



Town of Raymond Select Board ePacket February 13, 2024 Table of Contents

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Agenda



SELECT BOARD Agenda

February 13, 2024

5:30pm – Regular Meeting

At Broadcast Studio &
Via Zoom & on YouTube

Resolution: We, the Raymond Select Board, 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 regular meeting to order

2) Minutes of previous meetings

- a) January 9, 2024

3) New Business

- a) Consideration of Renewing A La Mexicana's Liquor License – Jose Chavez, owner
- b) Consideration of Planning Board Appointment – Sue Look, Town Manager
The Planning Board voted at their January meeting to put forward Steven Clark.
- c) Update of Raymond Village Library Gifts and Grants – Richard Dowe, Librarian
- d) Update on Status of Proposed Solar Array and Citizen's Request for a Moratorium – Alex Sirois, CEO
- e) Consideration of Changes to the Fire Protection Ordinance – Bruce Tupper, Fire Chief
Proposed changes to allow 2-hour fire rated separation walls to delineate area calculations for whether or not a building requires sprinklers.

4) Public Comment

5) Selectman Comment

6) Town Manager's Report and Communications

- a) Confirm Dates for Upcoming Regular Meetings
 - March 12, 2024
 - April 4, 2024

b) Upcoming Budget Schedule

- February 21 – Budget submitted to Select Board & Budget-Finance Committee
- February 28 – 6:30pm – 1st Dept Head Budget Review
- February 29 – 6:30pm – 2nd Dept Head Budget Review
- March 12 – 7:30pm – Budget-Finance Committee with Select Board Workshop (after the regular Select Board Meeting)
- March 25 – 5:30pm – Select Board Warrant Article Review & Recommendations
- April 2 – 6:30pm – Budget-Finance Committee Budget Article Review & Recommendations
- April 4 – 5:30pm – Select Board Final Warrant Approval
- June 11 – 7am-8pm – Secret Ballot Referendum Vote at JSMS

7) **Executive Session(s)**

- a) Discussion of Personnel Matter with Attorney – pursuant to 1 MRSA §405 (6) (XXX)

8) **Adjournment**

Previous Meeting Minutes



SELECT BOARD Minutes

January 9, 2024

5:30pm – Regular Meeting

At Broadcast Studio &
Via Zoom & on YouTube

Resolution: We, the Raymond Select Board, 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.

Select Board members in attendance: Joe Bruno – Chair, Rolf Olsen – Vice Chair, Teresa Sadak, Samuel Gifford, Derek Ray

Town Staff in attendance:

Nathan White – Public Works Director
Bruce Tupper – Fire Chief
Wayne Jones – Fire Inspector
John Facella – Fire Inspector
Sue Look – Interim Town Manager & Town Clerk

1) **Called regular meeting to order** at 5:30pm by Chair Bruno with a quorum present

2) **Minutes of previous meetings**

a) December 12, 2023

Motion to approve as presented by Select Sadak. Seconded by Select Olsen.

Unanimously approved

3) **Old Business**

a) Discussion of Sprinkler Ordinance Changes – Bruce Tupper, Fire Chief and Wayne Jones, Fire Inspector

The following is an excerpt of the Windham Fire Prevention and Life Safety Ordinance:

GROSS FLOOR AREA

The sum of the horizontal areas of all enclosed areas of a building, including cellars, basements, mezzanines, penthouses, corridors and lobbies, measured from the exterior face of the exterior walls or from the center line of a common wall separating two buildings, but excluding any spaced with a floor-to-ceiling height of less than six feet six inches.

§ 70-4 Sprinkler systems.

This section shall govern the installation and maintenance of sprinkler systems in buildings and

structures subject to this section.

A. Building requirements; exemptions.

- (1) All new buildings, structures, or dwellings containing at least 7,500 square feet of gross floor area served by public water or within 1,000 linear feet of a hydrant serviced by the Portland Water District, or 4,000 square feet of gross floor area not served by public water or greater than 1,000 linear feet from a hydrant serviced by the Portland Water District, shall be required to have an approved automatic fire sprinkler system in all areas of the building that must comply with this section.
- (2) Single- and two-family dwellings are exempted from the requirements of Subsection [A\(1\)](#) unless the Planning Board establishes a requirement for a sprinkler system through a site plan or subdivision approval process. Sprinkler systems for mixed-use buildings are required by § [120-525](#) of Chapter [120](#), Land Use, even if such buildings include a single- or two-family dwelling.
- (3) Buildings and structures less than 12,000 square feet in gross floor area that are included in the exemptions established by the current adopted edition of the Maine Uniform Building and Energy Code, as defined in 10 M.R.S.A. § 9721, are exempt from this requirement.

I misspoke when I said that Windham referred to "Living Area". It is "Gross Floor Area" which includes all of what I would call living area - where a person could live inside the home.

Select Board Sprinkler Discussion A Fire Service summary: SCIENCE, SERVICE, SAFETY

SCIENCE:

Fire protection is based on physics (thermodynamics) and chemistry. That science has been developed for over 100 years, through UL and NIST research, refinements via NFPA committees issuing standards every 3-5 years, and the experience of 29,452 FDs and over 1 M firefighters.

SERVICE:

- As an arm of the local government, FDs must respond to emergency calls, to protect both life and property (of both the owners and neighbors). The size and composition of each town is different, and the FD must provide service despite impediments in staffing, equipment, stations.

SAFETY:

- FDs protect CIVILIANS from death or injury. Fires today burn hotter/faster than ever, and flashover can occur in 2-3 minutes. Most FDs cannot arrive and setup in time to save trapped occupants. In 2021 3,800 civilians died in fires, an increase of 8.6% over 2020. Sprinklers can reduce civilian fire injury costs by 53%, by providing escape time.

- Protect the ENVIRONMENT. Fire sprinklers will reduce chemical/greenhouse gas emissions by 98%, reduce water usage 50-91%, and reduce water runoff pollutants

- Protect FIREFIGHTERS from death or injury. Cancer caused 66% of the career firefighter line-of-duty deaths from 2002 to 2019. A 10 year analysis showed sprinklered homes had a 65% decrease in FF injuries.

- An implied liability exists to the town and FD if national standards are not adhered to (multiple recent lawsuits)

FIRE LOAD

- The amount of combustibles present in a home, which when burning give off heat (BTUs). The

more the fire load, the more water will be needed to stop the fire

. • Fire load has NOTHING to do with livable floor area, or what is heated or not. For example, unheated basements or storage areas may add greatly to the fire load, as will garages which store unknown substances such as gasoline, solvents, propane tanks, etc.

• As a result, the Fire Code NFPA 1 has NO definitions for livable or occupiable floor area

FIRE CODE

Maine has adopted NFPA 1, the Fire Code, 2018 edition, and NFPA 101 the Life Safety Code, also 2018. (there have been 2 updates since then-Maine has not adopted those changes).

The Fire Code creates FIRE FLOW requirements for FDs to ensure they can SAFELY SERVICE their citizens and the structures in the town/city. These fire flows are based on extensive testing and experience on various fire 2 loads of different sizes of structures. The universal measuring stick for the fire load of a structure is GROSS SQUARE FOOTAGE.

Windham does not require sprinklers in 1 & 2 family residences per their fire ordinance, but their chief has said that if a home is over 1000 ft. from one of their many hydrants, they request sprinklers be installed.

Yarmouth, Gorham (all new), Saco, all have sprinkler ordinances. Casco is considering it.

The Select Board would like to see the proposed changes to the sprinkler ordinance at next month's meeting.

4) New Business

a) Consideration of Appointing a Harbor Master – Sue Look, Interim Town Manager

- I would like to nominate Nathan White as our Harbor Master

Motion to appoint Nathan White as the Harbor Master for a term ending June 30, 2024, by Select Sadak. Seconded by Select Olsen.

Unanimously approved

b) Consideration of New Road Name – Bruce Tupper, Fire Chief/E911 Addressing Officer

- Mila's Woods – shared driveway off Roosevelt Trl

Motion to approve Mila's Woods as a road name by Select Olsen. Seconded by Select Sadak.

Unanimously approved

c) Consideration of Voting 2024 Annual Town Meeting Warrant via Open Town Meeting or Secret Ballots – Sue Look, Interim Town Manager

Motion to vote the 2024 Annual Town Meeting Warrant via secret ballot by Select Olsen. Seconded by Select Ray.

Denis Morse spoke pertaining to voting via open town meeting.

Unanimously approved

5) **Public Comment** – none

6) **Selectman Comment** – Thanks to Public Works and Public Safety for all their work during and after the last storm.

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

a) Confirm Dates for Upcoming Regular Meetings

- February 13, 2024
- March 12, 2024

8) **Executive Session(s)**

a) Discussion of Personnel Matters – pursuant to MRSA 1 §405 (6) (A)

Motion to enter executive session at 5:59pm as noted above by Select Sadak.
Seconded by Select Olsen.

Unanimously approved

Motion to leave executive session at 6:24pm by Select Olsen. Seconded by Select Sadak.

Unanimously approved

Motion to offer the Town Manager position to Susan L Look by Select Sadak.
Seconded by Select Olsen.

Unanimously approved

9) **Adjournment**

Motion to adjourn at 6:26pm by Select Olsen. Seconded by Select Sadak.

Unanimously approved

Respectfully submitted,

Melissa McConkey, TM Admin.

Liquor License - A La Mexicana



STATE OF MAINE
DEPARTMENT OF ADMINISTRATIVE AND FINANCIAL SERVICES
BUREAU OF ALCOHOLIC BEVERAGES AND LOTTERY OPERATIONS
DIVISION OF LIQUOR LICENSING AND ENFORCEMENT

Application for an On-Premises License

All Questions Must Be Answered Completely. Please print legibly.

Section I: Licensee/Applicant(s) Information; Type of License and Status

Division Use Only	
License No:	
Class:	By:
Deposit Date:	
Amt. Deposited:	
Payment Type:	
OK with SOS: Yes <input type="checkbox"/> No <input type="checkbox"/>	

Legal Business Entity Applicant Name (corporation, LLC):	Business Name (D/B/A):
Jalisco LLC	A La Mexicana
Individual or Sole Proprietor Applicant Name(s):	Physical Location:
Jose M Chavez	1227 Roosevelt Trl, Raymond ME 04071
Individual or Sole Proprietor Applicant Name(s):	Mailing address, if different:
Mailing address, if different from DBA address:	Email Address:
	chavez_j8029@yahoo.com
Telephone # Fax #:	Business Telephone # Fax #:
540-354-7990	207-655-9290
Federal Tax Identification Number:	Maine Seller Certificate # or Sales Tax #:
81-3620243	1181031
Retail Beverage Alcohol Dealers Permit:	Website address:
	alamexicana7.com

1. New license or renewal of existing license? ☐ New Expected Start date 01/07/24
☒ Renewal Expiration Date: _____
2. The dollar amount of gross income for the licensure period that will end on the expiration date above:
Food: \$ 500,000.00 Beer, Wine or Spirits: \$ 300,000.00 Guest Rooms: _____
3. Please indicate the type of alcoholic beverage to be sold: (check all that apply)
☒ Malt Liquor (beer) ☒ Wine ☒ Spirits

4. Indicate the type of license applying for: (choose only one)

- | | | |
|--|--|---|
| <input checked="" type="checkbox"/> Restaurant
(Class I, II, III, IV) | <input type="checkbox"/> Class A Restaurant/Lounge
(Class XI) | <input type="checkbox"/> Class A Lounge
(Class X) |
| <input type="checkbox"/> Hotel
(Class I, II, III, IV) | <input type="checkbox"/> Hotel – Food Optional
(Class I-A) | <input type="checkbox"/> Bed & Breakfast
(Class V) |
| <input type="checkbox"/> Golf Course (included optional licenses, please check if apply)
(Class I, II, III, IV) | <input type="checkbox"/> Auxiliary | <input type="checkbox"/> Mobile Cart |
| <input type="checkbox"/> Tavern
(Class IV) | <input type="checkbox"/> Other: _____ | |
| <input type="checkbox"/> Qualified Caterer | <input type="checkbox"/> Self-Sponsored Events (Qualified Caterers Only) | |

Refer to Section V for the License Fee Schedule on page 9

5. Business records are located at the following address:

1227 Roosevelt Trl, Raymond ME 04071

6. Is the licensee/applicant(s) citizens of the United States? ☐ Yes ☒ No

7. Is the licensee/applicant(s) a resident of the State of Maine? ☒ Yes ☐ No

NOTE: Applicants that are not citizens of the United States are required to file for the license as a business entity.

8. Is licensee/applicant(s) a business entity like a corporation or limited liability company?

☒ Yes ☐ No If **Yes**, complete Section VII at the end of this application

9. For a licensee/applicant who is a business entity as noted in Section I, does any officer, director, member, manager, shareholder or partner have in any way an interest, directly or indirectly, in their capacity in any other business entity which is a holder of a wholesaler license granted by the State of Maine?

☐ Yes ☒ No

☐ Not applicable – licensee/applicant(s) is a sole proprietor

10. Is the licensee or applicant for a license receiving, directly or indirectly, any money, credit, thing of value, endorsement of commercial paper, guarantee of credit or financial assistance of any sort from any person or entity within or without the State, if the person or entity is engaged, directly or indirectly, in the manufacture, distribution, wholesale sale, storage or transportation of liquor.

☐ Yes ☒ No

If yes, please provide details: _____

11. Do you own or have any interest in any another Maine Liquor License? ☐ Yes ☐ No

If yes, please list license number, business name, and complete physical location address: (attach additional pages as needed using the same format)

Name of Business	License Number	Complete Physical Address
Jalisco LLC	27699	1227 Roosevelt Trl

12. List name, date of birth, place of birth for all applicants including any manager(s) employed by the licensee/applicant. Provide maiden name, if married. (attach additional pages as needed using the same format)

Full Name	DOB	Place of Birth
Jose M Chavez	09/29/1980	Guadalajara, Mexico

Residence address on all the above for previous 5 years

Name Jose M Chavez Address: 62 Pipeline Rd, Windham ME 04062

Name Address:

Name Address:

Name Address:

13. Will any law enforcement officer directly benefit financially from this license, if issued?

☐ Yes ☒ No

If Yes, provide name of law enforcement officer and department where employed:

14. Has the licensee/applicant(s) ever been convicted of any violation of the liquor laws in Maine or any State of the United States? ☐ Yes ☒ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: _____ Date of Conviction: _____

Offense: _____ Location: _____

Disposition: _____

15. Has the licensee/applicant(s) ever been convicted of any violation of any law, other than minor traffic violations, in Maine or any State of the United States? ☒ Yes ☐ No

If Yes, please provide the following information and attach additional pages as needed using the same format.

Name: Jose M Chavez Date of Conviction: 2005

Offense: Driving without a license Location: Atlanta GA

Disposition: Guilty

16. Has the licensee/applicant(s) formerly held a Maine liquor license? ☒ Yes ☐ No

17. Does the licensee/applicant(s) own the premises? ☐ Yes ☒ No

If No, please provide the name and address of the owner:

Robert Mason, Casco ME

18. If you are applying for a liquor license for a Hotel or Bed & Breakfast, please provide the number of guest rooms available: _____

19. Please describe in detail the area(s) within the premises to be licensed. This description is in addition to the diagram in Section VI. (Use additional pages as needed)

Mexican family restaurant

20. What is the distance from the premises to the **nearest** school, school dormitory, church, chapel or parish house, measured from the main entrance of the premises to the main entrance of the school, school dormitory, church, chapel or parish house by the ordinary course of travel?

Name: Christian Academy

Distance: 5.00

Section II: Signature of Applicant(s)

By signing this application, the licensee/applicant understands that false statements made on this application are punishable by law. Knowingly supplying false information on this application is a Class D Offense under Maine's Criminal Code, punishable by confinement of up to one year, or by monetary fine of up to \$2,000 or by both.

Please sign and date in blue ink.

Dated: 01/05/24

Jose m cravez
Signature of Duly Authorized Person

Signature of Duly Authorized Person

Jose m cravez
Printed Name Duly Authorized Person

Printed Name of Duly Authorized Person

Section III: For use by Municipal Officers and County Commissioners only

The undersigned hereby certifies that we have complied with the process outlined in 28-A M.R.S. §653 and approve this on-premises liquor license application.

Dated: _____

Who is approving this application? ☐ Municipal Officers of _____

☐ County Commissioners of _____ County

- ☐ **Please Note:** The Municipal Officers or County Commissioners must confirm that the records of Local Option Votes have been verified that allows this type of establishment to be licensed by the Bureau for the type of alcohol to be sold for the appropriate days of the week. Please check this box to indicate this verification was completed.

Signature of Officials	Printed Name and Title

**This Application will Expire 60 Days from the date of
Municipal or County Approval unless submitted to the Bureau**

Included below is the section of Maine's liquor laws regarding the approval process by the municipalities or the county commissioners. This is provided as a courtesy only and may not reflect the law in effect at the time of application. Please see <http://www.mainelegislature.org/legis/statutes/28-A/title28-Asec653.html>

§653. Hearings; bureau review; appeal

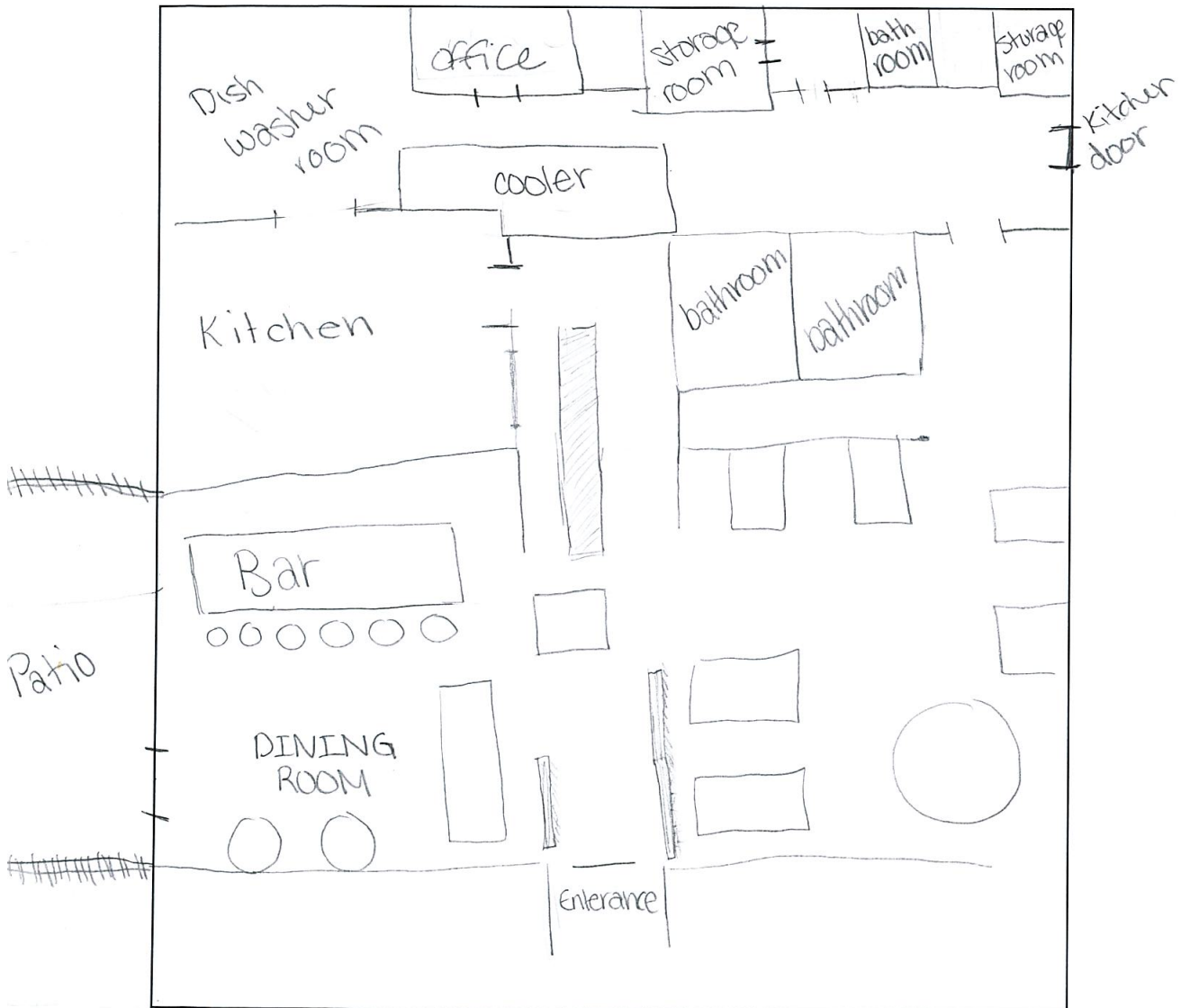
1. Hearings. The municipal officers or, in the case of unincorporated places, the county commissioners of the county in which the unincorporated place is located, may hold a public hearing for the consideration of applications for new on-premises licenses and applications for transfer of location of existing on-premises licenses. The municipal officers or county commissioners may hold a public hearing for the consideration of requests for renewal of licenses, except that when an applicant has held a license for the prior 5 years and a complaint has not been filed against the applicant within that time, the applicant may request a waiver of the hearing.

A. The bureau shall prepare and supply application forms.

Section VI Premises Floor Plan

In an effort to clearly define your license premise and the areas that consumption and storage of liquor authorized by your license type is allowed, the Bureau requires all applications to include a diagram of the premise to be licensed.

Diagrams should be submitted on this form and should be as accurate as possible. Be sure to label the following areas: entrances, office area, coolers, storage areas, display cases, shelves, restroom, point of sale area, area for on-premise consumption, dining rooms, event/function rooms, lounges, outside area/decks or any other areas on the premise that you are requesting approval. Attached an additional page as needed to fully describe the premise.



Section VII: Required Additional Information for a Licensee/Applicant for an On-Premises Liquor License Who are Legal Business Entities

Questions 1 to 4 of this part of the application must match information in Section I of the application above and match the information on file with the Maine Secretary of State's office. If you have questions regarding your legal entity name or DBA, please call the Secretary of State's office at (207) 624-7752.

All Questions Must Be Answered Completely. Please print legibly.

1. Exact legal name: Jalisco LLC
2. Doing Business As, if any: A la Mexicana
3. Date of filing with Secretary of State: _____ State in which you are formed: Maine
4. If not a Maine business entity, date on which you were authorized to transact business in the State of Maine:

5. List the name and addresses for previous 5 years, birth dates, titles of officers, directors, managers, members or partners and the percentage ownership any person listed: (attached additional pages as needed)

Name	Address (5 Years)	Date of Birth	Title	Percentage of Ownership
Jose M Chavez	62 Pipeline Rd, Windham ME 040	09/29/1980	owner	100.0000

(Ownership in non-publicly traded companies must add up to 100%.)

Liquor License - Fire Inspection



Form: Annual 18-0331

Raymond Fire & Rescue

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

Inspection Type: **Annual Life Safety**

Inspection Date: **2/9/2024**

By: Jones, 358 Wayne (JONESW)

Time In: **10:00**

Time Out: **11:00**

Authorized Date: **02/09/2024**

By: Jones, 358 Wayne (JONESW)

Inspection Description:

Annual Inspection Form
New and Change of Use Inspection Form

Inspection Topics:

General

Address numbers 3 inches high visible from street.

Raymond Addressing Ordinance Article 6. Numbers must be a contrasting color to the background. Address numbers are critical to emergency personnel in finding people who may need assistance or aid in an emergency.

Status: **PASS**

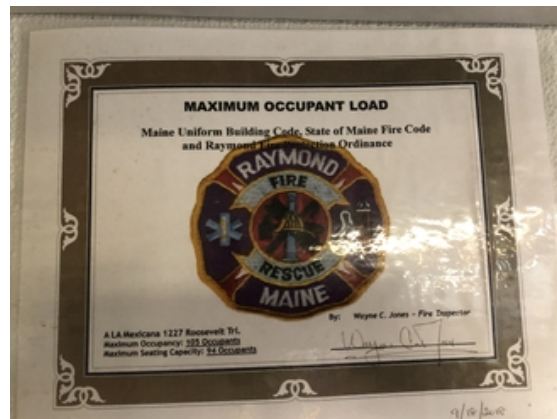
Notes:

Posted Maximum Occupancy signs at room entrances where required.

Assembly uses shall have an Occupancy Permit issued by the Raymond Fire Department.

Status: **PASS**

Notes:



Is a Knox Box installed. Are the keys current?

All properties protected by a Fire Alarm System and/or a Fire Suppression System shall have a Knox Box with current keys to the property. Raymond Fire Protection Ordinance Article 5 Section 1

Status: **PASS**

Notes:

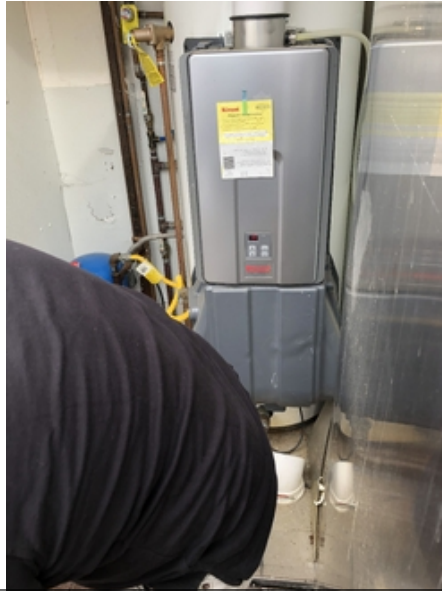
Housekeeping

Boiler, mechanical, and electrical panel rooms shall not be used for storage.

Combustible materials in these equipment rooms often get put too close to sources of heat and a fire will likely result.

Status: PASS

Notes: Furnace room has some minor storage in this room. Items were removed by the owner during the inspection.

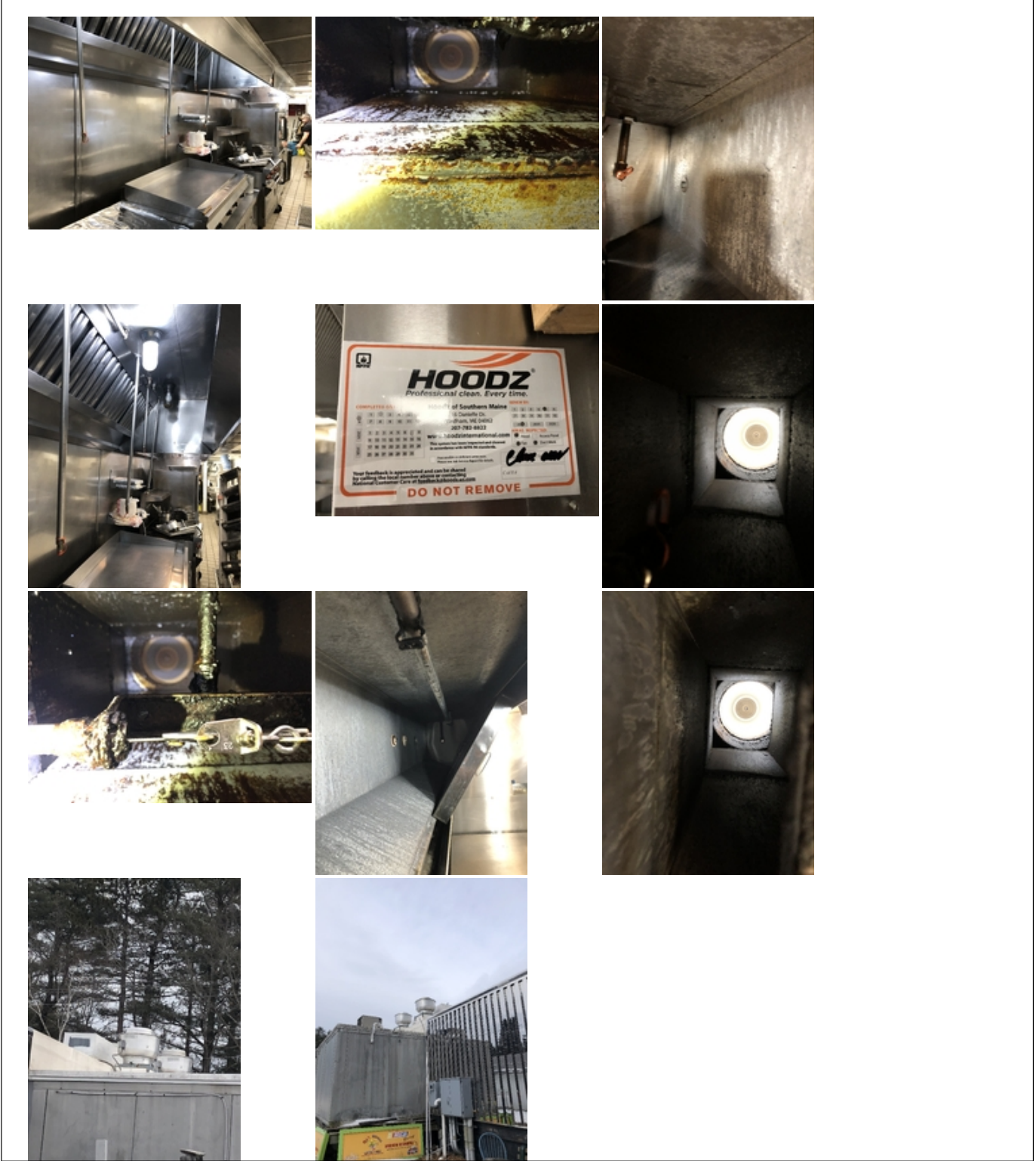


Clean grease filters and hood/duct system over cooking equipment.

Regular cleaning of the hood, duct, and filters will eliminate flammable grease build-up and provide proper ventilation of head through the exhaust outlet.

Status: PASS

Notes: Grease hood was recently cleaned on 2-7-2024. Grease hood, exhaust stack and fans, and filters were found in a clean condition during the inspection.



Locate all dumpsters at least 10 feet from the building or overhangs.

Dumpsters are a common fire target of vandals. Moving the dumpster away will reduce the risk of a fire spreading to the building.

Status: PASS

Notes:



Are combustible wastes properly stored in containers.

Combustible waste like grease can be hazardous if not properly stored.

Status: PASS

Notes:

Other

Other Housekeeping Comments

Status: PASS

Notes: Kitchen area walls and ceilings were found clean and free of grease deposits.



Exits

Are all required exits marked?

[NFPA 101 7.10] Means of egress exits, other than the main entrance to a room or space that is obviously and clearly identifiable, must be marked as an exit to direct egress in an emergency.

Status: PASS

Notes:



Are emergency egress light fixtures installed and operational?

Test battery and check for broken or missing light fixtures.

Status: PASS

Notes:



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: PASS

Notes:



If the occupancy is more than 50 persons, are exit doors equipped with panic or fire exit hardware?

Include reference

Status: PASS

Notes:

Unlock all required and marked exit doors during business hours.

Locked exit doors make it impossible for occupants to escape in an emergency.

Status: PASS

Notes:

Remove storage from exit stairs.

Items stored beneath or in exit stairs present a fire risk that can endanger persons using that escape route.

Status: PASS

Notes: See above exterior photos.

Hazardous Materials

Are quantities of hazardous materials maintained below established limits?

The Fire Code establishes maximum quantities of hazardous materials that can be stored and used in an occupancy without classifying the occupancy as hazardous.

Status: PASS

Notes:

Construction

Are Means of Egress components compliant with construction requirements?

Elements of a Means of Egress must meet construction requirements and be kept clear of obstacles at all times.

Status: PASS

Notes:

Are Means of Egress Clear?

[NFPA 101 7.1.10] A means of egress shall be continuously maintained free of obstructions.

Status: PASS

Notes:

Keep attic and scuttle covers closed, and ceiling tiles in place.

Ceilings are an integral part of the building fire protection. If kept in place, the ceiling will protect roof structures from premature collapse.

Status: Routine Maintenance

Notes: Owner will replace the missing ceiling tile in the furnace room.



Fire Extinguishers

Are portable fire extinguishers properly mounted, charged and inspected?

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

Status: PASS

Notes: Extinguishers were inspected in May of 2023. Extinguishers inspection will expire in May Of 2024.



Mount extinguishers where readily available, not more than 4 feet above floor.

Extinguishers must be easily within reach of all occupants, but not where they will be subject to damage.

Status: PASS

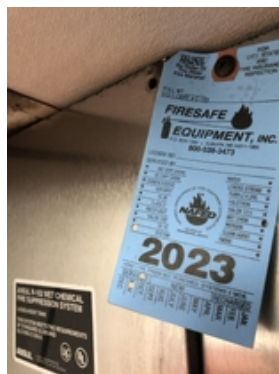
Notes:

Other

Other Fire Extinguisher Comments

Status: PASS

Notes: The Grease Hood suppression system had recieved its bi-annual inspection, maintenance & testing in November of 2023.



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: PASS

Notes:



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: NFPA 72 annual inspection, maintenance & testing was last performed on 3-17-2023 and will expire in March of 2024. The owner has scheduled this annual inspection of the fire alarm system for 4-15-2024. Owner was requested to forward the completed report to the RFRD at that time for the file.

Are carbon monoxide detectors installed?

Carbon monoxide is a colorless, odorless gas that can create a life threatening situation without warning. Carbon Monoxide detectors are recommended in all occupancies. Carbon Monoxide detectors are required in all occupancies with sleeping rooms or areas and Day Cares Occupancies.

Status: PASS

Notes:



Electrical Systems

Are electrical systems properly installed?

Electrical systems shall be installed to comply with NFPA 70 National Electric Code. Improperly installed systems present a significant fire and life safety danger.

Status: PASS

Notes:

Discontinue use of extension cords as permanent wiring.

Extension cords do not afford the durability, safety and protection from shock or fire. No more than (1) one 6-outlet surge protected power strip should be used on any circuit.

Status: PASS

Notes: None were found at the time of inspection.

Each outlet box shall have a cover faceplate or fixture canopy.

Covers protect people from being shocked by exposed wires, prevent spread of electrical current, and heat and flame during short circuits.

Status: PASS

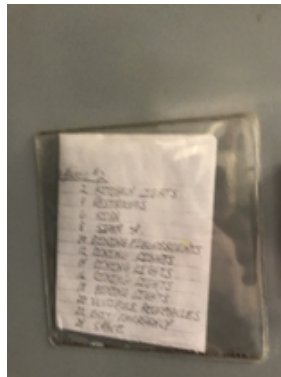
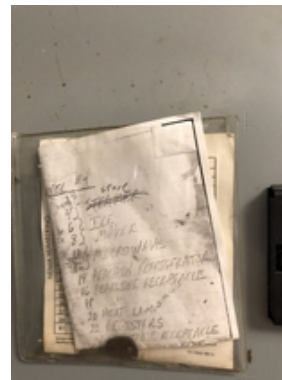
Notes:

Label all circuit breakers and provide blank panels for spares.

Proper identification of the areas served by a circuit breaker is important during an emergency.

Status: PASS

Notes:



Maintain at least 30 inches clearance in front of electrical panel.

Access to electrical panels must be cleared to allow for general inspection and emergency shutdown.

Status: PASS

Notes:

Heating System

Are all heating appliances protected from clients touching hot surfaces or open flame.

Any heating equipment in spaces occupied by clients shall...protect clients from hot surfaces and open flames...

Status: PASS

Notes: Furnace in separate exterior mechanical room.

Other

Other Heating System Comments

Status: PASS

Notes: Storage in the furnace room was removed by the owner during the inspection.

Other Comments

Additional Inspection Items

Enter additional inspection comments

Status: Information

Notes: The Annual Liquor License Inspection "Passed" conditional on the NFPA 72 Annual Inspection, Testing, & Maintenance successfully passes the inspection that is scheduled on 4-15-2024, with a copy of that report forwarded to the RFRD for the file at that time.

Additional Time Spent on Inspection:

Category

Start Date / Time

End Date / Time

Administrative

2/9/2024 1:00:00 PM

2/9/2024 3:00:00 PM

Notes: Add Inspection report and photos into the ER Fire & Life Safety Report program.

Total Additional Time: 120 minutes

Inspection Time: 60 minutes

Total Time: 180 minutes

Summary:

Overall Result: Passed / Conditional

The occupancy is in compliance with the Raymond Fire Protection Ordinance and State Fire Code, subject to conditions for correction, as indicated in the Fire Inspection Report or Written Notification.

Inspector Notes: The Annual Liquor License Inspection "Passed" conditional on the NFPA 72 Annual Inspection, Testing, & Maintenance successfully passes the inspection that is scheduled on 4-15-2024, with a copy of that report forwarded to the RFRD for the file at that time.

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 be deemed in compliance with the Raymond Fire Protection Ordinance.

Inspector:

Name: Jones, 358 Wayne
Rank: Fire Inspector

Planning Board Application - Steven Clark

DocuSign Envelope ID: 96B4F152-F211-4F51-B628-7C912CDC3800



The Town of Raymond Needs Volunteers To Serve on Various Boards and Committees

If you are a Raymond resident and interested in serving on any of the following committees or boards, please fill in the information below and return it to the Town Clerk, who will make sure it gets to the appropriate board or committee chair(s) for consideration and response. Not all committees and boards currently have openings, however, vacancies occur on a regular basis.

- Beautification Committee
- Board of Assessment Review
- Cemetery Committee
- Conservation Commission
- Planning Board
- Raymond Recreation Association
- Recycling Committee
- Tassel Top Park Board of Directors
- Technology Committee
- Veteran's Memorial Committee
- Zoning Board of Appeals

There are many other opportunities to serve your town as an elected official, a member of a community resource organization, an election worker on Election Day, etc. Contact the Town Clerk for more information.

Please complete this form and submit to:

Town Clerk, 401 Webbs Mills Road, Raymond ME 04071

or via fax to (207) 655-3024

or via email to sue.look@raymondmaine.org

Name:	Steve Clark
Mailing Address:	76 Painted Turtle Road Raymond
Telephone Number:	207-939-0353
Occupation:	Sales Rep for James & Whitney
E-mail Address:	sclark@jameswhitneyco.com

Boards and/or committees you are interested in (please list in order of preference):

1.	Planning Board
2.	
3.	

Why are you interested in the board(s) and/or committee(s) chosen above?

I just would like to give back to the community in the best way I know how and with the most expertise I have and that is planning and building.

What contributions, benefits, talents, and skills can you bring to the Town of Raymond?

Ive been in the building and development industry all my life in every aspect of construction from the ground up.

What do you feel is the responsibility of the boards and/or committees you chose?

I feel the responsibility of the board is to keep the integrity of the town and enforce the rules set forth by the towns committees in a way that is both manageable and sensible for the residents of Raymond.

What municipal boards, volunteer organizations, or community service groups/committees have you worked with in the past and for what length of time?

None yet

Will your schedule be flexible enough to allow you to attend meetings on a regular basis?

Yes x No

Thank you for your interest in the Town of Raymond!

Steve Clark

Solar Array - Letter from Laurie Wallace

From: Laurie Wallace

Sent: Wednesday, February 7, 2024 11:00 AM

To: Joe Bruno

Cc: Bob Wallace; Jennifer Danzig; Steve Danzig; Dave Hall

Subject: Solar Farm Moratorium Request Letter

Hi, Joe,

We really appreciate your interest in discussing the Solar project with Alex at your Select Board meeting next week.

We will be out of town all of next week, and don't know if we'll have Zoom access to the meeting. In lieu of any comments in person or on Zoom, attached please find a letter to the Select Board regarding our request for the moratorium. It's brief, and we'd appreciate it if you read this to the Board after Alex provides his update, so that it is in the formal video archive.

Thanks so much!

Laurie

The town of Raymond has an opportunity to rethink and reinforce its current solar ordinance so that it is in line with the current and the proposed Comprehensive Plans.

In the January 26 issue of The Windham Eagle, an update was provided on the 2024 Comprehensive Plan. The article states "preliminary results show that residents love the sense of community, natural resources, and proximity to amenities. Citizens are concerned that too much development could pose a threat to the quality of life. Additional concerns raised were traffic on Route 302 and environmental impacts on water quality."

The Planning Board is evaluating Allen Solar, the proposed solar farm sited on wetlands between Route 302 and Thomas Pond, bordering private residences. At the December Planning Board meeting, several members of the Board indicated that the current solar ordinance is not as robust as it should be. There is no specific language regarding protection of neighboring homes. In fact, there is no differentiation between a residential solar array and a commercial one.

This is a request for the town of Raymond to initiate a 180-day moratorium on **commercial, for-profit solar farms**, including the current proposal. This will allow the town to rework the existing solar ordinance so that it protects private residences from land use that will greatly diminish the experience of living on and near Raymond's lakes. There is precedence for a moratorium; among other small towns whose personalities are tied to their natural environment, Bridgton, Rangeley, and Phippsburg have each enacted moratoriums for commercial solar arrays, as have many others. Additionally, many small towns have developed significantly more complex ordinances, particularly in response to commercial solar arrays projects. Many are based on size of the project, such as Readfield, Hancock and Fryeburg. Moscow has banned commercial arrays completely.

Without requiring commercial solar array projects to abide by more stringent regulations, town officials risk violating its Comprehensive plan and failing to protect Raymond's character.

From: Laurie Wallace <rwallac23@gmail.com>

Sent: Tuesday, January 30, 2024 1:47 PM

To: Sandy Fredricks

<Sandy.Fredricks@raymondmaine.org>; joe.bruno@raymondmaine.org; rolf.olsen@raymondmaine.org; leegifford3@gmail.com; teresa.sadak@raymondmaine.org; derek.ray@raymondmaine.org

Cc: Bob Wallace <Braveheartleather@gmail.com>; Dave Hall <daveg_hall@yahoo.com>; Jennifer Danzig <jdanzig@maine.rr.com>; Steve Danzig <stevedanzig70@gmail.com>; Laurie Wallace <rwallac23@gmail.com>

Subject: Proposed Commercial Solar Array in Residential Wetland/Vernal Pool Area

To the Select Board,

You are likely aware that the Planning Board is reviewing a commercial solar farm proposal to be constructed in an area containing wetlands and vernal pools designated as “significant”, dense forest, and hilly, rocky terrain. The current zoning for the two lots is LRR1 and Shoreland. The lots are located between Roosevelt Trail and Thomas Pond (abutting Pulpit Rock Rd and Twin Pines Rd), and feed into the Thomas Pond and Sebago Lake watersheds.

As abutters of this proposed array, we are appalled at the proximity of the site to our land, as well as the probable impacts to our privacy, our property values, and our serenity. There are environmental concerns; we have already seen a shift in animal behavior and wetlands plant growth since the owner partially cleared the area last spring. The huge change in the noise level between Route 302 and Thomas Pond has even been noticed on the far side of the pond.

With this letter, we respectfully request that the Town of Raymond impose an immediate moratorium on commercial, for-profit solar array projects in or abutting residential areas, including the proposal currently before the Planning Board.

At the December Planning Board meeting, there was public discussion of abutters’ and neighbors’ concerns about the project. A comment made by a Planning Board member indicated that the Board is responsible for supporting ordinances, not the Comprehensive Plan. We are deeply bothered by that, especially when the Town’s web page posting for membership on the Planning Board specifically states (typos corrected) that the Board “serves a key role in implementing and ensuring these projects are consistent with the Comprehensive Plan”. Since ordinances are often derived from the Comprehensive Plan, it is in Raymond’s best interest for the Planning Board to reference the intent of the Comprehensive Plan when deciding on project approval/denial.

There are many phrases in the Land Use Ordinance which acknowledge the importance of maintaining the natural environment even while it supports growth. These were discussed at the December meeting; below are some examples:

- 300-10.1.B.2 – discourage monotonous, drab, unsightly, dreary and inharmonious developments
- 300.10.2.B.5 – stabilize and improve property values and prevent blighted areas
- 300.9.27.A – equipment to be installed...with minimal impacts on the environment and to neighbors
- 300.10.5.A.1 – If a site includes a ridge or ridges which are elevated above the surrounding areas and provide scenic vista for surrounding areas, special attempts shall be made to preserve the natural environment of the skyline of the ridge.

- 300.10.5.B - Relation of proposed buildings to the environment. Proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed buildings. Special attention shall be paid to the scale of the proposed building(s), massing of the structure(s) and such natural features as slope, orientation, soil type and drainage courses.

Additionally, there is specific language in the Comprehensive Plan that would allow the Planning Board to deny this commercial solar project, based on the same concerns. Here are some examples.

- Vision Statement: Every inhabitant of the Town of Raymond deserves and should be afforded privacy, the right to peace and well being, security, education, an unspoiled environment...and guaranteed democratic freedom, which is the freedom to live freely so long as it does not diminish the quality of life for our neighbors.

- Land Use: Some of the negative impacts of...growth are:

- o Loss of open space
- o Fragmentation of...parcels of land
- o Threats to the community's natural resources including water quality and ground water...
- o Reduction of the quality of life for existing residents

- GOAL: PROTECT THE QUALITY OF SIGNIFICANT NATURAL RESOURCES

o 1. Maintain or improve the quality of surface water and protect it from point source and non-point source pollution.

The existing solar ordinance was not well thought out nor is it comprehensive, as acknowledged by town officials at the December Planning Board meeting. It does not adequately protect residential areas from construction of commercial power generation in rural areas. The ordinance also does not provide sufficient definition of a buffer between the array and private homes, so that residential structures (and the people that reside in them) are not visually and irrevocably impacted by the solar facility. This protection should be formally written into the ordinance.

Our family has lived in Raymond for more than 30 years, has participated in organizations such as the Raymond Village Library (when it was a club), sports programs, and the Scouts, and are currently very active in the Raymond Lions Club. Our son flourished academically while attending Jordan Small School. In other words, we are deeply tied to the community, both physically and emotionally. The impact that this solar project could have on future projects can seriously change the nature of Raymond – and not in a beneficial way.

Please strongly consider the moratorium at your next meeting so that the goals of the Comprehensive Plan can be supported.

Respectfully submitted,

Laurie Wallace

36 Pulpit Rock Rd

Fire Protection Ordinance - Sprinkler Proposed Wording

ARTICLE VIII

NEW BUILDING CONSTRUCTION

Section 1.

An approved automatic sprinkler system shall be installed in all areas of new buildings meeting any or all of the following criteria:

- A. Three (3) or more stories in height;
- B. Thirty-five (35) or more feet in height, one hundred thousand (100,000) cubic feet in volume or forty-eight hundred (4,800) square feet in gross floor area, structures sharing a common foundation, roof, or walls totaling 4,800 square feet, **with alternatives or modifications permitted as noted in Section 2; A., B., or C. below;**
- C. Multiple family or multiple occupant dwelling and/or all lodging units of two (2) stories in height.
- D. Any single-family dwelling attached units – such as town houses, garden apartments, with three (3) or more units attached together and/or any grouping of 3 unit style buildings.
- E. Any building required to have sprinklers, larger than one dwelling unit, shall have sprinkler coverage in the truss loft.
- F. Any new or renovated Residential building consisting of One-and Two-Family buildings or structures of 4,800 square feet or more in total/gross floor area shall install an approved automatic fire sprinkler system throughout. **The total/gross sq. ft area calculation for One- and Two-Family dwelling fire sprinkler installation, shall exclude uncovered attached decks, and exclude attached garages, provided that the dwelling(s) and attached garage(s) are separated by a UL Listed, 2-hour fire-rated, separation wall(s) and components with UL Listed joints, openings or penetration protection. The UL Listed, 2-hour fire wall design shall be submitted and approved by the Raymond Fire Rescue Department at the time of Building Permit Application.**
Any living areas included within the garage shall be included in the total/gross sq. ft. area calculations.

Section 2.

Alternatives for installation of fire sprinklers in buildings and structures:

- A. An engineered on-site fire protection water supply is provided that meets or exceeds the requirements of NFPA 1; Chapter 18, **and/or NFPA 1142, for non-hydrant areas**, for fire flow and total water supply. These systems shall be designed and stamped by a State of Maine registered engineer, with plans and construction approved by the Fire Chief or his/her designee.
- B. An engineered compartmentalization of buildings or structures **with a minimum of UL Listed, 2-hour fire-rated separation wall(s) and components**, with no openings or penetrations; and provides an engineered on-site fire protection water supply that meets or exceeds the requirements of NFPA 1; Chapter 18, **and/or NFPA 1142, for non-hydrant areas**, for fire flows and total water supply required to protect the largest 2-hour rated compartment in the

ARTICLE VIII

NEW BUILDING CONSTRUCTION

building/structure. These engineered systems shall be designed with plans and construction approved by the Fire Chief or his/her designee.

C. The Raymond Fire Rescue Department may approve alternative methods and means of fire suppression when requested by a property owner, provided that the requested alternative method and means meets the intent of this section, and serves to preserve and promote life, health, and safety.

Section 3.

For purposes of this Article, the gross square footage of a building or structure shall include the sum total of the combined floor areas for all floor levels, basements, sub-basements, and additions, in the aggregate, measured from the outside walls. For the gross square footage calculations for One-and Two-Family Dwellings, refer to Section 1. F.

Section 4.

For the purposes of this Article, NFPA 1142: Standard on Water Supplies for Suburban and Rural Firefighting.

FIRE PROTECTION ORDINANCE

ARTICLE XV

BOARD OF APPEALS

Section 1. Appeals.

- A. Any appeal of decisions pertaining to the Fire Protection Ordinance will be made to the Town of Raymond, Board of Appeals, as set forth in the Town of Raymond Land Use Ordinance.