be interpreted as an endorsement by the MHPC beyond these limited qualification criteria. Moreover, the MHPC cannot recommend the services of an individual archaeologist.

Project Final Report

Whatever the archaeological survey result, a final report on the project should be submitted by the applicant to the MHPC. The MHPC will review the report, and issue further guidance or issue a "clearance" letter for the project.

MAINE HISTORIC PRESERVATION COMMISSION 55 CAPITOL STREET 65 STATE HOUSE STATION AUGUSTA, MAINE 04333

KIRK F. MOHNEY DIRECTOR

Prehistoric Archaeologists Approved List: Review and Compliance Consulting/Contracting (Active) LEVEL 2 (Phase I, II, III, date recovery, all phases of survey) LEVEL 2

Dr. Richard Will TRC/Northeast Cultural Resources 71 Oak Street Ellsworth, ME 04605 P-207-667-4055 rwill@trcsolutions.com

Mr. Jacob A. Freedman SEARCH, INC. P.O. Box 1080 Portsmouth, NH 03802 P-603-319-6939 Jacob@searchinc.com

Dr. Nathan Hamilton Dept. of Geography & Anthropology University of Southern Maine Gorham, ME 04038 P-207-780-5324 casco@usm.maine.edu

Dr. Dianna Doucette Public Archaeology Laboratory 26 Main Street Pawtucket, RI 02860 ddoucette@palinc.com

Dr. Gemma-Jayne Hudgell Northeast Archaeology Research Center 382 Fairbanks Road Farmington, ME 04938 P-207-860-4032 hudgell@nearchaeology.com

Mr. Jacob Tumelaire Independent Archaeological Consulting 801 Islington St. Suite 31 Portsmouth, NH 03801-4257 jtumelair@iac-llc.net

Dr. Christopher Donta SWCA Environmental Consultants 15 Research Drive Amherst, MA 01002 P-413-256-0202 Christopher.donta@swca.com Karen Mack TRC/Northeast Cultural Resources 71 Oak Street Ellsworth, ME 04605 P-207-667-4055 kemack@trcsolutions.com

Robert N. Bartone Northeast Archaeology Research Center 382 Fairbanks Road Farmington, ME 04938 P-207-860-4032 bartone@nearchaeoplogy.com

David Putnam 47 Hilltop Road Chapman, ME 04757 P-207-762-6078 putnamd@umpi.edu

Dr. William R. Belcher US Army CILHI 310 Worchester Ave, Bldg 45 Hickam AFB HI 96853-5530 wbelcher@msn.com

Gabriel Hrynick UNB, Anthropology PO Box 4400 Fredericton, NB Canada E3B 5A3 P-506-458-7405 Gabriel.hrynick@unb.ca

Nathan C. Scholl Gray & Pape 60 Valley Street, Suite 103 Providence, RI 02857 P-401-273-9900 C-717-515-5349 nscholl@graypape.com Dr. Stuart Eldridge Power Engineers, Inc. 303 US Rte 1 Freeport, ME 04032 P-207-869-1261 Stuart.Eldridge@powereng.com

Dr. Victoria Bunker P.O. Box 16 New Durham, NH 03809-0016 P-603-776-4306 vbi@worldpath.net

Dr. Robert Goodby Monadnock Archaeological Consulting 144 Greenwood Road Dublin, NH 04333 P-603-563-81 rgoodby@monardarch.com

Dr. Daniel F. Cassedy, AECOM 791 Corporate Center Drive Raleigh, NC 27607 P-919-854-6207 Daniel.cassedy@aecom.com

Dr. Chris Clement SEARCH, Inc. 2 Dayton Drive Hanover, NH 03755 P-803-360-0035 Chris.clement@searchinc.com

Dr. Arthur Spiess, Ex officio Maine Historic Preservation Commission 55 Capitol Street 65 State House Station Augusta, ME 04333 P-20-287-2789 <u>Arthur.spiess@maine.gov</u> (Not available for contract work)

LEVEL 1 (Phase I and reconnaissance survey only) LEVEL 1

Ms. Sarah Haugh Tetra Tech 451 Presumpscot Street Portland, ME 04103 P-207-358-2395 sarah.haugh@tetratech.com

Mark Penney The Louis Berger Group Inc. 20 Corporate Woods Blvd. Albany, NY 12211-2370 P-518-432-9545 mpenney@louisberger.com

Mr. Brian Valimont New England Archaeology Co. LLC 128R Main Street Plaistow, NH 03865 Newarch1@comcast.net

Edward Moore TRC/Northeast Cultural Resources 71 Oak Street Ellsworth, ME 04605 F-207-667-0485 James A. Clark P.O. Box 815 Belfast, ME 04915 P-207-930-0543 clarkja@gmail.com

Mary Lynne Rainey RGA Cultural Resource Consultants 1376 Kingstown Road Wakefield, RI 02789 Marylynne.rainey@verizon.net Ora Elquist Public Archaeology Laboratory 26 Main Street Pawtucket, RI 02860 P-401-728-8780 oelquist@palinc.com

Inactive, Retired, No longer doing fieldwork, no longer at address given

Ms. Edna Feighner 5 Thomas Street, Apt. 3 Concord, NH 03301 P. 603-228-8091 Edna.Feighner@dcr.nh.gov

Geraldine Baldwin 4 Dickson Lane Bedford Corners, NY 10549 P-914-271-0897 GeraldineBaldwin@aol.com Dr. Bruce J. Bourque Maine State Museum 83 State House Station Augusta, ME 04333-0083 P-207-287-3909 bbourque@abacus.bates.edu

Dr. Ellen Cowie Northeast Archaeology Research Center 382 Fairbanks Road Farmington, ME 04938 cowie@nearchaeology.com

Kendra Ramsell

From:	Spiess, Arthur <arthur.spiess@maine.gov></arthur.spiess@maine.gov>
Sent:	Monday, January 6, 2020 10:52 AM
То:	Kendra Ramsell
Subject:	RE: Jordan Bay Marina Dock Expansion - MHPC Response

Hello Ms. Ramsdell:

Understood. I'll pull the project paperwork and work with Megan Rideout to get our a revised letter. We can eliminate the request for archaeological survey.

Sincerely, Art Spiess

Dr. Arthur Spiess Senior Archaeologist, Maine Historic Preservation State House Station 65 Augusta, ME 04333 desk phone: 207-287-2789

From: Kendra Ramsell <kramsell@sebagotechnics.com>
Sent: Monday, January 06, 2020 10:41 AM
To: Spiess, Arthur <Arthur.Spiess@maine.gov>
Cc: Robert McSorley <rmcsorley@sebagotechnics.com>
Subject: FW: Jordan Bay Marina Dock Expansion - MHPC Response

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe. Good morning, Arthur –

I just wanted to touch base on this project, as I believe there may be a misunderstanding regarding the scope of work. All work associated with the dock expansion will be completed within the limits of the normal high water line of Sebago Lake. This includes installation of 12 piles, which will support the new floating dock system. An existing ramp will provide access to the new floats. There will be no excavation or any other site improvement on shore as a result of this project and therefore, we do not anticipate needing to complete a Phase 1 Prehistoric Archeological Survey, as requested by the Commission. I apologize for not providing enough detail in my original letter. Should you require any additional information, please do not hesitate to ask.

Thank you,

Kendra Ramsell, El Civil Engineer

Sebago Technics, Inc. | An Employee-Owned Company 75 John Roberts Rd., Suite 4A, South Portland, ME 04106 Office: 207.200.2100 | Direct: 207.200.2098 | Fax: 207.856.2206 kramsell@sebagotechnics.com | www.sebagotechnics.com

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Solar Bollard Path Light with Blue Accent Led

Product Details:

Our new Solar Bollard Path light is ideal for architectural and commercial pathways and walking trails. It's manufactured with extruded Aluminum and designed to stay lit all night. It fits in nicely with new modern contemporary designs.

Material: Extruded Aluminum

Solar Panel: 6W Monocrystaline silicon

Battery: 5Ah LiFe04

Led: 3W High Power. 6,000K Color

Lumens: 440-480

180 Degree Viewing Angle

Charging Time: 8 Hours

Working Time: 10-12 Hours Per Night

Dimensions: 31" Tall, 6" Wide

Weight: 10 Lbs

Warranty: 2 Years on Fixture, 6 Months on Battery

0100562

BK [7] 5 | PG290

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 casement 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.

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BIAINE REAL ESTATE TAX PAID

8K 715 PG291

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:

-pm 470

6 Gold

Barbara A. Boes. Barbara A. Boes

Ronald J. Bocs

STATE OF MAINE COUNTY OF CUMBERLAND, 55.

December _____, 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,

- 6 Notary Public Ronald Extern, allomo Print Name: My Commission Expires:

RECEIVED RECORDED REGISTRY OF DEED: 2001 DEC 31 PH 12: 54

CUMBERLAND COUNTY

John B OBrien

2