



# Town of Raymond Board of Selectmen ePacket January 12, 2016 Table of Contents

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# Agenda

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## **BOARD OF SELECTMEN Agenda**

January 12, 2016  
7:00pm

Broadcast Studio  
423 Webbs Mills Road

*Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.*

- 1) **Call to order**
- 2) **Minutes of previous meetings**
- 3) **New Business**
  - a) **Private Land Owner Offer of Recreational Land Concept Presentation** – Owens McCullough
  - b) **Quit Claim Deeds** – Sue Carr, Tax Collector
  - c) **Consideration of Tax Abatements/Supplemental Assessments** – Curt Lebel, Assessors Agent
- 4) **Public Comment**
- 5) **Selectman Comment**
- 6) **Town Manager's Report and Communications**
  - a) **Update on A La Mexicana's Fire Inspection**
  - b) **Confirm Dates for Upcoming Regular Meetings**
  - c) **Upcoming Holiday Schedule**
- 7) **Fiscal Warrant – January 12, 2016**
  - a) **Treasurer's Warrant**
- 8) **Executive Session(s)**
  - a) Pursuant to 1 MRSA §405 (6)(A) – discuss Town Manager's annual review
- 9) **Adjournment**

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# Summary

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## BOARD OF SELECTMEN Summary

January 12, 2016  
7:00pm

Broadcast Studio  
423 Webbs Mills Road

*Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.*

### 1) Call to order

### 2) Minutes of previous meetings

a) December 8, 2015

### 3) New Business

a) **Private Land Owner Offer of Recreational Land Concept Presentation** – Town Engineer Owens McCullough and Town Manager Don Willard  
Town Engineer Owens McCullough and Town Manager Don Willard will provide information related to an offer of privately owned land located off the North Raymond Road for the possible use as a future town recreational area.

- Land Owner – Timothy Davison
- Land Location – North Raymond Road, Map 017 Lot 020
- Land is 13 acres of rolling field with small wooded islands

b) **Quit Claim Deeds** – Sue Carr, Tax Collector

All back taxes, interest and lien costs have now been paid in full for these parcels through April 2016.

- Anthony Beattie – Map 042 Lot 080 – 11 Mass Ave
- Jane Parker – Map 023 Lot 021 – Peppercorn Way

c) **Consideration of Tax Abatements/Supplemental Assessments** – Curt Lebel, Assessors Agent

In the ePacket please find four abatement requests and three supplemental assessments which have been reviewed by Assessors Agent Curt Lebel and are recommended for approval.

#### Abatements:

- \$144.60 – Rodney Collard & Corey Perreault – Property assessed for incorrect acreage
- \$97.99 – Jeff & Susan Verrill – Camper trailer was found to be assessed inequitable with other similar trailers in the area
- \$720.59 – Nancy Reed – Property was assessed using the Commercial Zone methodology, but the property is in a residential zone
- \$308.31 – Walter O'Connor Jr – The value of the section enrolled in open space was overestimated

Supplemental Assessments:

- \$709.83 – Sylvia Lydick – Personal property assessment omitted from original commitment of taxes
- \$322.65 – Nathaniel Hurteau – Property was formerly Town owned and was exempted in error
- \$409.89 – Merrill & Robin Farnsworth – Property was formerly Town owned and was exempted in error

**4) Public Comment**

**5) Selectman Comment**

**6) Town Manager's Report and Communications**

**a) Update on A La Mexicana's Fire Inspection**

**b) Confirm Dates for Upcoming Regular Meetings**

- February 9, 2016
- March 8, 2016
- April 12, 2016

**c) Upcoming Holiday Schedule**

- Monday, January 18, 2016, in observance of Martin Luther King Jr Day

**7) Treasurer's Warrant – January 12, 2016**

**8) Executive Session(s)**

- a) Pursuant to 1 MRSA §405 (6)(A) – discuss Town Manager's annual review

**9) Adjournment**



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# Previous Meeting(s) Minutes

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## BOARD OF SELECTMEN Minutes

December 8, 2015  
7:00pm

Broadcast Studio  
423 Webbs Mills Road

*Resolution: We, the Raymond Board of Selectmen, recognize our individual and collective responsibilities as leaders and representatives of our community. To this end, we pledge to conduct ourselves in a manner befitting these roles and duties. We pledge and encourage others to "Be the Influence" and to recognize that decisions matter.*

Selectmen in attendance: Mike Reynolds, Joe Bruno, Teresa Sadak, Lawrence Taylor, and Samuel Gifford

Selectmen absent: none

Town Staff in attendance:

Nancy Yates – Finance Director  
Sue Carr – Tax Collector  
Cathy Gosselin – Deputy Fire Chief  
Sue Look – Town Clerk

- 1) **Called to order** at 7:00pm by Chairman Reynolds.
  
- 2) **Minutes of previous meetings**
  - a) November 10, 2015  
**Motion** to approve the minutes listed above by Selectman Sadak. Seconded by Selectman Gifford.  
**4-0 with 1 abstention. Approved.**
  
- 3) **Old Business**
  - a) Raymond Fire & Rescue Solar Power Purchase Agreement (PPA) – Geoff Sparrow, ReVision Energy and Bruce Tupper, Fire Chief

As requested by the Board of Selectman Mr Sparrow has assembled responses to questions that were raised during the board meeting on November 10th.

Additionally ReVision Energy has drafted a new PPA proposal based on a lower utility escalator (2%), which the board may find more in line with anticipated utility rate increases over time. A table of historical energy prices has also been provided.

Mr Sparrow – We have been working with the Town for the past 6 months or so to install a solar energy fixture on the District 2 Fire building with the Town having the option of buying the equipment in the 7<sup>th</sup> year. We have made changes to the rates from 4-5% increase to a 2% increase per year with the buy out cost remaining basically the same as the original proposal. It would be an administrative burden on our end to have a rate tied to the actual

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Selectman's Meeting Minutes (Page 1 of 7) December 8, 2015

energy increases. You had asked for the rates for other PPAs and we found that there were so many differences in the other PPAs that it would not be valuable. Instead I provided the analysis of Thomas College's system.

Chairman Reynolds – One thing to consider is that we use more power than this will generate.

Finance Director Yates – As I understand it we will get a credit from CMP and apply the credit to our electricity costs plus delivery.

Mr Sparrow – We have identified which of the Town's facilities have the highest rates and would recommend which bills to apply the credit to get the most out of those dollars.

Chairman Reynolds – So there is no increase to the budget prior to the buy out. I want to make sure that for this budget year there will be no increase.

Mr Sparrow – The Town will save money as soon as the energy is being produced.

Town Manager – It may be prudent to put money aside each year for the buy out.

Mr Sparrow – There is an annual maintenance visit each year, but the town can set a schedule of every 5 years. The inverters need to be replaced after 20 years at a cost of about \$10,000 (with today's prices) and the panels after 40 years.

Selectman Bruno – I think your assumptions are kind of wacky. Everything is getting more efficient and it is not reasonable to assume that in 30 years we will be paying \$0.40 per kwh more. This is not a good investment from a monetary point of view, only from an altruistic point of view.

Mr Sparrow – Predicting the future energy costs is volatile and we recognize that they go up and down. There is no crystal ball and even if the rates stay as they are the Town will save money.

Deputy Fire Chief Gosselin – I would like to see this go forward. I am building a new house and we are putting in solar.

**Motion** – no motion was put forth

b) Draft Budget Development Schedule for FY 2016-2017 – Nancy Yates, Finance Director

Nancy Yates, Finance Director, will provide a draft Budget Development Schedule for FY 2016-2017 for discussion, possible amendment, and Selectmen approval.

Selectman Bruno I will not be here on February 22<sup>nd</sup> and March 22<sup>nd</sup>. I would be available on March 29<sup>th</sup>.

Propose moving to February 29<sup>th</sup> and March 29<sup>th</sup>.

**Motion** to approve the Budget Development Schedule for FY 2016-2017 as amended to February 29<sup>th</sup> and March 29<sup>th</sup> by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved.**

4) **New Business**

a) **Annual Liquor Licensing & Inspections** – applications attached

- William and Kimberly Hines of Whines Ent. Inc. DBA Cafe Sebago, 1248 Roosevelt Trail

The fire department will perform the requisite life safety and fire protection ordinance inspections within the next week. Application is attached to the ePacket. No complaints of any kind have been lodged with the Town against Cafe Sebago regarding their operations. Staff is recommending approval of this renewal liquor license contingent upon a favorable inspection report from the fire department.

Deputy Fire Chief Gosselin – some house keeping, but all else ok, no life safety issues

**Motion** to approve the above liquor license by Selectman Bruno. Seconded by Selectman Gifford.

**Unanimously approved.**

- A La Mexicana

The fire department will perform the requisite life safety and fire protection ordinance inspections within the next week. Application is attached to the ePacket. No complaints of any kind have been lodged with the Town against A La Mexicana regarding their operations. Staff is recommending approval of this renewal liquor license contingent upon a favorable inspection report from the fire department.

Deputy Fire Chief Gosselin – We have had an issue with the smoke detectors and are working with them. We have no issues, no life safety issues. They will be inspected next week.

**Motion** to approve the above liquor license contingent upon a favorable inspection report from the fire department by Selectman Bruno. Seconded by Selectman Taylor.

**Unanimously approved.**

b) **Discuss Awarding Bids for Tax Acquired Properties** – Sue Carr, Tax Collector

Beginning November 12<sup>th</sup> the bid packets were advertised and available online and in the Town Office. The bids were due back by December 3<sup>rd</sup>, giving potential bidders 21 days to submit bids. There were no bids submitted. 2 property owners paid their taxes in full prior to the close of bids. The staff is recommending that the remaining 3 properties be put up for bid again in the Spring.

Tax Collector Carr – I did have 2 people ask about 2 of the properties after the bids had closed.

Town Manager Willard – We do not have to go through a bid process, we could use a Realtor, simply put is up for sale, etc.

c) **RSU #14 Update** – Diana Froisland, RSU #14 Board of Directors, Jen Moore & Geri Keane-Dryer also attended

Ms Froisland – Vice Chairman – We are hoping to make improvements to the RES playground with the IRT. We have resubmitted and to date we have done DEP permitting. The voters approved \$150,000 in a capital reserve fund. Our estimate was \$300,000 to \$350,000. If we are selected we expect this to happen in the summer of 2017. We are

involved in fund raising with a Pickle Ball and a Pie Sale.

Ms Keane-Dryer – They are also selling wreaths.

Ms Froisland – I am on the Policy Committee and in the Fall we passes a policy about communications that we will only distribute school related information. We were sending too many emails. Another policy is for the Community Service graduation requirement at the high school. We looked to see what other schools do and went with a cap-stone project in their senior year and will be a project they select. This will be begin with this year's freshman class. We are preliminarily looking at a pre-K program and we are exploring housing it at RES and would be for the whole RSU.

Ms Moore – We are doing a non-binding referendum in November to see what the thoughts are of the voters of build verses renovate and want to have costs involved. We plan to do a board workshop to make sure the board understands the educational implications.

Selectman Bruno – I am so happy you are here, thank you! It has always been the policy in Raymond that we only pay tuition up to what we pay in Windham and we have found that this is not happening. We hope that the School Board will supportive since we are paying about \$50,000 per year. We will be working with Representative McClellan to put forth a bill to allow towns who tuition out students to cap the costs with the parents paying the difference.

Ms Keane-Dryer – I am not sure that the RSU can do more than bill for the costs. There is an intrinsic value added factor that the schools have to pay. We are not paying full cost of the tuition, only up to a certain amount. The parents do pick up the difference. It is the intrinsic value added factor that we pay over the cost of Windham.

Town Manager Willard – There will be a change to the plowing. The school decided to go out to bid on the plowing of the schools and we decided to not bid. I think some thought should be given to working together as we did under the “One Raymond” program. The school will continue to clean the Town Office through this fiscal year. I would ask that we be kept informed when changes like this happen.

Selectman Sadak – A huge Thank You for coming!

Ms Keane-Dryer – I will not be running again in the Spring and I would like to encourage people to take out papers.

Selectman Bruno – Thank you for your 20 years of service!

**d) Discuss and Set FY2016-17 Budgetary Goals**

The Board will review last year's budgetary goals, discuss any changes to the goals, and create new budgetary goals for FY2016-17.

**Town of Raymond FY2015-16 Goals – As Changed by Selectmen (underline is addition and strikeout is deletion):**

- ~~Staff can use monies over \$2,000,000 in undesignated fund balance in their budget considerations.~~
- ~~Increase appropriation for capital road improvement – based upon Road Improvement Committee report, look for increase~~
- ~~Limit the use of fund balance/surplus as revenue to reduce taxes.~~

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Selectman's Meeting Minutes (Page 4 of 7) December 8, 2015

- Develop a core services driven budget, i.e., “what are we doing that we don’t need to do?”*
- Continue to explore privatization and outsourcing of services for cost savings.*
- Explore working with neighboring towns and Cumberland County government to cut costs and/or improve services.*
- Maintain current service levels in roadside solid waste and recycling collection.*
- Continue current trash contract unless it threatens LD-1 compliance.*
- Investigate bonding for capital improvement vs. capital reserve budgeting to achieve maximum utilization of existing capital resources.*
- Develop budget with the understanding that all budget areas may be considered.*
- Consider department budgeting needs and anticipated needs going forward.*
- Discussion Topics for FY2015-16 Goal Setting as received from Selectmen by Chair:*
- Zero or minimal municipal budget increase*
- Stay within the property tax increase for new spending, if possible be cost efficient for tax payers*
- Evaluate new and expiring debt service budget impacts, provide a report to the Selectmen at the beginning of the budget meetings.*
- Continue to invest in capital improvements and infrastructure.*
- More financial effort on Public Works equipment and possible additions in staffing (ex. Mechanic for both PS/PW)*
- Investigate the possibility of a merit pay system for employees*
- Consider referendum for a new recreational facility*
- Investigate/improve health care program option for employees with emphasis on stability*
- Discussion of benefits of rejoining the Maine Municipal Association (MMA)*
- Municipal budget should reflect minimal budget increases (if possible) with emphasis/increases on areas of need*
- Town should prepare a 5-10 year IT Capital Improvement Plan to keep digital systems and software progressively improving over time*
- Study budget to ensure that citizen services and staff needs are being met*

Selectman Bruno – Where are we with spending the monies for the Broadcast Studio?

Town Manager Willard – There was \$10,000 cut from their request and it has taken time to find a solution that will fit in the budget. There is a plan that should be made public soon.

Chairman Reynolds – We should have an update of the bond indebtedness for the 1<sup>st</sup> budget meeting.

Selectman Bruno – We want to do as much as we can with 0 tax increases.

Selectman Gifford – Leave out the “wiggle room” by taking out the “if possible”.

Finance Director Yates – We are currently ahead of projections.

Selectman Bruno – I would like to see zero tax increase, not zero for budget increases since there are monies in surplus. People are very happy with the road work that has been accomplished thus far and I think we need to continue this. We put money into Public Works above the bonding.

Selectman Sadak – I know that the Public Works Director spends time working on vehicles and we should hire someone to do this mechanic work.

Deputy Fire Chief Gosselin – Nathan does change our tires and does our oil changes occasionally.

Town Manager Willard – Nathan will do anything that is needed for the Town at any time, and I think we should bring this up with him.

Selectman Bruno – There are huge increases in health care this year.

Town Manager Willard – The reason towns are a member is the legal consulting and the health programs.

Selectman Sadak – I think that MMA would be a great resource to us as we go down the human resource path.

Chairman Reynolds – There is still an increase in the new construction which will help the budget.

Town Manager Willard – We are seeing an optimism.

Deputy Fire Chief Gosselin – Could we get some guidance pertaining to the merit pay and how it will effect our budgets?

Town Manager Willard – It will come from the consultant.

**b) Fee Schedule Annual Update – Sue Look, Town Clerk**

The Tassel Top Board of Directors have set their fees for next season and their fees are included in the Town's Fee Schedule (changes to which must be approved by the Board of Selectmen). There are no fee changes to Town of Raymond fees.

**Motion** to approve the Fee Schedule as presented by Selectman Bruno. Seconded by Selectman Sadak.

Selectman Taylor – When we update fees we should increase the Animal Control fees, they are too low. Electrical fees have been said to be very high. We may want to monitor the ball field on Mill Street, there is trash, dog feces, etc.

Selectman Bruno – I agree that the dog fees need to be raised.

Town Clerk Look – The only difficulty with raising the fees is there are still no “teeth” in the law to force people to pay other than taking them to court.

**Unanimously approved.**

**2) Public Comment - none**

### 3) **Selectman Comment**

Selectman Bruno – Merry Christmas and Happy New Year. Thank you for the RSU #14 School Board for coming tonight.

Selectman Sadak – Condolences to the Hartley family on the passing of Tacy Hartley.

Selectman Taylor – I think the Town Report was very nice this year. Great pictures.

Selectman Gifford – Library programs – winter health with bees & herbs tomorrow night, gift basket sale, Dec 13<sup>th</sup> bake sale 10am-4pm, and Attorney Pongrats at the Library for free advice. I am now a board member of the Library.

### 4) **Town Manager's Report and Communications**

#### a) **Remembering Tacy Hartley**

She served on many committees over the years and will be missed. We would like to send our condolences to the family.

#### b) **Welcome to New Employee** – Cynthia Davenport, part-time counter clerk

#### c) **Confirm Dates for Upcoming Regular Meetings**

- January 12, 2016
- February 9, 2016
- March 8, 2016

#### d) **Upcoming Holiday Schedule**

- Thursday, December 24, 2015 – Close at noon in observance of Christmas
- Friday, December 25, 2015 – Closed in observance of Christmas
- Thursday, December 31, 2015 – Close at noon in observance of New Year's Day
- Friday, January 1, 2016 – Closed in observance of New Year's Day

### 5) **Fiscal Warrant – December 8, 2015**

#### a) **Treasurer's Warrant**

**Motion** to approve the Treasurer's Warrant for \$70,609.62 by Selectman Taylor. Seconded by Selectman Sadak.

**Unanimously approved.**

### 6) **Adjournment**

**Motion** to adjourn at 8:50pm by Selectman Taylor. Seconded by Selectman Sadak.

**Unanimously approved.**

Respectfully submitted, \_\_\_\_\_  
Susan L Look, Town Clerk

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# Recreational Land Concept Presentation - Overview

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## Board of Selectmen – Agenda Item Request Form

401 Webbs Mills Road  
Raymond, Maine 04071  
207-655-4742 fax 207-655-3024  
sue.look@raymondmaine.org

Requested Meeting Date:	1/12/2016	Request Date:	1/5/2016
Requested By:	Don Willard, Town Manager		
Address:	401 Webbs Mills Rd, Raymond ME 04071		
eMail:	don.willard@raymondmaine.org		
Phone #:	207-655-4742 x131		

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### Category of Business (please check one):

- Information Only     Public Hearing     Report     Action Item  
 Other - Describe

Information Relating to Possible Action

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Agenda Item Subject: **Report from Town Engineer Regarding Possible Recreation Land**

Agenda Item Summary: Town Engineer Owens McCullough and Town Manager Don Willard will provide information related to an offer of privately owned land (Mr Tim Davison, Map 017 Lot 020) located off the North Raymond Road for the possible use as a future town recreational area.

Action Requested/  
Recommendation: Consideration by Board of Selectmen as to further actions (if any) to be taken.

Attachments to  
Support Request: See detailed report and attachment from Town Engineer Owens McCullough.





*Don Willard  
Raymond Town Manager  
401 Webbs Mills Road  
Raymond, Maine 04071  
207.655.4742 x131*

January 5, 2016

**TO:** Raymond Board of Selectmen  
**FROM:** Don Willard, Town Manager  
**RE:** **Report from Town Engineer Regarding Possible Recreational Land**

Mr Tim Davison has offered land for town recreational use via a long term, "no cost" lease to be negotiated if town interest is established. The land and improvements consist of approximately 13 acres valued at \$69,900 including a small shed. The current property taxes are \$835.31.

Preliminary information related to the suitability of this land for use as a town recreational facility is attached to the ePacket.

Mr Davison indicated some years ago a willingness for this land to be used for public recreation as a location for a skate park. Recently as a part of a volunteer recreation meeting Raymond resident Brenda Caouette requested that the town approach Mr Davison about the possibility of using his property for a more developed recreational facility. After consultation with the Chair of the Board of Selectmen, Mike Reynolds, Mr Davison was contacted and he was interested in the new proposal. Subsequent to this Town Staff walked the land with the Town Engineer and the following ePacket materials were produced for Board of Selectmen consideration.



January 5, 2016  
15518

Mr. Donald Willard, Town Manager  
Town of Raymond  
401 Webbs Mill Road  
Raymond, ME

**North Raymond Road - Davison Recreational Fields  
Planning, Engineering and Environmental Review.**

Dear Mr. Willard:

Sebago Technics, Inc. has been retained by the Town of Raymond to assist in the feasibility planning for a new Recreational Facility on a 13 acre parcel property located off the North Raymond Road. Our review of this parcel included utilizing aerial photo information, medium intensity soils information, Inland Fisheries and Wildlife published data, town parcel mapping, published GIS information together with field reconnaissance and wetland mapping. The results of our feasibility planning is described in this letter report and depicted on the attached concept plans labeled "Option A" and "Option B."

**A. Site Characteristics:**

The North Raymond Road parcel is approximately 13 acres in size situated across from Pond Road and adjacent to the Dyer Road. Town assessor information indicates the parcel is owned by Timothy A. Davison and is located in the Rural Zone. Observations of the property suggest the property has historically been utilized as agricultural land and mostly cleared with the exception of a wooded area bisecting the parcel that contains a drainage/wetland area.

Sebago Technics, Inc. completed a field investigation in mid-December of 2016 to review general conditions and map wetland areas. At the time of field review, there was no snow cover allowing us to photograph and map wetlands/site characteristics. The property is mapped as Canaan and Paxton sandy to find sandy loams by the NRCS Medium Intensity Soils Survey. Bedrock maybe located near the surface for these soil classifications. Site reconnaissance noted several of areas of either exposed bedrock or large surface rocks.

The topography on the property generally slopes in northerly to a southerly direction at a moderate slope. USGS information indicates approximately 20 feet of relief across the



January 5, 2016  
15518

Mr. Donald Willard, Town Manager  
Town of Raymond  
401 Webbs Mill Road  
Raymond, ME

**North Raymond Road - Davison Recreational Fields  
Planning, Engineering and Environmental Review.**

Dear Mr. Willard:

Sebago Technics, Inc. has been retained by the Town of Raymond to assist in the feasibility planning for a new Recreational Facility on a 13 acre parcel property located off the North Raymond Road. Our review of this parcel included utilizing aerial photo information, medium intensity soils information, Inland Fisheries and Wildlife published data, town parcel mapping, published GIS information together with field reconnaissance and wetland mapping. The results of our feasibility planning is described in this letter report and depicted on the attached concept plans labeled "Option A" and "Option B."

**A. Site Characteristics:**

The North Raymond Road parcel is approximately 13 acres in size situated across from Pond Road and adjacent to the Dyer Road. Town assessor information indicates the parcel is owned by Timothy A. Davison and is located in the Rural Zone. Observations of the property suggest the property has historically been utilized as agricultural land and mostly cleared with the exception of a wooded area bisecting the parcel that contains a drainage/wetland area.

Sebago Technics, Inc. completed a field investigation in mid-December of 2016 to review general conditions and map wetland areas. At the time of field review, there was no snow cover allowing us to photograph and map wetlands/site characteristics. The property is mapped as Canaan and Paxton sandy to find sandy loams by the NRCS Medium Intensity Soils Survey. Bedrock maybe located near the surface for these soil classifications. Site reconnaissance noted several of areas of either exposed bedrock or large surface rocks.

The topography on the property generally slopes in northerly to a southerly direction at a moderate slope. USGS information indicates approximately 20 feet of relief across the

site. Moderate topography combined with the shallow to bedrock conditions present grading challenges to avoid excessive ledge excavation. As a result, strategies need to be employed such as terracing the landscape or filling instead of cutting and positioning the facilities to optimize use of the natural topography. For this project, we would expect a combination of terracing the landscape and filling to minimize and if possible avoid ledge excavation.

**B. Development Program:**

The development program will be combination of the Town's needs and the ability of the land to accommodate a portion or all of the recreational features. For the purposes of this evaluation, we utilized the same development program as investigated for the Patricia Avenue Recreational project excluding a high school baseball field and one multi-purpose field due to the limitation of space on the North Raymond Road property. The proposed recreational amenities include:

1. 180' by 360' multipurpose field
2. 100' by 100' playground
3. Two tennis courts
4. Two basketball courts
5. Volleyball court
6. Little league baseball field
7. Concession stand and storage shed
8. Parking lot and Stormwater Management
9. Well (assumed to be non-transient) and septic field
10. Future trail connection the conservation land and trail connection located southerly of the property. This would require acquisition of rights to cross private property.

Attached to this feasibility study are two alternative concept plans for the above recreational development program. As shown on the concept plans, the development program utilizes the entire 13 acre parcel. We anticipate the preferred approach will be to match existing grades at the height of land near the North Raymond Road. The development would then slope towards the rear of the parcel with fill of several feet on the downhill slope to accommodate the facility. Some tree clearing and wetland impacts will be required within the wooded/wetland area bisecting the property. This approach is intended to reduce the risk of ledge excavation.

Stormwater runoff from the development will need to be captured and treated to address both Town and Maine DEP regulatory requirements. We anticipate a combination of features including soil filters located on the downhill (fill side) of the development areas together with rain gardens or similar treatment systems will be required.

If the town desires water and onsite wastewater disposal, a well and septic system will be required. The depth to ledge creates a restriction that will limit the location for a septic

system. Further field investigation will be needed to identify a location that fits with the development program. A well will also be needed as no public water exists in the area. Depending on the wells yield, the available water may not be sufficient for an irrigation system. Some research on yields from other area wells is recommended to better understand what may be expected for a water supply.

As shown on the concept plans, the 13 acres of land area is somewhat confined for this development but appears to be achievable assuming the density of activity is agreeable with the town. We would note that there is no room for expansion within acquisition of surrounding property.

The property does present a unique opportunity to potential provide a trail link to the Inland Fisheries and Wildlife Conservation Land. This link would require gaining rights from at least one additional property owner for a trail connection.

**C. Construction needs from the National Guard (assuming an IRT project)** will include land clearing and heavy equipment (skidder, chipping equipment, excavator, dozer, material screening, compactor, grader and dump trucks) to complete the following:

1. Clear, stump and grub the project area.
2. Screen and stockpile loam, excess cut materials for re-use.
3. Rough grade and contour the recreational fields, access road and parking areas.
4. Place and compact gravel on access roadway and parking lot areas.
5. Construction stormwater facilities to include storm drains, catch basins, soil filters and drainage conveyance swales.
6. Trenching and installation of water service, underground electrical and telecommunications cables (in conduit) to onsite lighting.
7. Finish grading and placement of loam, seed, and mulch along with erosion control measures such as siltation fencing, erosion control berms, erosion control blanket, riprap, stone check dams and temporary dewatering during construction.
8. Erection of fencing, gates, storage building and barricades associated with access control and field construction.
9. Installation of subsurface wastewater disposal field.

**D. Town Provided Materials:** Road gravel, crushed stone, fencing/backstops, goal posts, loam electrical wire and conduit, water piping, loam, seed and mulch and other erosion control measures. The Town will also provide engineered site drawings and complete required permitting.

**E. Permitting:** The project is expected to require the following permits:

1. Maine Department of Environmental Permitting

- a. Site Location Permit: Since the project in its entirety is expected to not create more than 3 acres of non-revegetated surface or involve more than 20 acres of disturbed area, the project will not require a MDEP Site Location of Development Act Permit (SLODA).
- b. Stormwater Permit: The project is expected to create more than 1 acre of non-revegetated surface and will require a stormwater permit.
- c. Natural Resources Protection Act (NRPA) Permit and Army Corp of Engineers: The project will require wetland alteration. The level of permitting will depend on the extent of impacts. For this development we have assumed that less than 15,000 square feet of wetland will be altered and will require a Tier I permit with no mitigation. Please note that we an area within the mapped wetlands that exhibits potential vernal pool characteristics. Vernal Pools can only be definitively mapped in April during the breeding season. As a result, we are unable to determine if a vernal pool exists at this time. Since this property is predominately open field which is not typically considered vernal pool habitat, it is questionable whether a viable vernal pool could exist in the wetland area. Should the town proceed with this project, we would need to complete a full assessment in April during the vernal pool breeding season.
- d. Northern Long Eared Bat. The Northern Long Eared Bat is now a federally list species. Typically, this means that any development project involving state of federal permitting will be required to either screen for the bats and/or limit tree clearing to times when the bats are in hibernation (November through April).

2. Local Site Plan Approval: At the local level, the project will require a local Planning Board Permit.

3. Maine Department of Transportation Permit: The project may potentially create more than 100 vehicle trip ends in the peak hour. Should this happen a Maine Department of Transportation Traffic Movement Permit (MDOT TMP) will be needed. A MDOT traffic permit is a multi-step process beginning with a preliminary assessment and scoping meeting with the MDOT.

Our preliminary assessments suggests the traffic generation will most likely generate less than 100 trips in the peak hour for general field usage. However, tournament play or significant events could exceed 100 vehicle trips in the peak hour. Research suggests there are no definitive guidelines for parking requirements and traffic generation due to variability's in usage and demographics. For the proposed fields, we have considered the anticipated usage based upon the practical experience and expected programing for the field.

Since soccer and baseball season do not typically coincide in the same season, we have assumed it would be unlikely that both soccer and baseball would occur simultaneously. Using baseball as the most intense use, the proposed baseball fields could accommodate 1 game (2 teams) playing at any given time that will arrive via bus transportation or generally by adults dropping off athletes. Adult teams may use the field occasionally as part of the adult recreational program; however, predominate usage is expected to be youth baseball.

Assuming a roster size of 20 players along with a coach, assistant coach, team administrator and umpires, two teams will generate approximately 50 players and support staff per game. Since many of the players will likely arrive via bus or by parent/adult drop off, we have allotted 1 peak hour trip per 2 players or 25 total trips for the players and support personnel per game. Spectators will most likely be highly variable depending on the player age and type of game. Allowing for .5 trips per player would suggest an additional 20 peak hour trips for spectators. Therefore, the total peak hour trips is estimated at 45 peak hour trips (25+ 20) which is less than the 100 trip end threshold. It is important to note that programming will have an important influence on the traffic generation. As a result we suggest a planning meeting with town staff and stake holders to review the probable programming for the field to develop a probable traffic scenario.

Whether a traffic movement permit is needed or not, the timing of the project suggests adequate time is available to complete any traffic permitting (if needed) prior to the 2017 IRT construction season.

- F. Development Costs:** We have developed an opinion of probable development costs based upon the limited information obtained in the feasibility assessments. Please note our cost estimate does not include any land acquisition costs as this is assumed to be handled directly by the Town of Raymond.

Development costs have been separated by Town and IRT (Military Innovative Readiness Training) costs allowing the town to gage the military contribution for comparison purposes. It is important to recognize that the construction cost estimated will need to be refined as more definitive development plans are prepared. We have included estimated costs and allowances for lighting and irrigation. These costs are appreciable and the town will need to determine if they would like to include these items in the overall development. Lastly, the costs include an allowance for ledge excavation which is undetermined at this time. We do expect some ledge excavation based upon our site investigations and published soils information

- G. Project Timing:** Assuming the town would like to proceed with the design and permitting, it we would recommend the design work begin this coming spring with a vernal pool assessment followed by a boundary and topographical survey of the property. This will allow us to determine if vernal pools are present prior to proceeding with the formal design and permitting. Assuming vernal pools are not present, we would begin the design and permitting in late April or May and expect to complete the permitting process by late summer/fall of 2016. This would allow for an IRT construction schedule beginning in the spring of 2017 and completion in the fall of 2017.

**Closure:**

We offer this feasibility assessment and attached conceptual plans for the Towns consideration in the development of a recreational complex on a 13 acre parcel located off the North Raymond Road. The findings in the feasibility assessment suggest the property has development potential as a recreational facility, but with some limitation. These limitations include the size of the parcel, identified wetlands, topography and shallow to bedrock conditions which can be addressed but may add cost or require adaptation of the development during the design phase.

Should the Town decide the property is of continued interest, we recommended a partial boundary and topographical survey be completed along with vernal pool mapping in the spring and identification of a potential trail connection to the conservation land. This survey will provide an opportunity to develop a preliminary site specific grading and drainage plan to better understand the potential fill and cuts (ledge) on the site. We recommend this occur prior to any acquisition of the parcel to confirm that the development program is generally achievable.

As always, please feel free to contact me with any questions.

Sincerely,

SEBAGO TECHNICS, INC.



Owens A. McCullough, P.E., LEED-AP  
Vice President, Engineering/Project Development



OAM: oam/

- Att. Concept Plans – Option A & B
- Wetland Mapping Report
- Medium Intensity Soil Map
- IPAC Report
- Assessors Map



















# Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



December 22, 2015

# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

## Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

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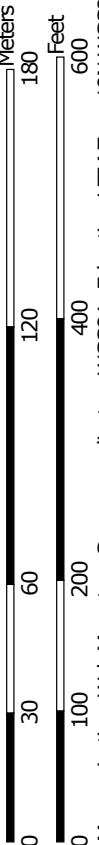
The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Custom Soil Resource Report  
Soil Map



Map Scale: 1:2,210 if printed on A portrait (8.5" x 11") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)




















**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
 Survey Area Data: Version 11, Sep 17, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2010—Jul 18, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CaB	Canaan sandy loam, 3 to 8 percent slopes	2.9	24.3%
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	9.1	75.7%
<b>Totals for Area of Interest</b>		<b>12.0</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If

intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Cumberland County and Part of Oxford County, Maine

### CaB—Canaan sandy loam, 3 to 8 percent slopes

#### Map Unit Composition

*Canaan and similar soils:* 85 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Canaan

##### Setting

*Landform:* Hills

*Landform position (two-dimensional):* Summit, shoulder

*Landform position (three-dimensional):* Crest, interfluvium

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Sandy-skeletal supraglacial meltout till derived from granite and gneiss

##### Typical profile

*O<sub>e</sub> - 0 to 2 inches:* moderately decomposed plant material

*H<sub>1</sub> - 2 to 6 inches:* sandy loam

*H<sub>2</sub> - 6 to 17 inches:* sandy loam

*R - 17 to 21 inches:* bedrock

##### Properties and qualities

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* 10 to 20 inches to lithic bedrock

*Natural drainage class:* Somewhat excessively drained

*Capacity of the most limiting layer to transmit water (K<sub>sat</sub>):* Very low to moderately high (0.00 to 0.20 in/hr)

*Depth to water table:* More than 80 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Very low (about 2.9 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 3e

*Hydrologic Soil Group:* D

### PbB—Paxton fine sandy loam, 3 to 8 percent slopes

#### Map Unit Composition

*Paxton and similar soils:* 87 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Paxton

##### Setting

*Landform:* Drumlinoid ridges

*Landform position (two-dimensional):* Summit, shoulder

*Landform position (three-dimensional):* Interfluvium, crest



## Custom Soil Resource Report

*Down-slope shape:* Convex

*Across-slope shape:* Convex

*Parent material:* Coarse-loamy lodgment till derived from mica schist

### **Typical profile**

*H1 - 0 to 8 inches:* fine sandy loam

*H2 - 8 to 20 inches:* fine sandy loam

*H3 - 20 to 65 inches:* fine sandy loam

### **Properties and qualities**

*Slope:* 3 to 8 percent

*Depth to restrictive feature:* 18 to 40 inches to densic material

*Natural drainage class:* Well drained

*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.60 in/hr)

*Depth to water table:* About 30 to 42 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Very low (about 2.9 inches)

### **Interpretive groups**

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2e

*Hydrologic Soil Group:* C

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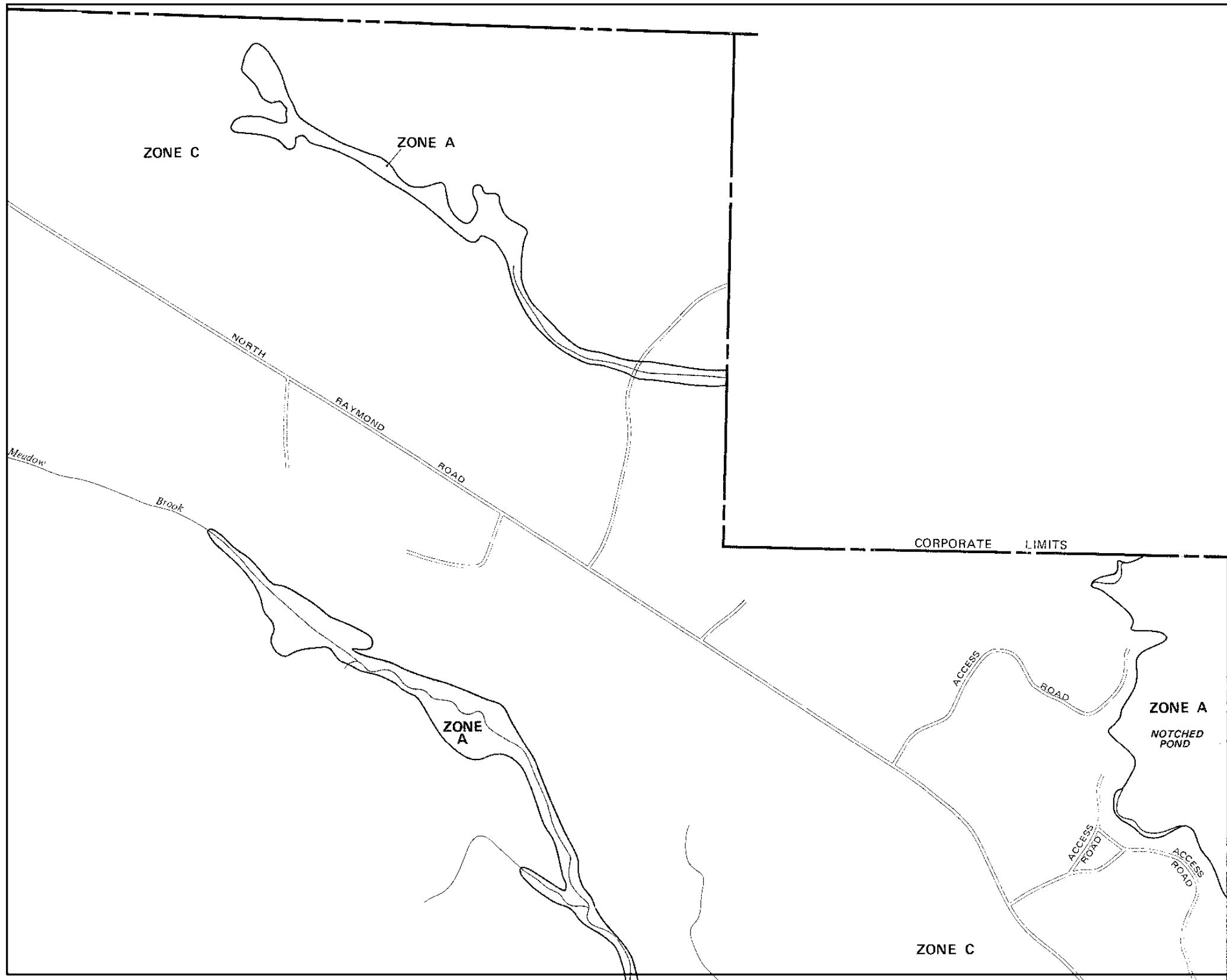
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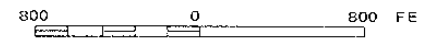
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APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
**RAYMOND,**  
**MAINE**  
CUMBERLAND COUNTY

PANEL 10 OF 20  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
230205 0010 B

EFFECTIVE DATE:  
MAY 5, 1981



federal emergency management agency  
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

# Raymond, ME Map 17 Lot 20 IPac Survey

## *IPaC Trust Resource Report*

Generated December 22, 2015 11:59 AM MST, IPaC v2.3.2

This report is for informational purposes only and should not be used for planning or analyzing project level impacts. For project reviews that require U.S. Fish & Wildlife Service review or concurrence, please return to the IPaC website and request an official species list from the Regulatory Documents page.



IPaC - Information for Planning and Conservation (<https://ecos.fws.gov/ipac/>): A project planning tool to help streamline the U.S. Fish & Wildlife Service environmental review process.

US Fish & Wildlife Service

# IPaC Trust Resource Report



NAME

Raymond, ME Map 17 Lot 20 IPac Survey

LOCATION

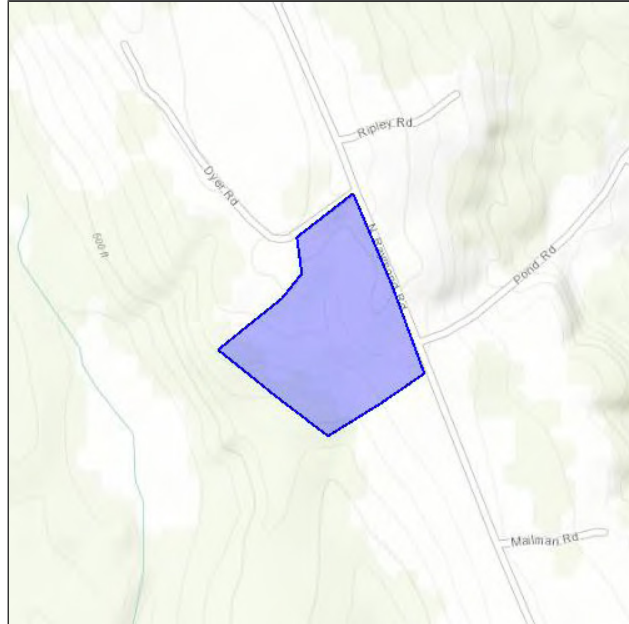
Cumberland County, Maine

DESCRIPTION

Location: 0 North Raymond, Maine  
Size: TBD  
Scope: TBD  
Timing: TBD

IPAC LINK

<https://ecos.fws.gov/ipac/project/V5WN4-JOBD5-DT3AQ-7AAQG-TSAVAM>



## U.S. Fish & Wildlife Contact Information

Trust resources in this location are managed by:

**Maine Ecological Services Field Office**

17 Godfrey Drive, Suite 2

Orono, ME 04473-3702

(207) 866-3344

## Endangered Species

Proposed, candidate, threatened, and endangered species are managed by the [Endangered Species Program](#) of the U.S. Fish & Wildlife Service.

**This USFWS trust resource report is for informational purposes only and should not be used for planning or analyzing project level impacts.**

For project evaluations that require FWS concurrence/review, please return to the IPaC website and request an official species list from the Regulatory Documents section.

[Section 7](#) of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency.

**A letter from the local office and a species list which fulfills this requirement can only be obtained by requesting an official species list from the Regulatory Documents section in IPaC.**

The list of species below are those that may occur or could potentially be affected by activities in this location:

### Flowering Plants

**Small Whorled Pogonia** *Isotria medeoloides* Threatened

CRITICAL HABITAT

**No critical habitat** has been designated for this species.

[https://ecos.fws.gov/tess\\_public/profile/speciesProfile.action?spcode=Q1XL](https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=Q1XL)

### Mammals

**Northern Long-eared Bat** *Myotis septentrionalis* Threatened

CRITICAL HABITAT

**No critical habitat** has been designated for this species.

[https://ecos.fws.gov/tess\\_public/profile/speciesProfile.action?spcode=A0JE](https://ecos.fws.gov/tess_public/profile/speciesProfile.action?spcode=A0JE)

### Critical Habitats

**There are no critical habitats in this location**

## Migratory Birds

Birds are protected by the [Migratory Bird Treaty Act](#) and the [Bald and Golden Eagle Protection Act](#).

Any activity which results in the take of migratory birds or eagles is prohibited unless authorized by the U.S. Fish and Wildlife Service (1). There are no provisions for allowing the take of migratory birds that are unintentionally killed or injured.

Any person or organization who plans or conducts activities that may result in the take of migratory birds is responsible for complying with the appropriate regulations and implementing appropriate conservation measures.

Additional information can be found using the following links:

- Birds of Conservation Concern  
<http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Conservation measures for birds  
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Year-round bird occurrence data  
<http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/akn-histogram-tools.php>

The following species of migratory birds could potentially be affected by activities in this location:

<b>American Oystercatcher</b> <i>Haematopus palliatus</i>	Bird of conservation concern
Season: Breeding <a href="https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0G8">https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0G8</a>	
<b>American Bittern</b> <i>Botaurus lentiginosus</i>	Bird of conservation concern
Season: Breeding <a href="https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0F3">https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0F3</a>	
<b>Bald Eagle</b> <i>Haliaeetus leucocephalus</i>	Bird of conservation concern
Year-round <a href="https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B008">https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B008</a>	
<b>Bay-breasted Warbler</b> <i>Dendroica castanea</i>	Bird of conservation concern
Season: Breeding	
<b>Black-billed Cuckoo</b> <i>Coccyzus erythrophthalmus</i>	Bird of conservation concern
Season: Breeding <a href="https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0H1">https://ecos.fws.gov/tess_public/profile/speciesProfile.action?sPCODE=B0H1</a>	
<b>Canada Warbler</b> <i>Wilsonia canadensis</i>	Bird of conservation concern
Season: Breeding	
<b>Great Cormorant</b> <i>Phalacrocorax carbo</i>	Bird of conservation concern
Season: Wintering	



<b>Least Bittern</b> <i>Ixobrychus exilis</i> Season: Breeding	Bird of conservation concern
<b>Olive-sided Flycatcher</b> <i>Contopus cooperi</i> Season: Breeding <a href="https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0AN">https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0AN</a>	Bird of conservation concern
<b>Peregrine Falcon</b> <i>Falco peregrinus</i> Season: Breeding <a href="https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0FU">https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0FU</a>	Bird of conservation concern
<b>Pied-billed Grebe</b> <i>Podilymbus podiceps</i> Season: Breeding	Bird of conservation concern
<b>Prairie Warbler</b> <i>Dendroica discolor</i> Season: Breeding	Bird of conservation concern
<b>Purple Sandpiper</b> <i>Calidris maritima</i> Season: Wintering	Bird of conservation concern
<b>Short-eared Owl</b> <i>Asio flammeus</i> Season: Wintering <a href="https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HD">https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HD</a>	Bird of conservation concern
<b>Snowy Egret</b> <i>Egretta thula</i> Season: Breeding	Bird of conservation concern
<b>Upland Sandpiper</b> <i>Bartramia longicauda</i> Season: Breeding <a href="https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HC">https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0HC</a>	Bird of conservation concern
<b>Willow Flycatcher</b> <i>Empidonax traillii</i> Season: Breeding <a href="https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0F6">https://ecos.fws.gov/tess_public/profile/speciesProfile.action?scode=B0F6</a>	Bird of conservation concern
<b>Wood Thrush</b> <i>Hylocichla mustelina</i> Season: Breeding	Bird of conservation concern

## Refuges

Any activity proposed on [National Wildlife Refuge](#) lands must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

**There are no refuges in this location**

## Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal Statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

### DATA LIMITATIONS

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

### DATA EXCLUSIONS

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

### DATA PRECAUTIONS

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

Wetland data is unavailable at this time.



# U.S. Fish and Wildlife Service National Wetlands Inventory

## NWI Wetlands Raymond

Dec 22, 2015



### Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

### Riparian

- Herbaceous
- Forested/Shrub

### Riparian Status

- Digital Data

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:





# United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Maine Ecological Services Field Office  
17 GODFREY DRIVE, SUITE 2  
ORONO, ME 04473  
PHONE: (207)866-3344 FAX: (207)866-3351  
URL: [www.fws.gov/mainefieldoffice/index.html](http://www.fws.gov/mainefieldoffice/index.html)

Consultation Code: 05E1ME00-2016-SLI-0141

December 22, 2015

Event Code: 05E1ME00-2016-E-00184

Project Name: Raymond, ME Map 17 Lot 20 IPac Survey

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

## To Whom It May Concern:

The enclosed species list identifies the threatened, endangered, candidate, and proposed species and designated or proposed critical habitat that may occur within the boundary of your proposed project or may be affected by your proposed project. This species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC Web site at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the Endangered Species Consultation Handbook at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

This species list also identifies candidate species under review for listing and those species that the Service considers species of concern. Candidate species have no protection under the Act but are included for consideration because they could be listed prior to completion of your project. Species of concern are those taxa whose conservation status is of concern to the Service (i.e., species previously known as Category 2 candidates), but for which further information is needed.

If a proposed project may affect only candidate species or species of concern, you are not required to prepare a Biological Assessment or biological evaluation or to consult with the Service. However, the Service recommends minimizing effects to these species to prevent future conflicts. Therefore, if early evaluation indicates that a project will affect a candidate species or species of concern, you may wish to request technical assistance from this office to identify appropriate minimization measures.

Please be aware that bald and golden eagles are not protected under the Endangered Species Act but are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.). Projects affecting these species may require development of an eagle conservation plan: [http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html) Information on the location of bald eagle nests in Maine can be found on the Maine Field Office Web site: <http://www.fws.gov/mainefieldoffice/Project%20review4.html>

Additionally, wind energy projects should follow the wind energy guidelines: <http://www.fws.gov/windenergy/> for minimizing impacts to migratory birds and bats. Projects may require development of an avian and bat protection plan.

Migratory birds are also a Service trust resource. Under the Migratory Bird Treaty Act, construction activities in grassland, wetland, stream, woodland, and other habitats that would result in the take of migratory birds, eggs, young, or active nests should be avoided. Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm> and at:



<http://www.towerkill.com>; and at:  
<http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment



United States Department of Interior  
Fish and Wildlife Service

Project name: Raymond, ME Map 17 Lot 20 IPac Survey

## Official Species List

### Provided by:

Maine Ecological Services Field Office

17 GODFREY DRIVE, SUITE 2

ORONO, ME 04473

(207) 866-3344

<http://www.fws.gov/mainefieldoffice/index.html>

**Consultation Code:** 05E1ME00-2016-SLI-0141

**Event Code:** 05E1ME00-2016-E-00184

**Project Type:** RECREATION CONSTRUCTION / MAINTENANCE

**Project Name:** Raymond, ME Map 17 Lot 20 IPac Survey

**Project Description:** Location: 0 North Raymond, Maine

Size: TBD

Scope: TBD

Timing: TBD

**Please Note:** The FWS office may have modified the Project Name and/or Project Description, so it may be different from what was submitted in your previous request. If the Consultation Code matches, the FWS considers this to be the same project. Contact the office in the 'Provided by' section of your previous Official Species list if you have any questions or concerns.

<http://ecos.fws.gov/ipac>, 12/22/2015 11:53 AM

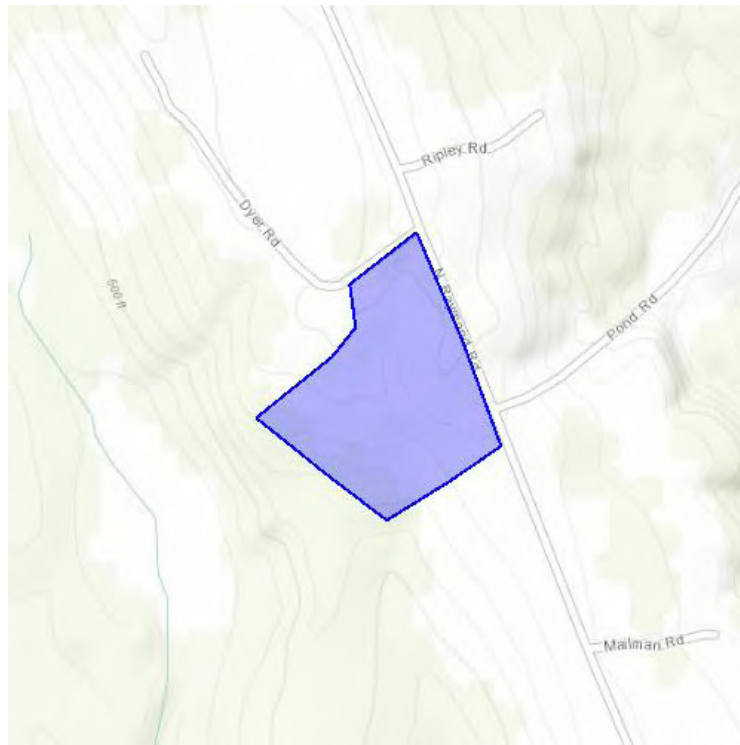
1



United States Department of Interior  
Fish and Wildlife Service

Project name: Raymond, ME Map 17 Lot 20 IPac Survey

### Project Location Map:



**Project Coordinates:** MULTIPOLYGON (((-70.3939425945282 43.96453448484053, -70.39382457733154 43.96404025618845, -70.39421081542969 43.96368502680501, -70.39544463157654 43.96298228415854, -70.39435029029846 43.962325868683294, -70.39332032203674 43.961777563138774, -70.39230108261108 43.9622254750888, -70.39146423339844 43.96264249352387, -70.39208650588989 43.963878086516026, -70.39283752441406 43.96515226487347, -70.3939425945282 43.96453448484053)))

**Project Counties:** Cumberland, ME

<http://ecos.fws.gov/ipac>, 12/22/2015 11:53 AM



United States Department of Interior  
Fish and Wildlife Service

Project name: Raymond, ME Map 17 Lot 20 IPac Survey

## Endangered Species Act Species List

There are a total of 2 threatened or endangered species on your species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Critical habitats listed under the **Has Critical Habitat** column may or may not lie within your project area. See the **Critical habitats within your project area** section further below for critical habitat that lies within your project. Please contact the designated FWS office if you have questions.

Flowering Plants	Status	Has Critical Habitat	Condition(s)
Small Whorled pogonia ( <i>Isotria medeoloides</i> )	Threatened		
<b>Mammals</b>			
Northern long-eared Bat ( <i>Myotis septentrionalis</i> )	Threatened		

<http://ecos.fws.gov/ipac>, 12/22/2015 11:53 AM





United States Department of Interior  
Fish and Wildlife Service

Project name: Raymond, ME Map 17 Lot 20 IPac Survey

## **Critical habitats that lie within your project area**

There are no critical habitats within your project area.

<http://ecos.fws.gov/ipac>, 12/22/2015 11:53 AM

4



PRELIMINARY ESTIMATE OF PROBABLE CONSTRUCTION COSTS w/ LIGHTING & IRRIGATION	
PROJECT NAME:	Recreation Improvements - Opinion of Potential Costs
PREPARED FOR:	Town of Raymond - Davison Property - North Raymond Road
DATE:	1/5/2016
UTILITIES:	WELL, SEPTIC & SINGLE PHASE POWER (ASSUMED)

General Site	Unit	Quantity	Unit Cost	Total	Subtotals	
					Town	IRT
Transformers & Service Connection	ea	1	\$25,000	\$25,000	\$25,000	\$0
Electrical Service	lf	3,500	\$30	\$105,000	\$40,000	\$65,000
Mass Site Grading - 10 Acres +/-	cy	32,000	\$8	\$256,000	\$0	\$256,000
Fill Material - Town Purchase Fill (estimated)	cy	10,000	\$8	\$80,000	\$80,000	\$0
Ledge Excavation - Allowance	cy	1,500	\$75	\$112,500	\$90,000	\$0
Stormwater Treatment - Allowance	ls	1	\$80,000	\$80,000	\$30,000	\$50,000
E&S	ls	1	\$15,000	\$15,000	\$11,250	\$3,750
Grubbing & Loam Salvage 11 acres +/-	ac	11	\$5,000	\$55,000	\$10,000	\$45,000
Land Clearing - 1 acres +/-	ac	1	\$7,500	\$7,500	\$2,500	\$5,000
Landscaping Allowance	ls	1	\$20,000	\$20,000	\$15,000	\$5,000
Well & Piping	ls	1	\$9,000	\$9,000	\$7,500	\$1,500
Septic System	ls	1	\$10,000	\$10,000	\$5,000	\$5,000
<b>Tennis Courts</b>						
Subbase, Surface, Fence, Paint, Hoops, accessories	ea	2	\$60,000	\$120,000	\$84,000	\$36,000
Lights	ls	2	\$25,000	\$50,000	\$45,000	\$5,000
<b>Basketball Courts</b>						
Subbase, Surface, Fence, Paint, Hoops, accessories	ea	2	\$40,000	\$80,000	\$64,000	\$16,000
Lights - Each Court	ls	2	\$25,000	\$50,000	\$45,000	\$5,000
<b>Volleyball Sand Pit</b>						
Grading - Cuts/Fills	cy	200	\$10	\$2,000	\$0	\$2,000
Sand - 15"	cy	200	\$27	\$5,400	\$2,700	\$2,700
Nets/poles	ls	1	\$1,000	\$1,000	\$1,000	\$0
<b>Concession/Storage Building</b>						
Building & Site	sf	1,800	\$90	\$162,000	\$97,200	\$64,800
<b>Parking</b>						
Subbase - 15" Gravel	cy	1,600	\$27	\$43,200	\$19,200	\$24,000
Pavement (3") - 31,000 s.f.	ton	580	\$85	\$49,300	\$49,300	\$0
<b>Multipurpose Fields</b>						
Sand Subbase and Drainage	cy	5,000	\$20	\$100,000	\$50,000	\$50,000
Loam and Seed (Screen and reuse on site material)	sy	25,000	\$5	\$95,000	\$30,000	\$60,000
Irrigation (May not be possible on well)	sf	64,000	\$4	\$256,000	\$153,600	\$102,400
Bleachers	ea	2	\$2,500	\$5,000	\$5,000	\$0
Goal Posts	ea	2	\$2,500	\$5,000	\$5,000	\$0
Lighting (allowance)	ls	1	\$100,000	\$100,000	\$75,000	\$25,000
<b>New Baseball Field</b>						
Field, Fence, Infield Construction	ls	1	\$50,000	\$50,000	\$30,000	\$20,000
dugouts	ea	2	\$7,500	\$15,000	\$12,000	\$3,000
Lighting	ls	1	\$100,000	\$100,000	\$75,000	\$25,000
Irrigation (may not be possible on well)	sf	60,000	\$4	\$240,000	\$120,000	\$120,000
Portable Bleachers	ea	2	\$2,500	\$5,000	\$5,000	\$0
Scoreboard	ea	1	\$20,000	\$20,000	\$15,000	\$5,000
<b>New Playground</b>						
Equipment	ls	1	\$35,000	\$35,000	\$35,000	\$0
Installation (5 days at \$1,600/day)	day	5	\$1,600	\$8,000	\$0	\$8,000
Lighting	ls	1	\$100,000	\$100,000	\$75,000	\$25,000
					\$1,419,250	\$1,035,150
Contingency 10%					\$141,925	\$0
Subtotal					<b>\$1,561,175</b>	<b>\$1,035,150</b>
Survey, Engineering & Permitting					\$103,853.00	
<b>Opinion of Project Costs</b>					<b>\$1,665,028</b>	<b>\$1,035,150</b>

1. Estimated project costs are based upon masterplan level evaluations. Cost estimate will need to be updated at the time of preliminary and final plan development.
2. Land cost is not included



## WETLANDS REPORT

Prepared for:

**Town of Raymond**  
Raymond, Maine

Prepared by:

Sebago Technics, Inc.  
75 John Roberts Road  
Suite 1 A  
South Portland, Maine 04106

January 4, 2016

**Wetlands Report  
Town of Raymond, Maine**

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## **Wetlands Report Town of Raymond, Maine**

### **Introduction:**

Sebago Technics, Inc was retained to complete a wetland assessment for a potential new recreational facility in the Town of Raymond. The project area is a previously cultivated farm field with forested wetland areas on North Raymond Road.

The following summary narrative describes the result of our wetland delineation.

### **Wetlands**

The wetlands on the site were delineated by Gary M. Fullerton of Sebago Technics on December 23, 2015. This delineation was completed in general accordance with the standards and methods outlined in the 1987 Wetlands Delineation Manual and Northeast 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 boundary” flagging. The flags were located using a Trimble Pro6H backpack gps unit capable of decimeter accuracy.

### **Wetland Classification**

The wetlands on the site are classified as seasonally saturated/flooded, broad-leaved deciduous palustrine forested wetlands (PFO1E) as defined by *Classification of Wetlands and Deepwater Habitats* (Cowardin, et al., 1979).

There are two wetlands within the potential project area. One is a forested wetland which divides the cultivated field in half and the other is a small wetland that is found in the southerly corner of the property. The dominant vegetation is red maple (*Acer rubrum*), gray birch (*Betula populifolia*), speckled alder (*Alnus rugosa*), winterberry (*Ilex verticillata*), royal fern (*Osmunda regalis*) and cinnamon fern (*Osmunda cinnamomea*). The soils mapped in the Cumberland County Soil Survey are well-drained Paxton fine sandy loam and somewhat excessively drained Canaan sandy loam. Based on hand-augured borings, these soils are poorly drained and most closely resemble Brayton fine sandy loam. These are dense glacial till soils with high watertables.

### **Wetlands of Special Significance**

Freshwater wetlands of special significance were not found on the site. A wetland of special significance is defined in the Natural Resources Protection Act, Chapter 310 – Wetlands and Waterbodies Protection, Section 4. The following eight criteria are used in determination of a wetland of special significance:

1. *Critically imperiled or imperiled community. The freshwater wetland contains a natural community that is critically imperiled (S1) or imperiled (S2) as defined by the Natural Areas Program.*

Findings: It is believed that no critically imperiled or imperiled communities exist.

2. *Significant wildlife habitat. The freshwater wetland contains significant wildlife habitat as defined by 38 MRS § 480-B(10).*

Findings: Wetlands may contain potential significant vernal pools. These areas should be formally reviewed to determine which, if any, are classified as significant wildlife habitat. No other significant wildlife habitat was found. Please refer to attached IPaC Trust Resource Report and Maine GIS map.

3. *Location near coastal wetland. The freshwater wetland area is located within 250 feet of a coastal wetland.*

Findings: No coastal wetlands exist within 250 feet of the site. Refer to attached National Wetlands Inventory Map.

4. *Location near GPA great pond. The freshwater wetland area is located within 250 feet of the normal high water line, and within the same watershed, of any lake or pond classified as GPA under 38 MRS § 465-A.*

Findings: No GPA great pond is located within 250 feet of the site. Refer to attached National Wetlands Inventory Map.

5. *Aquatic vegetation, emergent marsh vegetation or open water. The freshwater wetland contains under normal circumstances at least 20,000 square feet of aquatic vegetation, emergent marsh vegetation or open water, unless the 20,000 or more square foot area is the result of an artificial pond or impoundment.*

Findings: There are no wetlands containing 20,000 square feet of aquatic vegetation, emergent marsh vegetation or open water.

6. *Wetlands subject to flooding. The freshwater wetland area is inundated with floodwater during a 100-year flood event based on flood insurance maps produced by the Federal Emergency Management Agency or other site-specific information.*

Findings: Wetlands are not located within the 100-year flood zone, please refer to attached FIRM panel 230205 0010 B dated May 5, 1981.

7. *Peatlands. The freshwater wetland is or contains peatlands, except that the department may determine that a previously mined peatland, or portion thereof, is not a wetland of special significance.*

Findings: There are no peatlands on the site.

8. *River, stream, or brook. The freshwater wetland area is located within 25 feet of a river, stream or brook.*

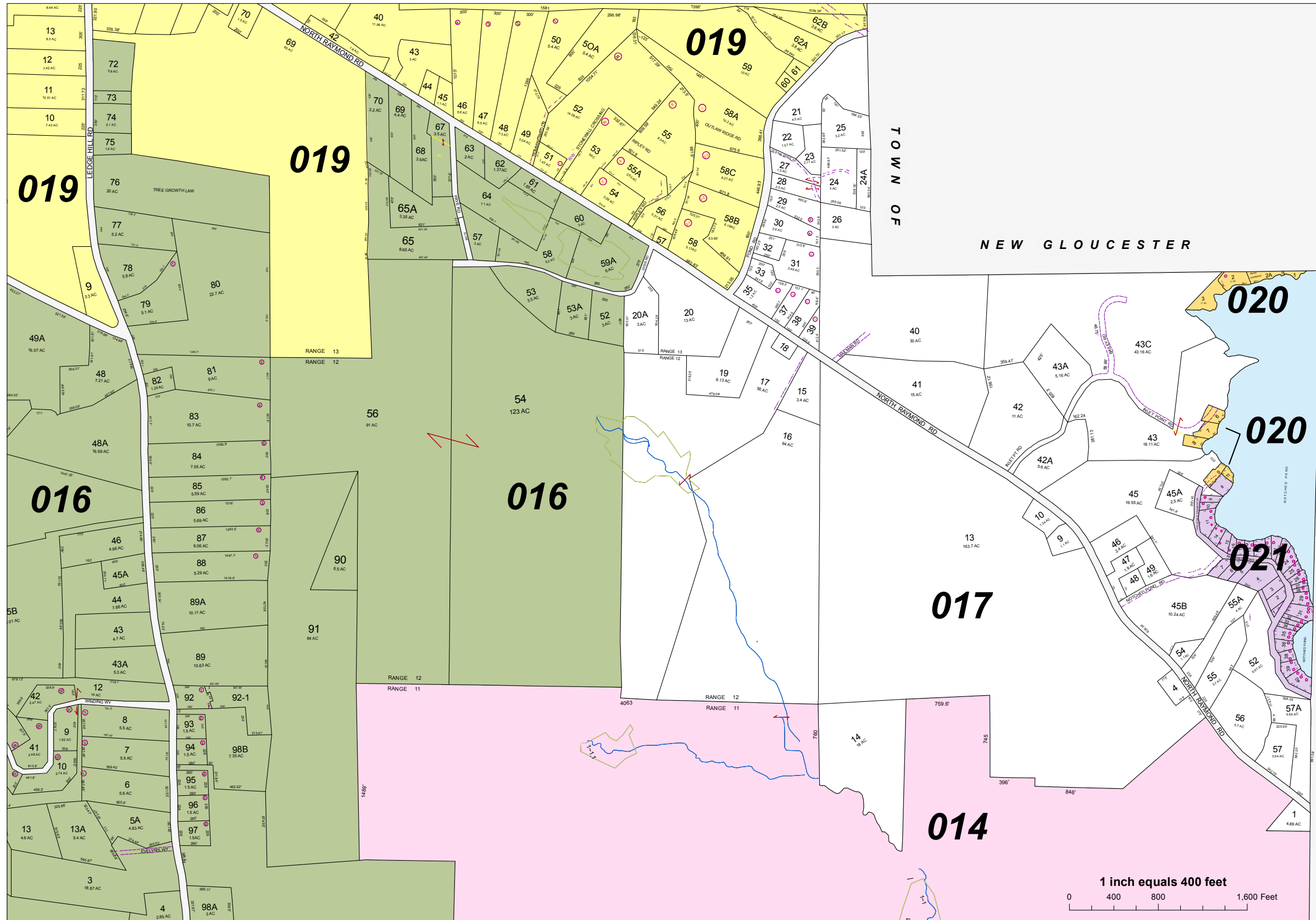
Findings: There is no river, stream, or brook as defined in Chapter 310 of the NRPA.



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Gary M. Fullerton, CSS, LSE  
Director of Natural Resources

# Recreational Land - Property Map



- Map Properties**
- LowWaterMark
  - Cemetery
  - Hook
  - Marina
  - Old Property Line
  - Right-of-Way
  - Stream
  - Subdivision Line
  - Tie Line
  - Town Boundary
  - Trail
  - Tree Growth Line
  - Utilities
  - Wetland
  - Lake/Pond
  - Subject\_Map
  - AbuttingTowns

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF RAYMOND AND IS COMPILED FROM RECORDED DEEDS, MAPS, AND OTHER PUBLIC RECORDS. THE TOWN OF RAYMOND ASSUMES NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF RAYMOND ASSUMES NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

**TOWN OF RAYMOND**  
 Cumberland County, Maine  
 2014 Property Map

Sources:  
 Real Assessor's Database  
 Maine Office of GIS  
 Prepared by:  
 Seapeg Systems, Inc.  
 Effective Date: April 1, 2014

**RAYMOND**  
 CUMBERLAND COUNTY, MAINE

**Map 17**

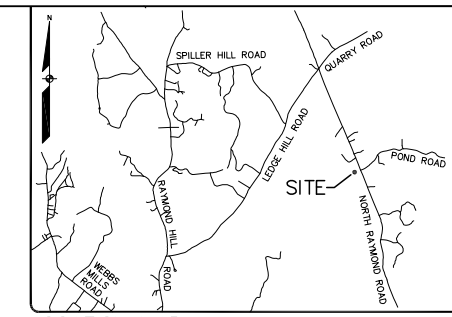
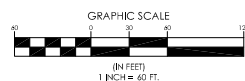


# Recreational Land - Proposal A



**LEGEND**

EXISTING	PROPOSED



LOCATION MAP N.T.S.

**GENERAL NOTES:**

- THE RECORD OWNER OF THE PARCEL IS TIMOTHY A. DAVSON BY DEED DATED 11/3/06 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24637, PAGE 39.
- THE PROPERTY IS SHOWN AS LOT 20 ON THE TOWN OF RAYMOND TAX MAP17 AND IS LOCATED IN THE RURAL DISTRICT.
- SPACE AND BULK CRITERIA FOR THE RURAL DISTRICT ARE AS FOLLOWS:  
 MINIMUM LOT SIZE: 3 ACRES  
 MINIMUM STREET FRONTAGE: 225 FT  
 MINIMUM FRONT YARD: 40 FEET  
 MINIMUM SIDE YARD: 20 FEET  
 MINIMUM REAR YARD: 20 FEET  
 MAXIMUM BUILDING HEIGHT: 2.5 STORIES  
 MAXIMUM BUILDING COVERAGE:  
 • SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
- TOTAL AREA OF PARCEL IS APPROXIMATELY 13 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON TOWN TAX MAP & GIS INFORMATION.
- A WETLAND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN DECEMBER 2015 BY GARY M. FULLERTON, CERTIFIED SOIL SCIENTIST OF SEBAGO TECHNICS, INC. 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. ALL WETLAND FLAGS WERE LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARYING DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. THEREFORE, ALL WETLAND FLAGS WITHIN THE DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN OR ACCURATE LOCATION. APPROXIMATE AREA OF WETLAND = 33,840 S.F. ±.

PLS OR PE  
 PROGRESS PRINT  
 NOT FOR CONSTRUCTION

DESIGNED	CHECKED		
		BRF	DAM

A. DAM 1-5-16 ISSUED FOR PRELIMINARY REVIEW & COMMENT  
 REV1 BY: T. DATE: IS STATUS: AUTHORIZED BY: AUTHORIZED OR OTHERWISE: SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

**SEBAGO TECHNICS**  
 WWW.SEVERAGOTECHNICS.COM  
 75 John Roberts Rd. 250 Goddard Rd.  
 Site 1A Site B  
 South Portland, ME 04106 Lewiston, ME 04240  
 Tel: 207-200-2700 Tel: 207-783-0444

RECREATIONAL MASTERPLAN-OPTION A  
 OF: DAVSON PROPERTY  
 358 NORTH RAYMOND ROAD  
 RAYMOND, MAINE  
 TOWN OF RAYMOND  
 45 SPILLER HILL ROAD  
 RAYMOND, MAINE

PROJECT NO. SCALE  
 15518 1"=60'

SHEET 1 OF 1





# Quit Claim Deeds

## Board of Selectmen – Agenda Item Request Form – Public

401 Webbs Mills Road  
Raymond, Maine 04071  
207-655-4742 fax 207-655-3024  
sue.look@raymondmaine.org

Requested Meeting Date:	01/12/2016	Request Date:	12/29/2015
Requested By:	Sue Carr		
Address:			
eMail:			
Phone #:			

### Category of Business (please check one):

- Information Only       Public Hearing       Report       Action Item  
 Other - Describe:

Agenda Item Subject: Quit Claim

Agenda Item Summary:

Quit Claim for Anthony Beattie and for Jane Parker

Action Requested:

Signing of 2 Quit Claims

Attachments to  
Support Request:

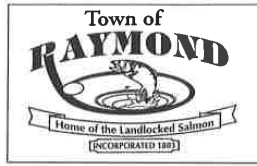
### ***For Selectmen's Office Use Only***

Date Received: \_\_\_\_\_

Approved for inclusion:  Yes       No

Date Notification Sent: \_\_\_\_\_

Meeting Date: \_\_\_\_\_



*Town of Raymond  
401 Webbs Mills Rd  
Raymond Me 04071*

*207-655-4742*

*Fax: 655-3024*

---

*January 12, 2016*

*Anthony Beattie property located at 11 Mass Ave. owed \$ 12707.44 and paid \$12707.44. He now has a zero balance. He has paid all back taxes and all of this years taxes also.*

*Jane Parker property located at Peppercorn Way owed \$1817.90 and paid \$1817.90. She now has a zero balance. She has paid all back taxes and all of this years taxes.*

*Quit Claim is to sign over the property back to Anthony Beattie and Jane Parker as we have no interest in the property.*

*Thank you,  
Sue Carr*

Property Location: 0 NORTH RAYMOND RD

MAP ID: 017/ 020/ 000/ 000/

Bldg Name:

State Use: 1060

Vision ID: 1373

Account # D0290R

Bldg #: 1 of 1

Sec #: 1 of 1 Card 1 of 1

Print Date: 11/03/2009 11:49

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			3218 Raymond, ME  <b>VISION</b>									
DAVISON TIMOTHY A		4 Rolling		1 Paved	3 Rural	Description	Code	Appraised Value			Assessed Value							
28 POND ROAD						RES LAND	1060	69,200			69,200							
RAYMOND, ME 04071						RESIDENTL	1060	700			700							
Additional Owners:		SUPPLEMENTAL DATA				Total			69,900 69,900									
		Other ID: 017020000000																
		GIS ID: 017020000000				ASSOC PID#												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
DAVISON TIMOTHY A		24637/ 39	11/03/2006	U	I		0	Yr. Code	Assessed Value	Yr. Code	Assessed Value	Yr. Code	Assessed Value					
ROBBINS ELAINE L		2767/ 182						2005 1060	69,200	2005 1060	69,200	2003 BLDG	0					
								2005 1060	700	2005 1060	700	2003 LAND	37,500					
								Total: 69,900		Total: 69,900		Total: 37,500						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.										
Total:																		
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
NBHD/ SUB	NBHD NAME		STREET INDEX NAME		TRACING		BATCH			Appraised Bldg. Value (Card)		0						
0001/A										Appraised XF (B) Value (Bldg)		0						
										Appraised OB (L) Value (Bldg)		700						
										Appraised Land Value (Bldg)		69,200						
										Special Land Value		0						
										Total Appraised Parcel Value		69,900						
										Valuation Method:		C						
										Exemptions		0						
										Adjustment:		0						
										Net Total Appraised Parcel Value		69,900						
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY								
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result			
										6/10/2004			PM	00	Measur+Listed			
LAND LINE VALUATION SECTION																		
B #	Use Code	Use Description	Zone	D	Frontage	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1	1060	Vac Land Imp	R				130,680 SF	0.42	1.00	5	1.0000	1.00		0.00			0.42	54,900
1	1060	Vac Land Imp	R				10.00 AC	1,500.00	1.00	0	0.9500	1.00		0.00			1,425.00	14,300
Total Card Land Units:							13.00 AC	Parcel Total Land Area: 13 AC							Total Land Value:		69,200	



Property Location: 0 NORTH RAYMOND RD  
 Vision ID: 1373

Account #D0290R

MAP ID: 017/ 020/ 000/ 000/

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

Bldg Name:

State Use: 1060

Print Date: 11/03/2009 11:49

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
<b>MIXED USE</b>												
			<i>Code</i>	<i>Description</i>			<i>Percentage</i>					
			1060	Vac Land Imp			100					
<b>COST/MARKET VALUATION</b>												
			Adj. Base Rate:				0.00					
			Section. RCN:				0					
			Net Other Adj:				0.00					
			Replace Cost				0					
			AYB									
			EYB				0					
			Dep Code									
			Remodel Rating									
			Year Remodeled									
			Dep %									
			Functional ObsInc									
			External ObsInc									
			Cost Trend Factor			1						
			Condition									
			% Complete									
			Overall % Cond									
			Apprais Val									
			Dep % Ovr				0					
			Dep Ovr Comment									
			Misc Imp Ovr				0					
			Misc Imp Ovr Comment									
			Cost to Cure Ovr				0					
			Cost to Cure Ovr Comment									
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
SHD1	SHED FRAME			L	312	8.00	2005			F	30	700
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
<b>Ttl. Gross Liv/Lease Area:</b>							0	0	0			

No Photo On Record

**Maine Short Form Quit Claim Deed Without Covenant**

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to BEATTIE ANTHONY W in said County and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland and State of Maine, being all and the same premises described at Map 42, Lot 80.

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by virtue of a lien filed for nonpayment of taxes on said parcel of land with particular reference being made to a lien filed against Map 42, Lot 80, in the name of BEATTIE ANTHONY W and recorded in said Registry of Deeds.

BK 29837 PG 338 BK 30940 PG 207 BK 31729 PG 19  
BK 32517 PG 63

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND have caused this instrument to be sealed with its corporate seal and signed in its corporate name by MIKE REYNOLDS, JOSEPH BRUNO, SAMUEL GIFFORD, TERESA SADAK, AND LAWRENCE TAYLOR, thereto duly authorized, this 12 day of JANUARY, 2016.

THE INHABITANTS OF THE TOWN OF RAYMOND

\_\_\_\_\_  
Witness to All

By: \_\_\_\_\_  
MIKE REYNOLDS, Selectman

\_\_\_\_\_  
TERESA SADAK, Selectman

\_\_\_\_\_  
JOSEPH BRUNO, Selectman

\_\_\_\_\_  
SAMUEL GIFFORD, Selectman

\_\_\_\_\_  
LAWRENCE TAYLOR, Selectman

STATE OF MAINE  
CUMBERLAND, SS.

Personally appeared the above named Mike Reynolds, Teresa Sadak, Joseph Bruno, Samuel Gifford, and Lawrence Taylor aforesaid Selectmen, known to me, this 12 day of JANUARY, 2016 and acknowledged before me the foregoing instruments to be their free act and deed in their said capacity and the free act and deed of said Grantor Corporation.

\_\_\_\_\_  
Notary Public

**Maine Short Form Quit Claim Deed Without Covenant**

THE INHABITANTS OF THE TOWN OF RAYMOND, a body politic located at Raymond, County of Cumberland and State of Maine, for consideration paid, releases to PARKER JANE E in said County and State, a certain parcel of land situated in the Town of Raymond, County of Cumberland and State of Maine, being all and the same premises described at Map 23, Lot 21.

The purpose of this conveyance is to release any interest which this grantor may have in and to the above premises by virtue of a lien filed for nonpayment of taxes on said parcel of land with particular reference being made to a lien filed against Map 23, Lot 21, in the name of PARKER JANE E and recorded in said Registry of Deeds.

BK 30940      PG 66              BK 31729      PG 105              BK 32517      PG 142

IN WITNESS WHEREOF, the said INHABITANTS OF THE TOWN OF RAYMOND have caused this instrument to be sealed with its corporate seal and signed in its corporate name by MIKE REYNOLDS, JOSEPH BRUNO, SAMUEL GIFFORD, TERESA SADAK, AND LAWRENCE TAYLOR, thereto duly authorized, this 12 day of JANUARY, 2016.

THE INHABITANTS OF THE TOWN OF RAYMOND

\_\_\_\_\_  
Witness to All

By: \_\_\_\_\_  
MIKE REYNOLDS, Selectman

\_\_\_\_\_  
TERESA SADAK, Selectman

\_\_\_\_\_  
JOSEPH BRUNO, Selectman

\_\_\_\_\_  
SAMUEL GIFFORD, Selectman

\_\_\_\_\_  
LAWRENCE TAYLOR, Selectman

STATE OF MAINE  
CUMBERLAND, SS.

Personally appeared the above named Mike Reynolds, Teresa Sadak, Joseph Bruno, Samuel Gifford, and Lawrence Taylor aforesaid Selectmen, known to me, this 12 day of JANUARY, 2016 and acknowledged before me the foregoing instruments to be their free act and deed in their said capacity and the free act and deed of said Grantor Corporation.

\_\_\_\_\_  
Notary Public

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**TOWN OF RAYMOND      Assessing Office**

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401 Webbs Mills Road Raymond, Maine 04071  
Phone 207.655.4742 x51 Fax 207.655.3024  
[assessor@raymondmaine.org](mailto:assessor@raymondmaine.org)

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**INTEROFFICE MEMORANDUM**

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**TO:** RAYMOND BOARD OF ASSESSORS  
**FROM:** CURT LEBEL, ASSESSORS AGENT  
**SUBJECT:** TAX ABATEMENTS  
**DATE:** 1/6/2016  
**CC:**

---

Dear Board Members,

Attached please find four abatement requests and three supplemental assessments which have been reviewed by my office and are recommended for consideration at your January 12, 2016 meeting.

The first abatement and first supplemental assessment pertains to property which in which the home and 3.57 ac was split off from a larger parcel of 12 acres. The Assessment did not reduce the acreage on the house lot or establish a new assessment for the remaining new parcel. This action corrects this error.

The second abatement pertains to camper trailer located at Kokatosi Campground. Assessments were made to seasonal camper based upon Kokatosi's reported values. It appears that at least some of the Kokatosi data is erroneous as, in the case of this camper the same model and year were reported with drastically different value than another identical camper. This action corrects the valuation of the Verrill's camper. Prior to the next assessment, a physical inspection of the campers at the campground is necessary.

The third abatement pertains to a commercial building and parcel which is currently used for outdoor storage and light service. This parcel is assessed using the commercial methodology of land in the rt 302 commercial district. However, the parcel is located in a residential zone along Meadow Road. Given the very limited commercial uses available, an adjustment is warranted.

The fourth abatement is in regards to a parcel and home along the channel opening to Panther Pond along Mill Street. The parcel is enrolled in the State Open Space use program and allows public access to the water in this area. It was found the appraised value of the open space was overestimated when separated out from the house site. Further inspection of the home indicates that the home is of average quality and warrants minor adjustment there. This area of the Pond will be under review for the next assessment as well, due to recent sale activity in the area, which may warrant changes in the future.

The second and third Supplemental assessments are Town properties which were sold last year and should be placed on the tax rolls. The transfers were processed but the exemptions remained in error.

Sincerely,

Curt Lebel

Assessors Agent, Town of Raymond





## TOWN OF RAYMOND

### SUPPLEMENTAL TAX CERTIFICATE

*State of Maine 36 M.R.S.A. § 713*

We, the undersigned, Assessors of the Municipality of Raymond, Maine, hereby certify that the foregoing list of estates and assessments thereon, recorded in page 446 of this book , were either invalid, void or omitted by mistake from our original invoice and valuation and list of assessments dated the 17th day of September 2015, that these lists are supplemental to the aforesaid original invoice, valuation and list of assessments, dated the 12th day of January, 2016, and are made by virtue of Title 36, Section 713, as amended.

Given by our hand this 12th day of January, 2016.

\_\_\_\_\_  
Sam Gifford

\_\_\_\_\_  
Lonnie Taylor

\_\_\_\_\_  
Joe Bruno

\_\_\_\_\_  
Teresa Sadak

\_\_\_\_\_  
Mike Reynolds, Chairman

Assessors, Town of Raymond



# TOWN OF RAYMOND

## SUPPLEMENTAL TAX WARRANT

State of Maine 36 M.R.S.A. § 713

County of CUMBERLAND, ss.

To: SUZANNE CARR, Tax Collector

of the Municipality of RAYMOND, within said County of  
CUMBERLAND.

### GREETINGS:

Hereby are committed to you a true list of the assessments of the estates of the person(s) hereinafter named. You are hereby directed to levy and collect each of the person(s) named in said list his respective proportion, therein set down, of the sum of \$ 1,442 dollars and 37/100 cents, it being the amount of said list; and all powers of the previous warrant for the collection of taxes issued by us to you and dated September 17, 2015 are extended thereto; and we do hereby certify that the list of  
(here insert date of original warrant)

assessments of the estates of the persons named in said list is a supplemental assessment laid by virtue of Title 36, Section 713, as amended and the assessments and estates thereon as set forth in said list were either invalid, void, or omitted by mistake from the original list, committed unto you under our warrant dated September 17, 2015.  
original date of warrant

Given by our hands this 12th day of January, 2016.

\_\_\_\_\_  
Sam Gifford

\_\_\_\_\_  
Lonnie Taylor

\_\_\_\_\_  
Joe Bruno

\_\_\_\_\_  
Teresa Sadak

## TOWN OF RAYMOND - SUPPLEMENTAL TAX WARRANT LIST

We, the undersigned, Assessors of the Municipality of Raymond, hereby certify, that the foregoing list of estates and assessments, contain a list of valuations of the estates, real and personal, that were omitted from our original invoice and valuation and list of assessments dated September 17, 2015 and to be supplemented for the 2015 assessment as of January 12, 2016.

Signed \_\_\_\_\_ , Assessor

Signed \_\_\_\_\_ , Assessor

Signed \_\_\_\_\_ , Assessor

Signed \_\_\_\_\_ , Assessor

Signed \_\_\_\_\_ , Assessor

M/L	OWNER OF RECORD	ADDRESS	SUPPLEMENTAL VALUATION	ACCT #	TAX DOLLARS	MISCELLANEOUS INFORMATION
003-010-B	Sylvia Lydick	C/O David Lydick PO Box 538 Casco, ME 04077	\$59,400.00	L9541R	\$709.83	Assessment of taxable personal property to this owner were ommitted from the original commitment of taxes.
041-050	Nathaniel Hurteau	PO Box 1624 Windham, ME 04062	\$27,000.00	H0485R	\$322.65	Assessment of taxable personal property to this owner were ommitted from the original commitment of taxes. Property was formally Town owned and was exempted in error.
031-003	Merrill A. Farnsworth Robin A Farnsworth	591 Kneeland Flats Waterbury, VT 04576	\$34,300.00	C0250R	\$409.89	Assessment of taxable personal property to this owner were ommitted from the original commitment of taxes. Property was formally Town owned and was exempted in error.
					\$1,442.37	

## Certificate of Abatement

*36 M.R.S.A. § 841*

**We, the Board of Assessors of the municipality of Raymond, hereby certify to Suzanne Carr, tax collector, that the accounts herein, contain a list of valuations of the estates, real and personal, that have been granted an abatement of property taxes by us for the April 1, 2015 assessment on November 10, 2015. You are hereby discharged from any further obligation to collect the amount abated.**

**Voted by the Raymond Board of Assessors on: January 12, 2016**

**Attest: \_\_\_\_\_ Don Willard, Town Manager**

Tax Year	#	M/L	ACCT#	OWNER OF RECORD	OLD ASSESSMENT	NEW ASSESSMENT	VALUATION ABATED	TAX AMOUNT	TAX RATE	MISCELLANEOUS INFORMATION
2015- 3		003-010	K0526R	Rodney Collard Corey Perreault	\$ 237,900.00	\$ 225,800.00	\$ 12,100.00	\$ 144.60	0.01195	Property assessed in error for incorrect acreage. Property was conveyed from another parcel with 3.57 ac of land. Property was erroneously assessed for 12.15 ac. Remaining land not assessed is to be supplemented to the correct owner.
2015- 4		PP	V009P	Jeff Verrill Susan Verrill	\$ 21,400.00	\$ 13,200.00	\$ 8,200.00	\$ 97.99	0.01195	Camper trailer was found to be assessed inequitably with other Camper trailers in the area of similar year and model.
2015- 5		006-024	R0395R	Nancy B Reed	\$ 149,000.00	\$ 88,700.00	\$ 60,300.00	\$ 720.59	0.01195	Property is utilized for outdoor storage/service shop. This is a grandfathered commercial use. The Property is assessed using the Commercial Zone methodology, but the property is in a residential zones and its commercial uses are limited in comparison to commercially zoned property. Property was found to be overvalued as a result.
2015- 6		046-042	O0090R	Walter O'Connor Jr.	\$ 547,800.00	\$ 522,000.00	\$ 25,800.00	\$ 308.31	0.01195	.74 ac of this property is enrolled in open space. This area receives a 45% reduction as such under the law. It was found that the original value of this section, when seperated from the remainder of the parcel, was overestimated.
<b>TOTALS</b>							<b>\$106,400.00</b>	<b>\$1,271.49</b>		

Property Location: 7 MINNIEWAWA DR  
 Vision ID: 2522

Account # 00090R

MAP ID: 046/ 042/ 000/ 000/

Bldg #: 1 of 1

Bldg Name:  
 Sec #: 1 of 1 Card 1 of 1

State Use: 1013  
 Print Date: 10/22/2015 10:04

CURRENT OWNER		TOPO.	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT																																																																											
O'CONNOR WALTER T JR		4 Rolling	5 Well	3 Unpaved	7 Waterfront	Description	Code	Appraised Value	Assessed Value																																																																								
PO BOX 302			6 Septic			RESIDNTL	1013	165,700	165,700																																																																								
RAYMOND, ME 04071		SUPPLEMENTAL DATA				RES LAND	1013	328,200	328,200																																																																								
Additional Owners:						OPENSACE	8000	98,000	53,900																																																																								
		Other ID: 046042000000	SEND VALU		<div style="text-align: right;">3218 Raymond, ME</div> <h1 style="text-align: center;">VISION</h1>																																																																												
		TIF CODE	TAP																																																																														
		USE PROGRAMOS	Field 8		<table border="1"> <thead> <tr> <th colspan="2">RECORD OF OWNERSHIP</th> <th>BK-VOL/PAGE</th> <th>SALE DATE</th> <th>q/u</th> <th>v/i</th> <th>SALE PRICE</th> <th>V.C.</th> <th colspan="4">PREVIOUS ASSESSMENTS (HISTORY)</th> </tr> <tr> <th>Yr.</th> <th>Code</th> <th>Assessed Value</th> <th>Yr.</th> <th>Code</th> <th>Assessed Value</th> <th>Yr.</th> <th>Code</th> <th>Assessed Value</th> <th>Yr.</th> <th>Code</th> <th>Assessed Value</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td>1013</td> <td>165,700</td> <td>2014</td> <td>1013</td> <td>165,700</td> <td>2013</td> <td>1013</td> <td>165,700</td> <td>2013</td> <td>1013</td> <td>165,700</td> </tr> <tr> <td>2015</td> <td>1013</td> <td>328,200</td> <td>2014</td> <td>1013</td> <td>328,200</td> <td>2013</td> <td>1013</td> <td>328,200</td> <td>2013</td> <td>1013</td> <td>328,200</td> </tr> <tr> <td>2015</td> <td>8000</td> <td>53,900</td> <td>2014</td> <td>8000</td> <td>53,900</td> <td>2013</td> <td>8000</td> <td>53,900</td> <td>2013</td> <td>8000</td> <td>53,900</td> </tr> <tr> <td colspan="2">Total:</td> <td>547,800</td> <td colspan="2">Total:</td> <td>547,800</td> <td colspan="2">Total:</td> <td>547,800</td> <td colspan="2">Total:</td> <td>547,800</td> </tr> </tbody> </table>					RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)				Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	2015	1013	165,700	2014	1013	165,700	2013	1013	165,700	2013	1013	165,700	2015	1013	328,200	2014	1013	328,200	2013	1013	328,200	2013	1013	328,200	2015	8000	53,900	2014	8000	53,900	2013	8000	53,900	2013	8000	53,900	Total:		547,800	Total:		547,800	Total:		547,800	Total:		547,800
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u						v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)																																																																				
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value																																																																						
2015	1013	165,700	2014	1013	165,700	2013	1013	165,700	2013	1013	165,700																																																																						
2015	1013	328,200	2014	1013	328,200	2013	1013	328,200	2013	1013	328,200																																																																						
2015	8000	53,900	2014	8000	53,900	2013	8000	53,900	2013	8000	53,900																																																																						
Total:		547,800	Total:		547,800	Total:		547,800	Total:		547,800																																																																						
		TG ENROLL Y 03/31/2005	Field 9																																																																														
		TG PLAN YR 03/31/2005	Field 10																																																																														
		LD1 TYPE	ASSOC PID#																																																																														
		GIS ID: 046042000000																																																																															

This signature acknowledges a visit by a Data Collector or Assessor

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Type	Description	Amount
2007	10 33	HOMESTEAD WW2 NONRES	10,000.00 6,000.00
Total:			16,000.00

ASSESSING NEIGHBORHOOD		VISIT/CHANGE HISTORY	
NBHD/ SUB	NBHD Name	Street Index Name	Tracing
0001/A			

NOTES		VISIT/CHANGE HISTORY	
Permit ID	Issue Date	Type	Description

LAND LINE VALUATION SECTION															
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	
1	1013	Single Fam Waterfront	LRR1				43,560 SF	0.80	2.5000	9	1.0000	1.00	CV	3.75	
1	8000	OPEN SPACE	LRR1				0.74 AC	132,400.00	1.0000	0	1.0000	1.00		0.00	
1	1013	Single Fam Waterfront					1.01 AC	1,500.00	1.0000	0	1.0000	1.00		0.00	
								<i>need adjustment</i>							
Total Card Land Units:							2.75 AC	Parcel Total Land Area: 2.75 AC							
													Total Land Value:		426,200



Property Location: / MINNIEWAWA DR  
 Vision ID: 2522

Account # O0090R

MAP ID: 046/ 042/ 000/ 000/

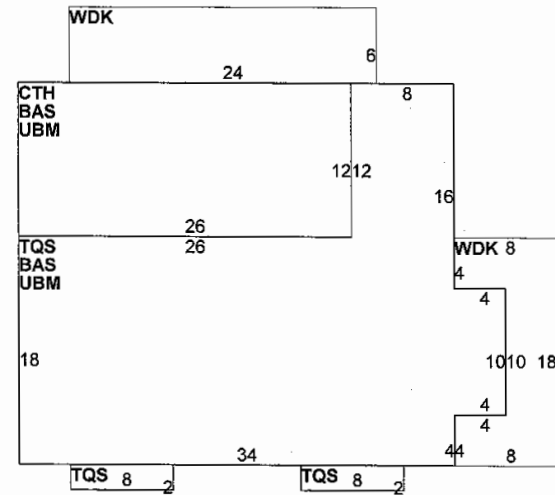
Bldg Name:  
 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 1013  
 Print Date: 10/22/2015 10:04

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	07		Modern/Contemp				
Model	01		Residential				
Grade	04		Average +10				
Stories	1.75		Ave				
Occupancy	1						
Exterior Wall 1	12		Cedar or Redwd				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	12		Hardwood				
Interior Flr 2	11		Ceram Clay Til				
Heat Fuel	02		Oil				
Heat Type	03		Hot Air-no Duc				
AC Type	01		None				
Total Bedrooms	02		2 Bedrooms				
Total Bthrms	1						
Total Half Baths	1						
Total Xtra Fixtrs							
Total Rooms	6						
Bath Style	02		Average				
Kitchen Style	02		Average				

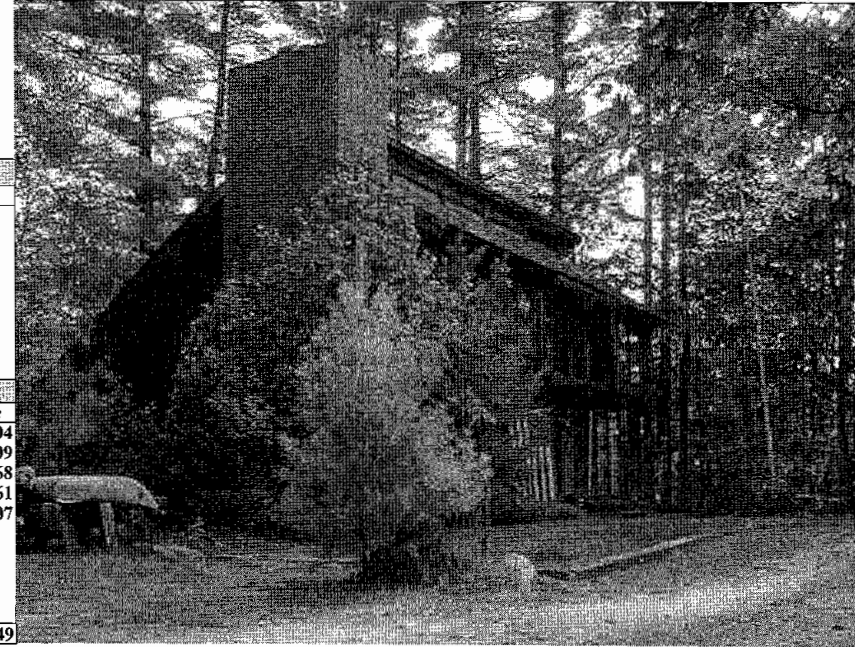
MIXED USE		
Code	Description	Percentage
1013	Single Fam Waterfront	100

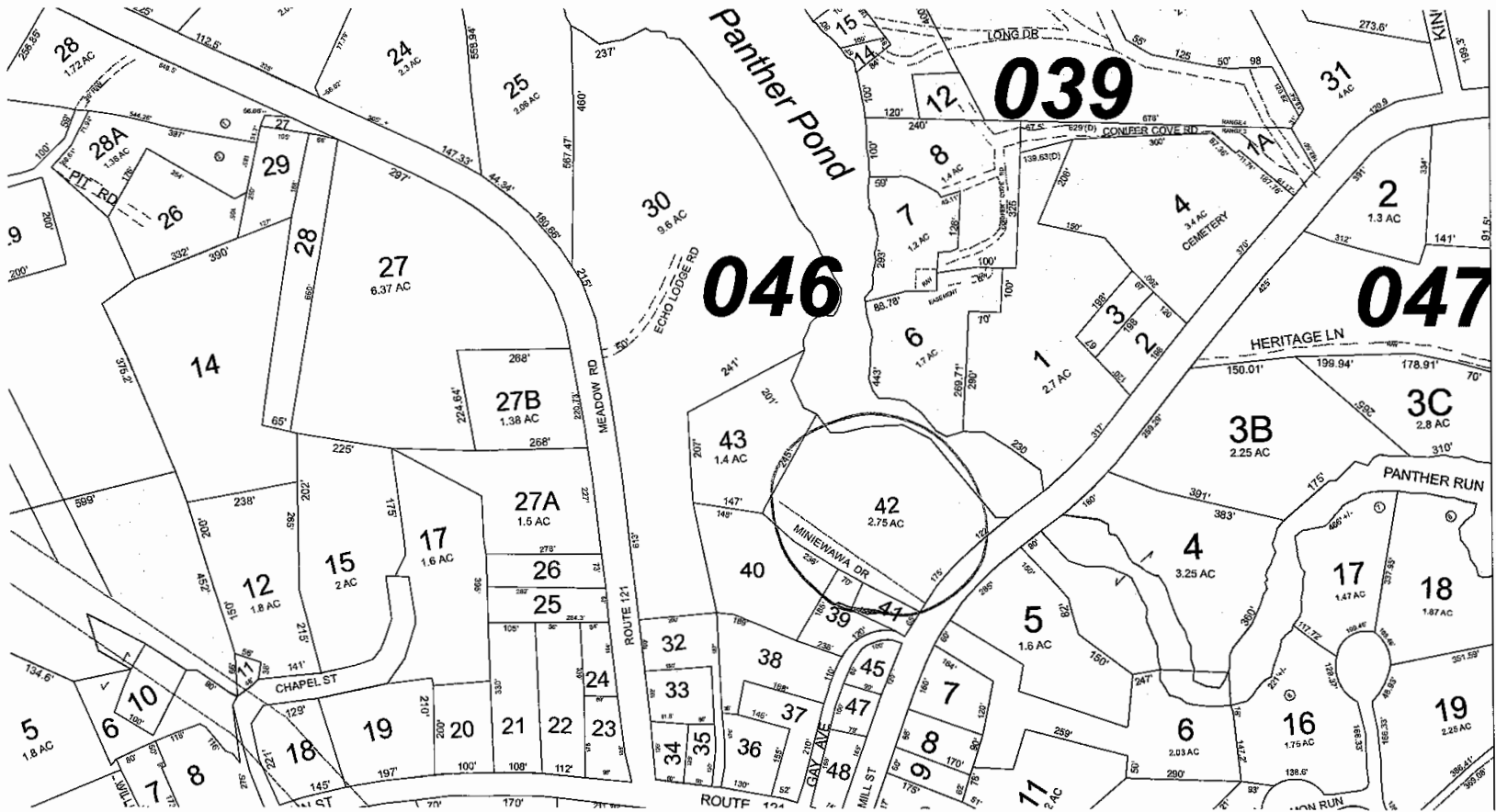
COST/MARKET VALUATION		
Adj. Base Rate:		100.29
		191,849
Net Other Adj:		7,700.00
Replace Cost		199,549
AYB		1984
EYB		1987
Dep Code		A
Remodel Rating		
Year Remodeled		
Dep %		18
Functional Obslnc		
External Obslnc		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Cond		82
Apprais Val		163,600
Dep % Ovr		0
Dep Ovr Comment		
Misc Imp Ovr		0
Misc Imp Ovr Comment		
Cost to Cure Ovr		0
Cost to Cure Ovr Comment		



OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
FPL3	2 STORY CHH			B	1	2,800.00	1987		1	A	50	1,400
FPO	EXTRA FPL O		Hand	B	1	800.00	1987		1	E	82	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,060	1,060	1,060	100.29	106,304
CTH	Cathedral Ceiling	0	312	31	9.96	3,109
TQS	Three Quarter Story	585	780	585	75.22	58,668
UBM	Basement, Unfinished	0	1,060	212	20.06	21,261
WDK	Deck, Wood	0	248	25	10.11	2,507
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,645</b>	<b>3,460</b>	<b>1,913</b>		<b>199,549</b>

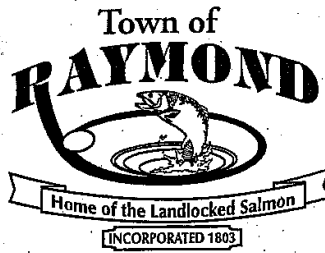




THIS MAP IS PREPARED FOR THE INVENTORY OF  
 ALL PROPERTY WITHIN THE TOWN OF RAYMOND  
 AND IS NOT TO BE USED FOR ANY OTHER  
 PURPOSES. THE TOWN ENGINEER HAS  
 REVIEWED THE MAP FOR ACCURACY OF  
 LINES, TAX MAPS, SURVEYS, PLANNING  
 MAPS, AND OTHER PUBLIC RECORDS AND DATA.  
 THE TOWN ENGINEER DOES NOT WARRANT  
 THAT THE INFORMATION IS PUBLIC PROPERTY.

INFORMATION SOURCES SHOULD BE CONSULTED  
 TO OBTAIN THE MOST CURRENT INFORMATION  
 CONTAINED ON THIS MAP. THE TOWN OF  
 RAYMOND AND ITS MAPPING CONTRACTORS  
 ASSUME NO LEGAL RESPONSIBILITY FOR THE  
 INFORMATION CONTAINED THEREIN.

**TOWN OF RAYMOND**  
**Cumberland County, Maine**  
**2014 Property Map**



**Assessing Office**  
401 Webbs Mills Road  
Raymond, Maine 04071

☎ 207.655.4742 x51  
☎ 207.655.3024  
amanda.simpson@raymondmaine.org

July 25, 2005

Walter O'Connor  
PO Box 302  
Raymond, ME 04071

RE: Map 46-Lot 42, 12 Minniewawa Drive

Dear Mr. O'Connor,

In preparation for the 2005 tax commitment I have reviewed your application for Open Space under Title 36, M.R.S.A., Sections 1101-1121 and find that your property qualifies for a 45 % value deduction of the portion referenced in the application, 0.74 acres along Panther Run. This portion of your property meets the requirements of ordinary open space allowing a 20% reduction and public access open space which allows an additional 25 % reduction. This reflects your permitted use of the access to Panther Run for public boat launching and swimming.

The Open Space classification will remain in effect so long as public access is permitted for access to Panther Run. At such time that it is no longer permitted a penalty will be assessed depending on the number of years the property is classified.

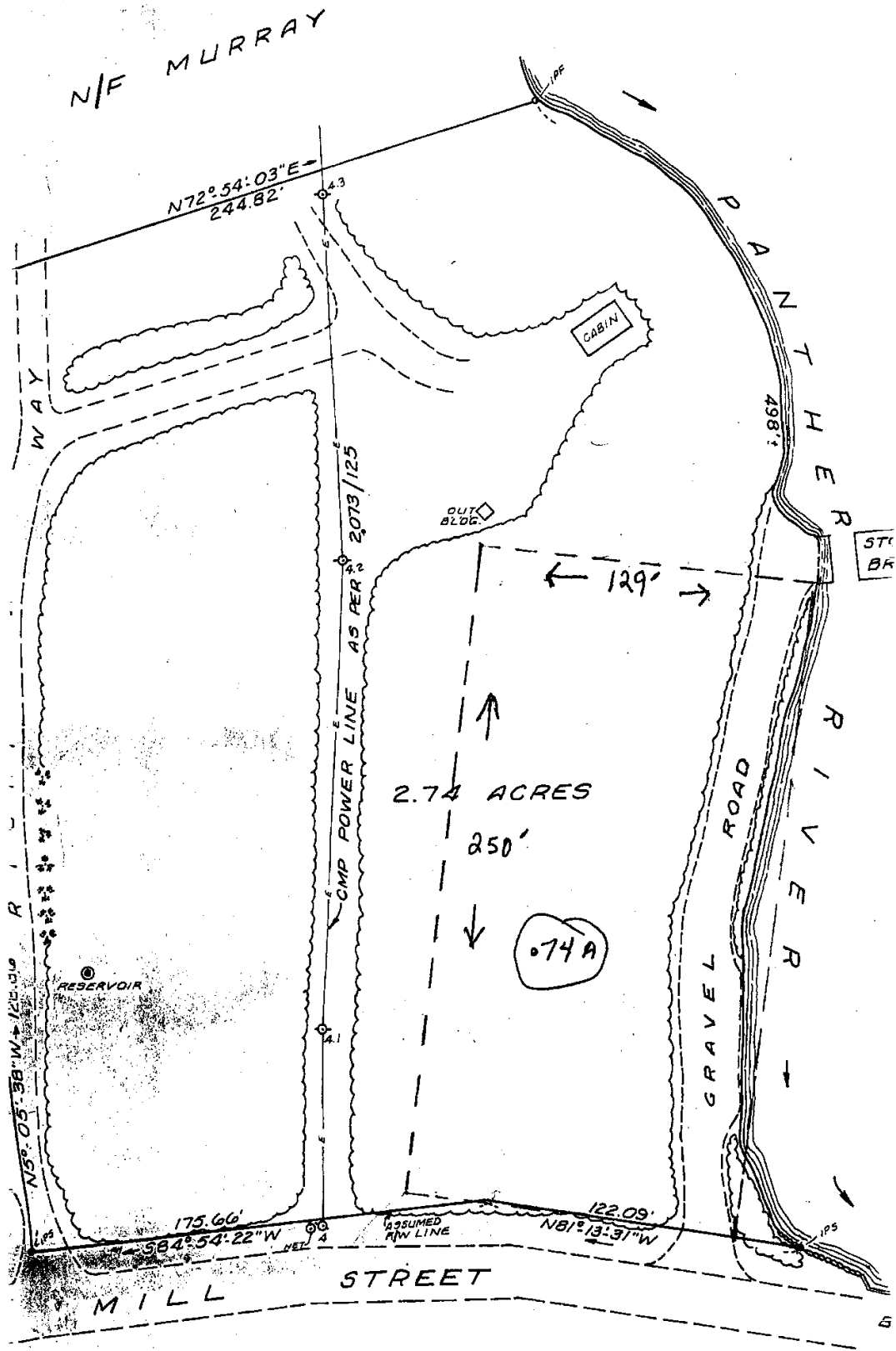
This reduction should be reflected on your 2005 tax bill as a reduction in value. It may not appear in the letter of value you receive the first of August. As we are in a revaluation year final corrections and changes of value will occur right to the day of commitment.

Please feel free to contact me after you receive your tax bill to confirm the reduction has been applied.

Should you have any further questions or concerns please feel free to contact me.

Sincerely,

Amanda L. Simpson, CMA, AICP  
Assessors' Agent/Planning Coordinator



**CLASSIFICATION AND VALUATION OF LAND AS OPEN SPACE LAND**  
 (Title 36, M.R.S.A., Sections 1101-1121)

(Schedule is to be filed with assessor(s) on or before April 1 of the year in which classification is requested.)  
 (Schedule must be accompanied by a map describing the parcel.)

1. Name of Owner(s) WALTER O'CONNOR  
 2. Mailing Address 12 MINNIEWAWA DR 655-4332  
Number and Street Phone Number  
P.O. BOX 302 MAINE 04071  
Post Office State Zip Code

3. Location of Open Space Land Parcel RAYMOND / CAMBERLAND  
Municipality or Township County  
 4. Identification of Open Space Land Parcel MAP 46 LOT 42  
(Map and Lot, Deed Reference, or Book and Page)

5. Indicate applicable land preservation or use restrictions providing public benefit:  
 CONSERVING SCENIC RESOURCES  PROMOTING GAME MANAGEMENT  
 ENHANCING PUBLIC RECREATION  PRESERVING WILDLIFE/HABITAT  
 LIST THE FACTORS, AS APPROPRIATE, TO DEMONSTRATE THIS PARCEL MEETS THE PUBLIC BENEFIT TEST:  
AREA USED AS BOAT LAUNCH ACCESS TO PANTHER POND FOR FISHING AND RECREATION.

6. OPEN SPACE LAND PARCEL - ACREAGE ACRES  
 A. TOTAL AREA OF PARCEL 2.74  
 Is the land to be classified;  the entire parcel, or  only a portion of the parcel

**B. LAND NOT CLASSIFIED AS OPEN SPACE**

1. IMPROVED SITE / BUILDING LOT(s) YES  NO  2.0 AC  
 [Areas occupied by structures and other substantial improvements which are inconsistent with the preservation of land as Open Space are not eligible for classification as Open Space. In general, you must exclude an area at least equal to the minimum lot size, frontage and set-back specified by applicable zoning regulations for the each improvement site.]
2. OTHER LAND - EXCLUDE FROM CLASSIFICATION AS OPEN SPACE LAND USED FOR ROADS, POWERLINES and UNDEVELOPED LAND you do not wish to enroll as Open Space.
3. LAND ENROLLED in FARMLAND or TREE GROWTH PROGRAMS

C. LAND TO BE CLASSIFIED AS OPEN SPACE {line 6A less lines under 6B} 0.74 AC

7. Land Use Restriction Categories that apply to Open Space land:

Restriction Category	Check all applicable Restrictions	Area by Category	Check if Public Access is allowed
A. Ordinary Open Space	<input type="checkbox"/>	<u>0.74 AC</u>	<input checked="" type="checkbox"/>
B. Permanently protected*	<input type="checkbox"/>	_____	<input type="checkbox"/>
C. Forever wild*	<input type="checkbox"/>	_____	<input type="checkbox"/>

{\*proof of use restriction or preservation easement is required}

8. I hereby certify that the answers to the foregoing questions are correct to the best of my belief and that the land herein described as **Open Space land** fulfills the definition of open space land set forth by statute. I have read Property Tax Bulletin No. 18 and I am aware of the penalty provision for withdrawal or change in use.

(Date) 3/31/05 (Owner(s)) Walter O' Connor

9. I hereby certify that the valuation of classified **Open Space land** has been assessed according to Section 1106-A of 36, M.R.S.A. as of April 1, (year) \_\_\_\_\_.

(Date) \_\_\_\_\_ (Assessor(s)) \_\_\_\_\_

Maine Revenue Services  
 PTF-480 (4/96) (SEE REVERSE SIDE FOR INSTRUCTIONS)

165  
46-42



Vision ID: 315

Account # R0395R

MAP ID: 000/ 024/ 000/ 000/

Bldg Name:

State Use: 3220

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

Print Date: 11/12/2015 10:57

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			
REED NANCY B		4 Rolling		1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value
PO BOX 1180 6 LAKESIDE DR RAYMOND, ME 04071 Additional Owners:						COMMERC.	3220	28,300	28,300
						COM LAND	3220	120,700	120,700
<b>SUPPLEMENTAL DATA</b>									
Other ID: 006024000000		SEND VALU							
TIF CODE		TAP							
USE PROGRAM		Field 8							
TG ENROLL Y.		Field 9							
TG PLAN YR		Field 10							
LD1 TYPE		ASSOC PID#		Total: 149,000 149,000					
GIS ID: 006024000000									

3218  
Raymond, ME

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
REED NANCY B		15452/ 97						Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	3220	28,300	2014	3220	28,300	2013	3220	28,300
								2015	3220	120,700	2014	3220	120,700	2013	3220	120,700
								Total:		149,000	Total:		149,000	Total:		149,000

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Type	Description	Amount	Code	Description	Number	Amount
Total:							

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	28,300
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	120,700
Special Land Value	0
Total Appraised Parcel Value	149,000
Valuation Method:	C
Exemptions	0
Adjustment:	0
Net Total Appraised Parcel Value	149,000

ASSESSING NEIGHBORHOOD				
NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A				

NOTES	
THE BOX SHOP OUTDOOR STORAGE	

BUILDING PERMIT RECORD										VISIT/CHANGE HISTORY					
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments		Date	Type	IS	ID	Cd.	Purpose/Result
										12/16/2004			KL	01	Measur+1 Visit

LAND LINE VALUATION SECTION																			
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	3220	Store/Shop	VR2				60,984	SF	0.66	1.0000	5	1.0000	1.00	OMN 3.00			1.00	1.98	120,700
<i>NO 302 Acre</i>																			

Total Card Land Units: 1.40 AC Parcel Total Land Area: 1.4 AC

Total Land Value: 120,700

Property Location: 200 MEADOW RD  
 Vision ID: 315

Account #R0395R

MAP ID: 006/ 024/ 000/ 000/

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

Bldg Name:

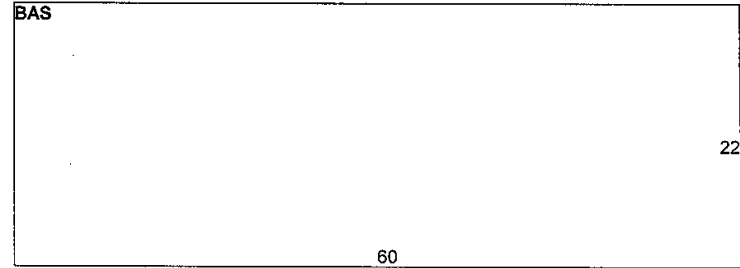
State Use: 3220

Print Date: 11/12/2015 10:57

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	25		Service Shop <i>Storage</i>				
Model	94		Commercial				
Grade	03		Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	15		Concr/Cinder				
Exterior Wall 2							
Roof Structure	01		Flat				
Roof Cover	04		Tar & Gravel				
Interior Wall 1	01		Minim/Masonry				
Interior Wall 2							
Interior Floor 1	03		Concr-Finished				
Interior Floor 2							
Heating Fuel	03		Gas				
Heating Type	04		Forced Air-Duc				
AC Type	01		None				
Bldg Use	3220		Store/Shop				
Total Rooms							
Total Bedrms							
Total Baths							
Heat/AC	00		NONE				
Frame Type	03		MASONRY				
Baths/Plumbing	00		NONE				
Ceiling/Wall	00		NONE				
Rooms/Prtns	01		LIGHT				
Wall Height	12						
% Conn Wall							

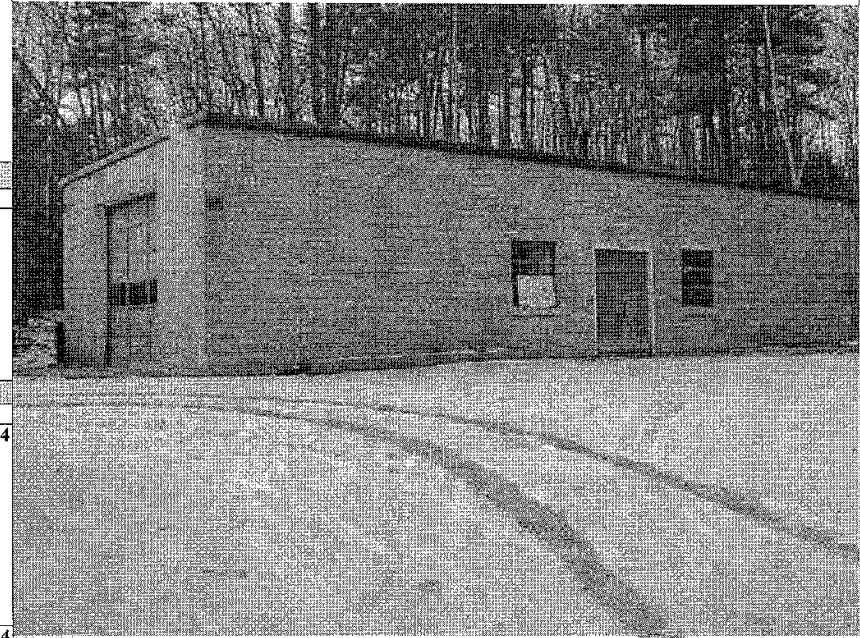
MIXED USE		
Code	Description	Percentage
3220	Store/Shop	100

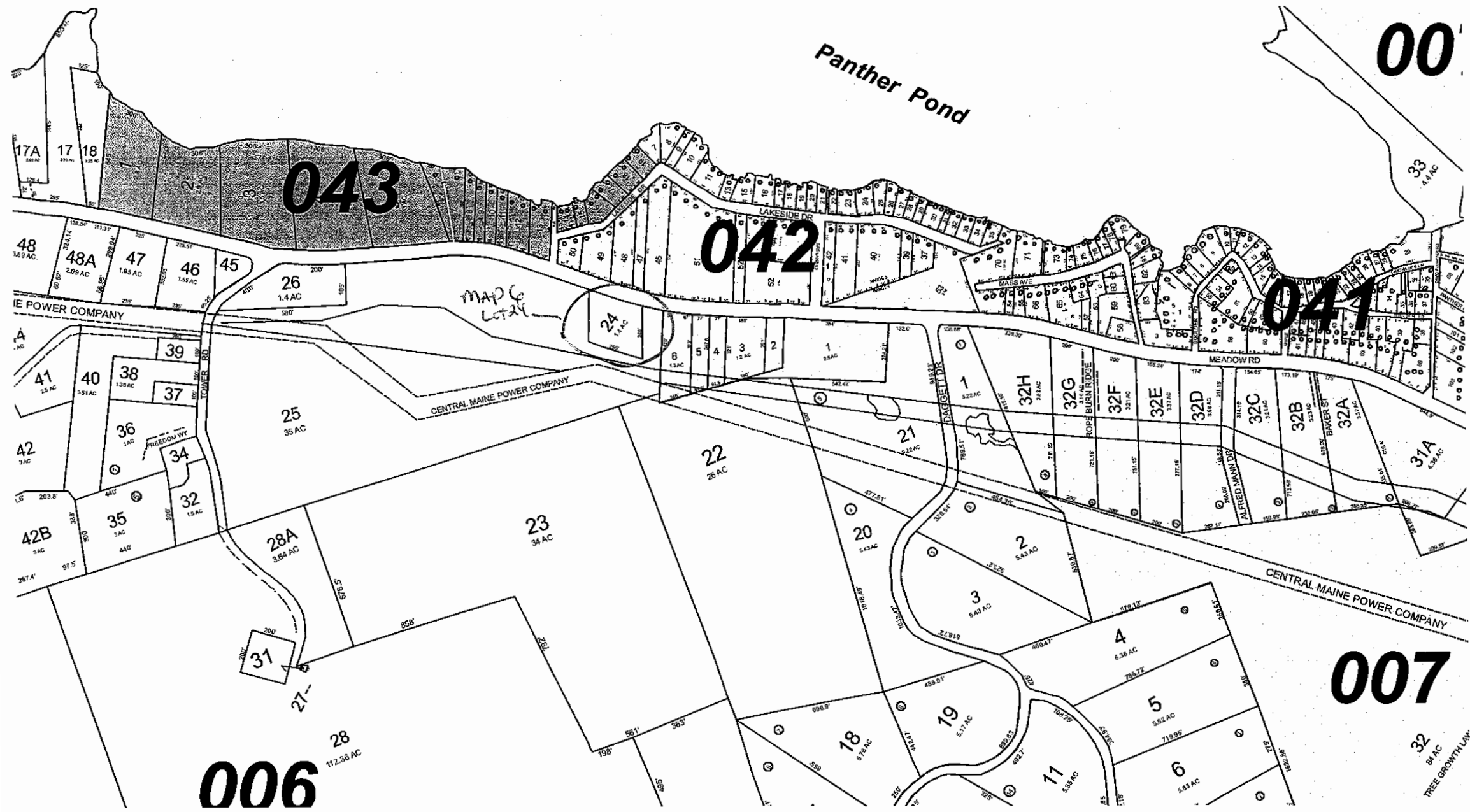
COST/MARKET VALUATION	
Adj. Base Rate:	30.67
	40,484
Net Other Adj:	0.00
Replace Cost	40,484
AYB	1960
EYB	1975
Dep Code	A
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	28,300
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

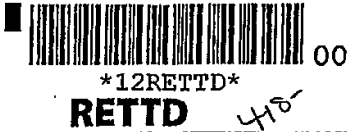


OB-OUTBUILDING & YARD ITEMS(L) / XT-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,320	1,320	1,320	30.67	40,484
Tot. Gross Liv/Lease Area:		1,320	1,320	1,320		40,484







MAINE REVENUE SERVICES  
REAL ESTATE TRANSFER TAX  
DECLARATION  
TITLE 36, M.R.S.A. SECTIONS 554641-4641N

Recorded On: Aug 31, 2015 02:07:52P  
Transfer Tax of 418.00  
State of Maine Transfer Tax  
Cumberland County  
Doc #: 45576

1. County  
Cumberland

2. Municipality/Township  
Raymond

Bk: 32555 Pg: 100

BOOK/PAGE—REGISTRY USE ONLY

3. GRANTEE/  
PURCHASER

3a) Name, LAST or BUSINESS, FIRST, MI  
BIRNEY KAREN C.

3c) Name, LAST or BUSINESS, FIRST, MI

3e) Mailing Address  
269 MEADOW ROAD

3f) City  
RAYMOND

3g) State  
ME

3h) Zip Code  
04071

4. GRANTOR/  
SELLER

4a) Name, LAST or BUSINESS, FIRST, MI  
REED NANCY B.

4c) Name, LAST or BUSINESS, FIRST, MI

4e) Mailing Address  
6 LAKESIDE DRIVE

4f) City  
RAYMOND

4g) State  
ME

4h) Zip Code  
04071

5. PROPERTY

5a) Map Block Lot Sub-Lot  
6 24

5b) Type of property—Enter the code number that best describes the property being sold. (See instructions) →

- Check any that apply:  
 No tax maps exist  
 Multiple parcels  
 Portion of parcel

5d) Acreage

5c) Physical Location  
200 Meadow Road

6. TRANSFER TAX

6a) Purchase Price (If the transfer is a gift, enter "0") 6a \$ 95,000.00

6b) Fair Market Value (enter a value only if you entered "0" in 6a) or if 6a) was of nominal value) 6b

6c) Exemption claim -  Check the box if either grantor or grantee is claiming exemption from transfer tax and explain.

7. DATE OF TRANSFER (MM-DD-YYYY)

08 28 2015  
MONTH DAY YEAR

8. WARNING TO BUYER—If the property is classified as Farmland, Open Space, Tree Growth, or Working Water-front a substantial financial penalty could be triggered by development, subdivision, partition or change in use.

CLASSIFIED

9. SPECIAL CIRCUMSTANCES—Were there any special circumstances in the transfer which suggest that the price paid was either more or less than its fair market value? If yes, check the box and explain:

10. INCOME TAX WITHHELD—Buyer(s) not required to withhold Maine income tax because:

- Seller has qualified as a Maine resident  
 A waiver has been received from the State Tax Assessor  
 Consideration for the property is less than \$50,000  
 Foreclosure Sale

11. OATH

Aware of penalties as set forth by Title 36 §4641-K, we hereby swear or affirm that we have each examined this return and to the best of our knowledge and belief, it is true, correct, and complete. Grantee(s) and Grantor(s) or their authorized agent(s) are required to sign below:

Grantee: Karen Birney Date: 8/28/15 Grantor: Nancy Reed Date: 8/28/15

12. PREPARER

Name of Preparer: Baxter Title Company Phone Number: (207)879-9440  
Mailing Address: 95 Exchange Street, Portland, ME 04101 E-Mail Address: \_\_\_\_\_  
Fax Number: \_\_\_\_\_

SPR

<http://www.maine.gov/revenue/propertytax/transfer/transfer.htm>

Property Location: 26 SHAW RD  
 Vision ID: 73

Account # K0526R

MAP ID: 003/ 010/ 000/ 000/

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 1010

Print Date: 10/29/2015 09:12

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT										
COLLARD, RODNEY PERREAULT, COREY A. 77 ELM STREET SACO, ME 04101 Additional Owners:		4 Rolling	5 Well 6 Septic	1 Paved	3 Rural	Description	Code	Appraised Value	Assessed Value							
						RESIDNTL	1010	170,000	170,000							
						RES LAND	1010	67,900	67,900							
						<b>Total</b>		<b>237,900</b>	<b>237,900</b>							
SUPPLEMENTAL DATA						PREVIOUS ASSESSMENTS (HISTORY)										
Other ID: 003010000000 TIF CODE USE PROGRAM TG ENROLL YR TG PLAN YR LD1 TYPE GIS ID: 003010000000		SEND VALU TAP Field 8 Field 9 Field 10 ASSOC PID#				Yr.	Code	Assessed Value	Yr.	Code	Assessed Value					
RECORD OF OWNERSHIP						2015	1010	170,000	2014	1010	170,000					
COLLARD, RODNEY LYDICK, SYLVIA						2015	1010	67,900	2014	1010	67,900					
BK-VOL/PAGE 31862/ 289 10501/ 44						SALE DATE 10/16/2014 Q 1										
SALE PRICE 250,000						V.C. 00										
						<b>Total:</b> 237,900										
EXEMPTIONS			OTHER ASSESSMENTS			This signature acknowledges a visit by a Data Collector or Assessor										
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.								
APPRAISED VALUE SUMMARY																
Appraised Bldg. Value (Card)									170,000							
Appraised XF (B) Value (Bldg)									0							
Appraised OB (L) Value (Bldg)									0							
Appraised Land Value (Bldg)									67,900							
Special Land Value									0							
Total Appraised Parcel Value									237,900							
Valuation Method									C							
Ex									0							
Ad									0							
Net									237,900							
ASSESSING NEIGHBORHOOD						NBHD/SUB 0001/A										
NBHD Name						Street Index Name										
Tracing						Batch										
NOTES																
TAN Needs abatement for acreage assessed in error. Sylvia Lydick retained land which needs supplemental Bill.																
BUILDING PERMIT RECORD																
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments								
Page 446 for supplemental																
LAND LINE VALUATION SECTION																
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Value
1	1010	Single Family	LRR2				130,680 SF	0.42	1.0000	5	1.0000	1.00		0.00	RP	4,900
1	1010	Single Family	LRR2				9.15 AC	1,500.00	1.0000	0	0.9500	1.00		0.00		3,000
Should be 3.57 ac																
Total Card Land Units: 12.15 AC												Parcel Total Land Area: 12.15 AC		Total Land Value: 67,900		

VISION

3218  
Raymond, ME

Sylvia Lydick  
 C/O David Lydick  
 86 Holiday Dr  
 Apt 118  
 Portland, ME 04103  
 Puro  
 Code PO 538  
 Sioux Caseo, ME  
 04077



Property Location: 26 SHAW RD

MAP ID: 003/ 010/ 000/ 000/

Bldg Name:

State Use: 1010

Vision ID: 73

Account #K0526R

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

Print Date: 10/29/2015 09:12

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	04		Cape Cod				
Model	01		Residential				
Grade	03		Average				
Stories	1						
Occupancy	1						
Exterior Wall 1	25		Vinyl Siding				
Exterior Wall 2							
Roof Structure	03		Gable/Hip				
Roof Cover	03		Asph/F Gls/Cmp				
Interior Wall 1	05		Drywall/Sheet				
Interior Wall 2							
Interior Flr 1	14		Carpet				
Interior Flr 2	12		Hardwood				
Heat Fuel	02		Oil				
Heat Type	05		Hot Water				
AC Type	01		None				
Total Bedrooms	03		3 Bedrooms				
Total Bthrms	2						
Total Half Baths							
Total Xtra Fixtrs							
Total Rooms	5						
Bath Style	02		Average				
Kitchen Style	02		Average				
				Adj. Base Rate:			76.77
							170,813
				Net Other Adj:			10,000.00
				Replace Cost			180,813
				AYB			1999
				EYB			1999
				Dep Code			A
				Remodel Rating			
				Year Remodeled			
				Dep %			6
				Functional ObsInc			
				External ObsInc			
				Cost Trend Factor			1
				Condition			
				% Complete			
				Overall % Cond			94
				Apprais Val			170,000
				Dep % Ovr			0
				Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

CONSTRUCTION DETAIL (CONTINUED)	
Element	Description
BAS	FEB
FEP	UST
	12
	10
	33
	38
FGR	BAS
	SLB
	11
	15
	24
	FOP
	15
	6
	23

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,419	1,419	1,419	76.77	108,937
FEB	Basement, Finished	0	1,254	439	26.88	33,702
FEP	Porch, Enclosed, Finished	0	120	84	53.74	6,449
FGR	Garage	0	552	221	30.74	16,966
FOP	Porch, Open, Finished	0	90	18	15.35	1,382
SLB	Slab	0	165	8	3.72	614
UST	Utility, Storage, Unfinished	0	120	36	23.03	2,764
<b>Ttl. Gross Liv/Lease Area:</b>		<b>1,419</b>	<b>3,720</b>	<b>2,225</b>		<b>180,813</b>





Property Location: 0 SHAW RD  
 Vision ID: 101506

Account # L9541R

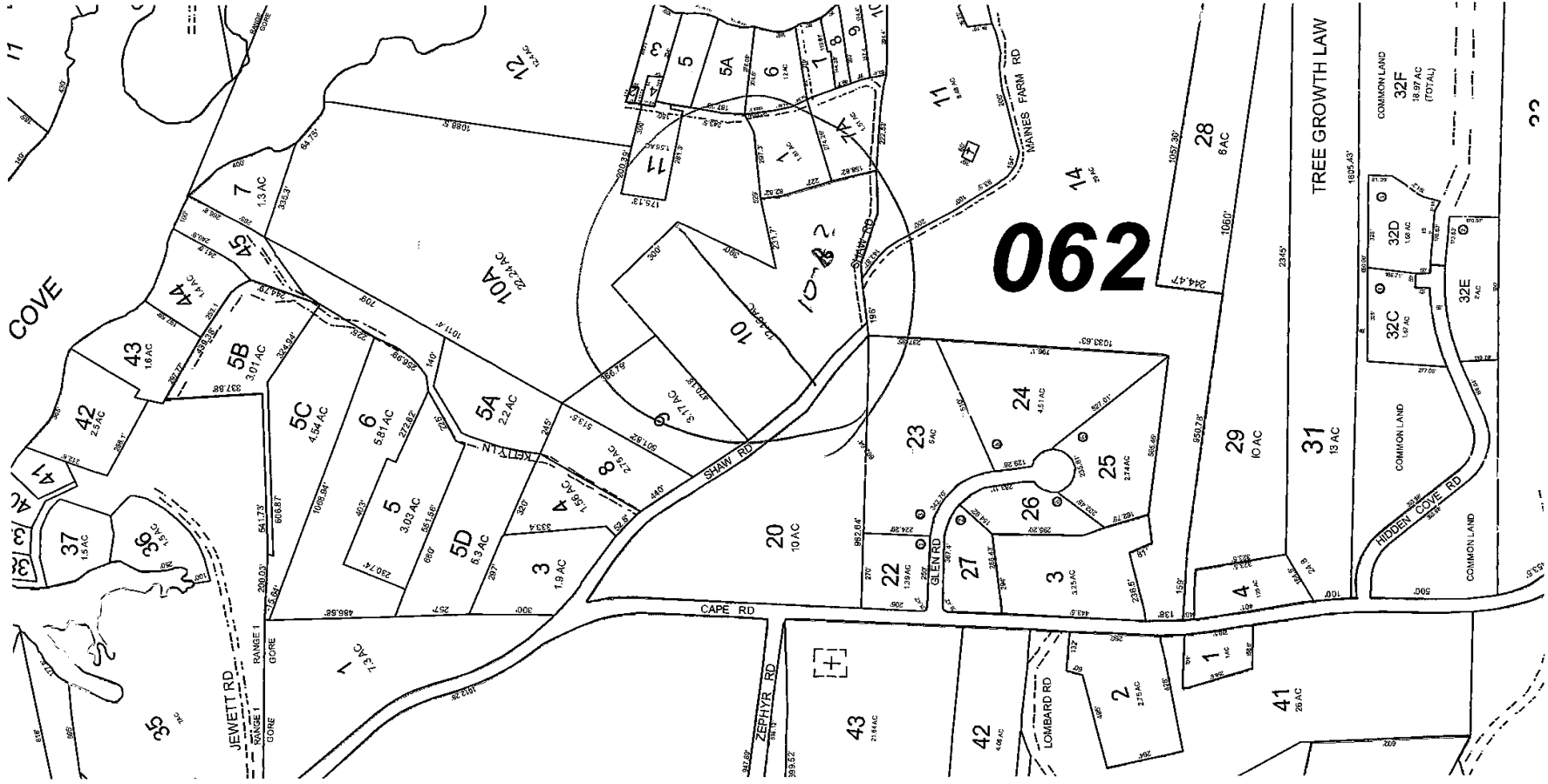
MAP ID: 003/ 010/ B00/ 000/

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 1300  
 Print Date: 12/17/2015 12:16

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
<b>MIXED USE</b>												
				<b>Code</b>	<b>Description</b>		<b>Percentage</b>					
				1300	Res Land Develop		100					
<b>COST/MARKET VALUATION</b>												
				Adj. Base Rate:			0.00					
							0					
				Net Other Adj:			0.00					
				Replace Cost			0					
				AYB								
				EYB			0					
				Dep Code								
				Remodel Rating								
				Year Remodeled								
				Dep %								
				Functional ObsInc								
				External ObsInc								
				Cost Trend Factor		1						
				Condition								
				% Complete								
				Overall % Cond								
				Apprais Val								
				Dep % Ovr			0					
				Dep Ovr Comment								
				Misc Imp Ovr			0					
				Misc Imp Ovr Comment								
				Cost to Cure Ovr			0					
				Cost to Cure Ovr Comment								
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
Ttl. Gross Liv/Lease Area:		0	0	0								

No Photo On Record



### WARRANTY DEED

(Maine Statutory Short Form – 33 M.R.S.A. §§ 761 et seq.)

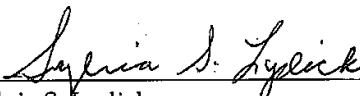
KNOW ALL PERSONS BY THESE PRESENTS, that I, Sylvia S. Lydick of the City of Portland, County of Cumberland and State of Maine for valuable consideration received, hereby GRANT to Rodney Collard, Jr. and Corey Anne Perreault of the City of Saco, County of York and State of Maine, as JOINT TENANTS and not as tenants-in-common, with WARRANTY COVENANTS a certain lot or parcel of land, together with any buildings or improvements thereupon, situated in the Town of Raymond, County of Cumberland and State of Maine, and being more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein.

Witness my hands and seals this 16th day of October, 2014.

MAINE REAL ESTATE TAX PAID

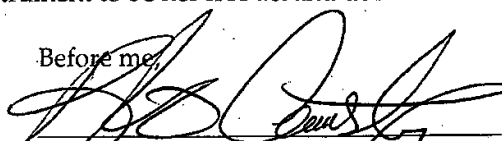
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Sylvia S. Lydick

STATE OF MAINE  
COUNTY OF CUMBERLAND, SS.

Then personally appeared this 16th day of October, 2014, the above named Sylvia S. Lydick and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/ Attorney at Law

Printed Name: \_\_\_\_\_

My Comm. Exp: \_\_\_\_\_

**Kirk Armstrong**  
**Notary Public**  
**State of Maine**  
**My Commission Expires 12/2/2018**



**EXHIBIT A**

(26 Shaw Road, Raymond, Maine)

A certain lot or parcel of land located on the easterly sideline of Shaw Road in the Town of Raymond, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a #5 iron rod found marking the southwesterly corner of land now or formerly Daniel R. Pandora as described in deed book 18363, page 244 recorded in Cumberland County Registry of Deeds (CCRD); thence south 84°-31'-36" east along land of Pandora 470.18 feet to a rebar with cap stamped "# 586" at the southwesterly corner land now or formerly Joseph F. Kern and Ethelyn S. Kern as described in deed book 15875, page 237 (CCRD); thence south 84°-31'-36" east along land of Kern 218.34 feet to a 3/4" iron pipe found at land now or formerly Joseph F. Kern, JR. and Ethelyn S. Kern as described in deed book 10501, page 44 (CCRD) ; thence south 05°55'-49" west along land of Kern, 220.00 feet to point; thence north 85°-11'-49" west across the land of Grantor herein 692.40 feet to a rebar with cap stamped "PLS 2002" on the easterly sideline of Shaw Road; thence north 03°-25'-51" east along the easterly sideline of Shaw Road 149.01 feet to a point; thence north 13°-19'-06" east continuing along the easterly sideline of Shaw Road 79.93 feet to the point of beginning.

Parcel herein described contains 3.57 acres and is a portion of land described in deed book 3381, page 149 CCRD.

Bearings herein are Magnetic Declination of the year 1999. Parcel is subject to any easements and/or right-of-ways of record.

Reference is made to 'Boundary Survey' for Sylvia Lydick, by Land Services, Inc. dated November, 2005.

Description prepared by Survey, Inc. dated October 10, 2014 for this transaction.

\* \* \* \* \*

Reviewed and Approved SSZ

Received  
Recorded Register of Deeds  
Oct 22, 2014 11:06:15A  
Cumberland County  
Pamela E. Lovley



2015

# Town of Raymond

kokatosi  
V0009P  
\$ 21,400

## PERSONAL PROPERTY DECLARATION FORM

This schedule must be filed by all businesses with equipment located in this municipality according to Maine Statute, Title 36 §§ 601 and 706. Schedules are due in the Assessor's office on or before May 1, 2015. Taxpayers who do not comply will, by law, lose their right to appeal their assessed valuation.

Owner's Name: <u>Jeffrey E. Swaine Doree</u>	Date: <u>3/20/15</u>
Owner's Address: <u>60 N Raymond Rd Gray ME 04039</u>	Phone#: <u>207 321 6524</u>
Business Name: <u>Kokatosi Campground</u>	Phone#: <u>935 6180</u>
Business Address: <u>635 Webbs Mills Rd Raymond</u>	Contact: _____

**Check one box and proceed as instructed.**

- NEW BUSINESSES:** If you started your business after April 1, 2014, then submit a complete list of all equipment, furniture and fixtures used in the operation of the business as of April 1, 2015 using the following format. (A separate list may be attached provided it contains the information requested in table A)

**Table A**

HOW MANY	ITEM DESCRIPTION (MAKE, MODEL, ETC)	ITEM TYPE	DATE PURCHASED	NEW USED	AGE	PURCHASE COST
①	2002 Breckenridge PIC model	trailer	9/1/2013	used	13	9,000

- EXISTING BUSINESSES:** If you submitted a complete list last year (2014), then report any additions or deletions to the original list, using the reverse side. If you did not submit a complete list last year then check this box and provide a new, complete list of all equipment, furniture and fixtures used in the operation of the business as of April 1, 2015 using the format provided in table A.
- NO CHANGES:** Check this box only if you submitted a complete list last year (2014) and no additions or deletions have occurred since April 1, 2013. If you did not submit a complete list last year (2014) then provide a complete list using the format provided in table A.
- MOVED OR OUT OF BUSINESS ON OR BEFORE APRIL 1, 2015:** Indicate effective date here \_\_\_\_\_.

I hereby certify that the information submitted is true and to the best of my knowledge.

SIGNATURE Jeffrey E. Swaine Doree DATE 3/20/15  
 TITLE owner

Account #: V0009P

Linked Acct: No

Card 1 of 1

Status: Active

Owner's Information		Business Information		Current Valuation		<b>Vision</b> <b>Personal Property</b> <b>Account Information</b> <b>Raymond, ME</b> <b>12/17/2015</b>
Name:	VERRILL JEFF & SUE	Business Name:	VERRILL JEFF & SUE	Total Appraised:	13,200	
Address:	60 N RAYMOND RD	Location:	W15 KOKATOSI	Total Assessed:	13,200	
	GRAY, ME 04039	District:		Total Value New:	13,186	
		State Bus Code:		Total Penalty:		
		MBLU	////	Total Exempt:		
				Net Assessed:	13,200	

Owned Items													
Line #	Type	Code	Description	Qty	Dep.	Replace Cost	Value New	Year	% Cond	Value	Assessed	Lessee	Line Notes
1	05		44" BRECKENRIDGE	1	05	9,861	9,861	2002	1.00	9,861	9,861		
2	05		PORCH	1	05	3,325	3,325	2002	1.00	3,325	3,325		

Summary By State Type				Visit History						Prior Values	
Type	Description	Appraised Value	Assessed Value	Date	ID	Info Source	Purpose/Result	Visit Notes	Year	Assessed Value	
05	REC VEHICLE	13,186	13,186	06/17/2015	DL		50 L PROPERTY DEC		2015	21,400	
				08/28/2014	CL		51 AL PROPERTY NE		2014	21,400	

erty Location: 0 BOND ST  
 Vision ID: 1985

Account # C0250R

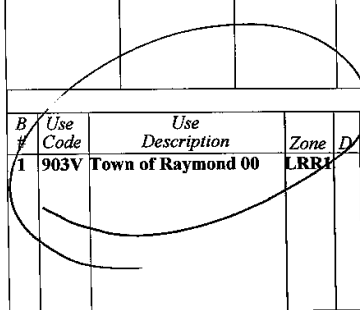
MAP ID: 031/ 003/ 000/ 000/

Bldg Name:  
 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 903V  
 Print Date: 10/13/2015 10:26

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT			PREVIOUS ASSESSMENTS (HISTORY)											
FARNSWORTH, MERRILL A. FARNSWORTH, ROBIN A. 591 KNEELAND FLATS		4 Rolling		3 Unpaved	3 Rural	Description	Code	Appraised Value	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value					
WATERBURY, VT 05676 Additional Owners:		SUPPLEMENTAL DATA			EXM LAND			9035	34,300	34,300										
		Other ID: 031003000000 TIF CODE USE PROGRAM TG ENROLL Y) TG PLAN YR LD1 TYPE GIS ID: 031003000000			SEND VALU TAP Field 8 Field 9 Field 10 ASSOC PID#			Total			34,300			34,300						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)			Total:			Total:						
FARNSWORTH, MERRILL A.		32015/ 199	12/19/2014	U	V	20,000	1S	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
TOWN OF RAYMOND		29838/ 6	08/15/2012	U	I		0 1L	2015	9035	34,300	2014	9035	34,300	2013	9035	68,600				
TOWN OF RAYMOND		28887/ 17	08/12/2011	U	I		0 1L													
TOWN OF RAYMOND		27989/ 10	08/13/2010	U	I		0 1L													
TOWN OF RAYMOND		27261/ 122	09/18/2009	U	I		0 1L													
TOWN OF RAYMOND		26335/ 302	09/12/2008	U	I		0 1L													
EXEMPTIONS		OTHER ASSESSMENTS			This signature acknowledges a visit by a Data Collector or Assessor															
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	APPRAISED VALUE SUMMARY											
Total:		ASSESSING NEIGHBORHOOD			Appraised Bldg. Value (Card)								0							
		NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch	Appraised XF (B) Value (Bldg)								0					
		0001/A	NOTES			Appraised OB (L) Value (Bldg)								0						
WATER-ACCESS		Needs Supplemental Use code not changed from Exempt			Appraised Land Value (Bldg)								34,300							
					Special Land Value								0							
					Total Appraised Parcel Value								34,300							
					Valuation Method:								C							
					Exemptions								0							
					Adjustment:								0							
					Net Total Appraised Parcel Value								34,300							
BUILDING PERMIT RECORD										VISIT/ CHANGE HISTORY										
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result						
									09/17/2004			RK	00	Measur+Listed						
LAND LINE VALUATION SECTION																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	903V	Town of Raymond 00	LRRI				45,738 SF		0.78	0.8000	4	1.0000	0.50	CA	2.40	CF DISCONTINUED ROW 1		1.00	0.75	34,300
Total Card Land Units:			1.05 AC			Parcel Total Land Area:			1.05 AC			Total Land								

3218  
 Raymond, ME  
**VISION**



10/13/2015 10:26

Property Location: 0 BOND ST  
 Vision ID: 1985

Account # C0250R

MAP ID: 031/ 003/ 000/ 000/

Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

Bldg Name:

State Use: 903V

Print Date: 10/13/2015 10:26

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
<b>MIXED USE</b>												
				<i>Code</i>			<i>Description</i>					
				903V			Town of Raymond 00					
							Percentage 100					
<b>COST/MARKET VALUATION</b>												
				Adj. Base Rate:			0.00					
							0					
				Net Other Adj:			0.00					
				Replace Cost			0					
				AYB								
				EYB			0					
				Dep Code								
				Remodel Rating								
				Year Remodeled								
				Dep %								
				Functional Obslnc								
				External Obslnc								
				Cost Trend Factor			1					
				Condition								
				% Complete								
				Overall % Cond								
				Apprais Val								
				Dep % Ovr			0					
				Dep Ovr Comment								
				Misc Imp Ovr			0					
				Misc Imp Ovr Comment								
				Cost to Cure Ovr			0					
				Cost to Cure Ovr Comment								
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>												
<i>Code</i>	<i>Description</i>	<i>Sub</i>	<i>Sub Descript</i>	<i>L/B</i>	<i>Units</i>	<i>Unit Price</i>	<i>Yr</i>	<i>Gde</i>	<i>Dp Rt</i>	<i>Cnd</i>	<i>%Cnd</i>	<i>Apr Value</i>
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>						
<b>Gross Liv/Lease Area:</b>		0	0	0								

No Photo On Record



Property Location: 0 BOULDER RD  
 Vision # 2281

Account # H0485R

MAP ID: 041/ 050/ 000/ 000/

Bldg #: 1 of 1

Bldg Name: .12

Sec #: 1 of 1 Card 1 of 1

State Use: 903V

Print Date: 10/15/2015 13:21

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT														
HURTEAU, NATHANIEL W. P.O. BOX 1624 WINDHAM, ME 04062 Additional Owners:		1 Level		3 Unpaved	3 Rural	Description	Code	Appraised Value	Assessed Value	3218 Raymond, ME										
						EXM LAND	9035	27,000	27,000											
<b>SUPPLEMENTAL DATA</b>																				
Other ID: 041050000000		TIF CODE		SEND VALU.																
USE PROGRAM		TG ENROLL Y		Field 8																
LD1 TYPE		GIS ID: 041050000000		ASSOC PID#																
<b>RECORD OF OWNERSHIP</b>						<b>PREVIOUS ASSESSMENTS (HISTORY)</b>														
HURTEAU, NATHANIEL W.		BK-VOL/PAGE	SALE DATE	q/u	w/i	SALE PRICE	V.C.	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value				
TOWN OF RAYMOND		32015/ 200	12/19/2014	U	V	4,250	IS													
TOWN OF RAYMOND		29838/ 46	08/15/2012	U	I	0	1L	2015	9035	27,000	2014	9035	27,000	2013	9035	27,000				
TOWN OF RAYMOND		28886/ 321	08/12/2011	U	I	0	1L													
TOWN OF RAYMOND		27988/ 347	08/13/2010	U	I	0	1L													
TOWN OF RAYMOND		27261/ 187	09/18/2009	U	I	0	1L													
TOWN OF RAYMOND		26335/ 217	09/12/2008	U	I	0	1L													
						Total:		27,000	Total:		27,000	Total:		27,000	Total:	27,000				
<b>EXEMPTIONS</b>						<b>OTHER ASSESSMENTS</b>						This signature acknowledges a visit by a Data Collector or Assessor								
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.												
Total:												<b>APPRAISED VALUE SUMMARY</b>								
<b>ASSESSING NEIGHBORHOOD</b>												Appraised Bldg. Value (Card) 0								
NBHD/SUB	NBHD Name	Street Index Name	Tracing	Batch							Appraised XF (B) Value (Bldg) 0									
0001/A											Appraised OB (L) Value (Bldg) 0									
<b>NOTES</b>												Appraised Land Value (Bldg) 27,000								
WATER - ACCESS												Special Land Value 0								
UNBUILDABLE PER TOWN												Total Appraised Parcel Value 27,000								
SUITABLE FOR OUTBUILDING												Valuation Method: C								
												Exemptions 0								
												Adjustment: 0								
												Net Total Appraised Parcel Value 27,000								
<b>BUILDING PERMIT RECORD</b>												<b>VISIT/ CHANGE HISTORY</b>								
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result						
									09/07/2005			LR	41	Change	Source	Info				
									10/05/2004			JL	00	Measur+Listed						
<b>LAND LINE VALUATION SECTION</b>																				
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value	
1	903V	Town of Raymond 00	LRR1				5,227 SF	4.61	0.8000	4	1.0000	0.50	PA	2.80	WA	Spec Use	Spec Calc	1.00	5.16	27,000
Total Card Land Units: 0.12 AC Parcel Total Land Area: 0.12 AC Total Land Value: 27,000																				

*Needs Supplemental  
 check w/chris about VT uses.*

Property Location: 0 BOULDER RD  
 Vision ID: 2281

Account #H0485R  
 MAP ID:041/ 050/ 000/ 000/

Bldg Name: .12  
 Bldg #: 1 of 1 Sec #: 1 of 1 Card 1 of 1

State Use: 903V  
 Print Date: 10/15/2015 13:21

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Model	00		Vacant									
<b>MIXED USE</b>												
				<i>Code</i>	<i>Description</i>		<i>Percentage</i>					
				903V	Town of Raymond 00		100					
<b>COST/MARKET VALUATION</b>												
			Adj. Base Rate:				0.00					
			Net Other Adj:				0.00					
			Replace Cost				0					
			AYB									
			EYB				0					
			Dep Code									
			Remodel Rating									
			Year Remodeled									
			Dep %									
			Functional ObsInc									
			External ObsInc									
			Cost Trend Factor				1					
			Condition									
			% Complete									
			Overall % Cond									
			Apprais Val									
			Dep % Ovr				0					
			Dep Ovr Comment									
			Misc Imp Ovr				0					
			Misc Imp Ovr Comment									
			Cost to Cure Ovr				0					
			Cost to Cure Ovr Comment									
<b>OB-OUTBUILDING &amp; YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)</b>												
<i>Code</i>	<i>Description</i>	<i>Sub</i>	<i>Sub Descript</i>	<i>L/B</i>	<i>Units</i>	<i>Unit Price</i>	<i>Yr</i>	<i>Gde</i>	<i>Dp Rt</i>	<i>Cnd</i>	<i>%Cnd</i>	<i>Apr Value</i>
<b>BUILDING SUB-AREA SUMMARY SECTION</b>												
<i>Code</i>	<i>Description</i>	<i>Living Area</i>	<i>Gross Area</i>	<i>Eff. Area</i>	<i>Unit Cost</i>	<i>Undeprec. Value</i>						
<b>Ttl. Gross Liv/Lease Area:</b>		0	0	0								

No Photo On Record

# A La Mexicana - Fire Inspection Report



## Raymond Fire & Rescue

Occupancy: **A La Mexicana**  
Address: **1227 Roosevelt TRL**  
**Raymond ME 04071**

Inspection Type: **Annual Life Safety**

Inspection Date: **12/31/2015**

By: Mains, David (MAINS D)

Time In: **10:45**

Time Out: **11:15**

Authorized Date: **12/31/2015**

By: Mains, David (MAINS D)

Form: Annual 15-0830

### Inspection Description:

Annual Inspection Form  
New and Change of Use Inspection Form

### Inspection Topics:

#### Fire Extinguishers

Are portable fire extinguishers properly mounted, charged and inspected?

Portable fire extinguishers need to be routinely checked to maintain usefulness.

**Status:** Routine Maintenance

**Notes:** Extinguisher inspection expires in January 2016. Manager indicated inspection is already scheduled for January.

#### Exits

Are exit doors clear of obstructions, snow and ice?

101:7.1.10 Doors in means of egress or escape shall be maintained free of obstructions, including snow and ice.

**Status:** Corrected

**Notes:** Exit door middle of Side B blocked by snow and ice. Owner cleared door during inspection.

Door is not sealed well and plastic has been installed over the door on the exterior. The plastic must be removed as it creates an obstruction to emergency egress.

Are emergency egress light fixtures installed and operational?

Test battery and check for broken or missing light fixtures.

**Status:** Routine Maintenance

**Notes:** Emergency lights installed. The following lights were not operational during inspection. Check all battery operated lights and replace if not operable.

1. Both public restrooms
2. Kitchen exit door

3. Rear storage exit near kitchen

#### Fire Alarm

Is a monitored fire detection and alarm system installed?

Raymond Fire Protection Ordinance Article 5 requires all commercial, assembly and public occupancies over 1000 sf to have a monitored fire alarm system.

**Status:** Information

**Notes:** Alarm monitored by ADT

Has a current fire alarm test report on file with the Raymond Fire Department.

Raymond Fire Protection Ordinance (Article 5 Section 1) requires an annual fire alarm test report be filed with the Office of the Fire Inspector before January 1 each year.

**Status:** Information

**Notes:** Manager contacted security company for a copy of the most current report during the inspection. Report will be emailed to the Fire Inspector by the manager.

#### Other

Other Fire Alarm Comments

**Status:** Routine Maintenance

**Notes:** The bar area is separated from all visual and audible fire alarm devices. A horn strobe device is required in the bar area for the system to be compliant with NFPA 72. Add one horn strobe device.

Additional Time Spent on Inspection:		
Category	Start Date / Time	End Date / Time
<b>Notes:</b> No Additional time recorded		

**Total Additional Time: 0 minutes**  
**Inspection Time: 30 minutes**  
**Total Time: 30 minutes**

### Summary:

**Overall Result:** Correction Notice Issued  
 The occupancy was found to be in compliance with the exception of the noted items in this report. The items listed require correction by the Owner or Occupant for the Occupancy to comply with the Raymond Fire Protection Ordinance and/or State Life Safety and Fire Code.  
 The Owner is required to notify the Raymond Fire Department when ALL items listed have been corrected.

**Inspector Notes:**  
 Install one horn/strobe device in the bar area. Notify the Fire Department when installation is complete for verification.  
 All other Routine Maintenance items do not require reinspection.

### Closing Notes:

This fire prevention inspection has been made by the Raymond Fire Department for the purpose of promoting fire safety and to assist the Owner or Operator of the Occupancy in identifying conditions that require correction. Items listed in this inspection report must be corrected before the Occupancy will deemed in compliance with the Raymond Fire Protection Ordinance.

### Inspector:

Name: Mains, David  
 Rank: Fire Inspector

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*