

November 27, 2020

Joanne Stinson, ZBA Chair
Alex Sirois, Code Enforcement Officer
Town of Raymond, Maine
401 Webbs Mills Road
Raymond, Maine 04071
(207) 655-4742 ext. 161
ceo@raymondmaine.org



**RE: Minimum Lot Size Variance Request
584 Webbs Mills Road**

Dear Joanne, Alex and Members of the Zoning Board,

On behalf of Laura Cigri and Valami Ly, I am submitting this narrative and accompanying proposed conceptual site plan and exhibits for your consideration of a Zoning variance to allow 2 residential units on their property at 584 Webbs Mills Road. A variance for this request was granted to the previous owner, Justin Hayward in 2019 but he never started construction and hence that previous approval has lapsed. Ms. Cigri and Ms. Ly are sisters and purchased this property with the hopes of building 2 identical units to use and live in for themselves and their families.

The property is located in the LRR1 Zoning District, Tax Map 09, Lot 58 and in the tax card as a Residential Family Duplex, 2 Unit. The lot is approximately 8,588 square feet in size and the current structure on the lot is approximately 4,324 square feet. The proposed footprint of the new units would be approximately 1,600 total. The proposed building size is very similar in size and feel with the existing neighborhood. Space for 4 cars will be provided on site, as required and will have an internal turn-around area to avoid backing out onto Webbs Mills Road. An entrance permit has been granted by the MeDOT.

The site is not within the 250' Shoreland Zone. The proposed septic system and well would be shared by the duplexes with a limit of 2 bedrooms per unit.

Within the LRR1 zoning district, a two family duplex is allowed but requires 2 acres (87,120 square feet) of lot size. We feel our request is warranted for several

reasons but mostly because the total footprint of our building size is significantly less than the existing footprint on the site. We are not proposing to go closer to any of the property lines with our structures than what currently exist, meaning the structures will be more conforming than what currently exist.

Along with this cover letter, this submission includes 8 copies of our complete application, including the following:

- Official Application form
- Copy of Town Tax Card, showing the property as a 2 Unit Duplex
- 11" x 17" copy of the proposed Conceptual Site Plan
- Approved Driveway Entrance Permit by Anthony Fontaine, MeDOT
- HHE-200 Septic field application by James Mancini, Site Evaluator #247
- Septic and Well approval letter from James Jacobsen, Maine Drinking Water Program.
- Deed for the property
- Agent Authorization

As required, 8 complete copies are being submitted along with a check in the amount of \$675. We look forward to discussing our proposal in more detail at the December 29 meeting and the potential site walk.

Thank you in advance for your review,



Tom Farmer
Landscape Architect
22 Abby Lane
Yarmouth, ME 04096

**TOWN OF RAYMOND
APPLICATION TO THE BOARD OF APPEALS**

Staff Use Only:		Received Date
Application Fee	\$ 75.00	
Recording Fee	\$	
Notice Fee	\$	
\$8.00/abutter		
Publishing Fee	\$ 600.00	
Escrow-if required	\$	

Name of Applicant Laura Cigri Valami Ly
 Mailing Address 13 Cottage street, Freeport ME 04032
 Primary Phone 207 751-6320 H W email lcigri@yahoo.com
 Date property acquired: (month and year) Sept. 18, 2020

Name of Owner (if different than applicant) Same
 Mailing Address _____
 Town: _____ State _____ Zip Code _____
 Primary Phone _____ C H W email _____

Property Address (street number and name): 584 Webbs Mills Rd.
 Town of Raymond Map 09 Lot 58 Zone LRF1 (2 acres)
 Registry of Deeds Book 58743 Page 37196 pg. 24
~~DOC. Book~~ ~~Book~~

The undersigned applies for the following:

- 1. ADMINISTRATIVE APPEAL. Applicant requests relief from the decision, or lack of decision, of the Code Enforcement Officer. The undersigned believes that (check one)
 - An error was made in the denial of the permit
 - Denial of the permit was based on the misinterpretation of the ordinance
 - The permit was not approved or denied within a reasonable period of time
 - Other: _____
- 2. VARIANCE (the information listed on the following page must be submitted)
- 3. CONDITIONAL USE PERMIT For _____ (use) in _____ Zone
- 4. VARIANCE PROVISION(S) FOR NON-CONFORMING Lot Structure Use
- 5. SETBACK REDUCTION

I have read, understand and agree to the above instructions and conditions. I also authorize any Board Member or other Town Officials to enter onto the site. I certify that the information contained in this application and its supplement is true and correct.

Date: 11.27.2020 Appellant: [Signature]
 Date: _____ Property Owner: Same

VARIANCE CRITERIA

a. Nature of variance: Describe the nature of the variance.

Refer to cover letter

NOTE: Eight (8) copies of a sketch plan of the property **must** accompany this application showing the dimensions and shape of the lot, the size, setbacks and location of **existing** buildings, the location and dimensions of proposed buildings or alterations, the location of any buildings within 100 feet of the lot, and any natural or topographic peculiarities of the lot in question.

b. Justification of variance: In order to be granted, the Appellant **MUST DEMONSTRATE** to the Board of Appeals that the strict application of the zoning ordinance would cause **UNDUE HARDSHIP**. **MAINE STATE LAW REQUIRES FOUR CRITERIA, WHICH MUST BE MET** before the Board of Appeals can find that the hardship exists. Please explain how your situation meets **EACH** of these criteria listed below: (If these are not answered, the appeal will not be scheduled.)

1. The land in question cannot yield a reasonable return unless the variance is granted.

Due to low price of land & cost of construction it is only financially feasible to construct 2 smaller resi. units rather than one large structure, as currently exists.

2. The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.

Correct. The neighborhood has many smaller residential units. We feel our proposal will compliment and be similar and bring value to the surrounding neighborhood. Lot sizes are similar.

3. The granting of the variance will not alter the essential character of the locality.

We feel 2 units, residential will be more appropriate than what has historically been the use. We feel residential is more appropriate than a commercial structure & use.

4. The hardship is not the result of action taken by the appellant or a prior owner.

Correct. No previous or current action is requiring this request. The existing building has been vacant for years and is becoming unsightly to the area.

APPEALS BOARD APPLICATION FEES

Residential Appeal _____	\$75.00
Non-Residential Appeal (Commerical Industrial) _____	<i>NA</i> \$235.00
Abutter Notice Fee _____	\$8.00 per Abutter (to be determined by staff)
Publishing Fee _____	\$600.00
For Variances and Setback Reductions - Recording Fee (if required) _____	\$15.00

Escrow Account Requirements

If the Appeals Board or the Code Enforcement Officer requests professional review or advice, the Applicant shall establish an escrow account in the amount of \$1,500.00 before the advice is requested. The Town shall provide the Applicant with an account of how the funds are spent. Those monies deposited by the Applicant and not spent by the Town in the course of the Towns review shall be returned to the Applicant within 45 days after the decision on the application is final.

If the escrow account established for Appeals Board review drops below 50% of the amount deposited, the Board will not take any action, including any meetings on the project, until the account has been brought back up to the original balance. The applicant shall pay any amount outstanding within 45 days of the billing date by the Town.

NOTES:

1. Ortho Image from Google Earth (5.4.2018)
2. Property Line information from survey plan "Mortgage Inspection of St. Raymond's Church", dated June 06, 2017 by St. Clair Assoc. Professional Land Surveyors.
3. Raymond Tax Map 09, Lot 058, 8,712 S.F. total.

TOM FARMER
LANDSCAPE
ARCHITECTURE

Tom Farmer, Landscape Architect
22 Abby Lane, Yarmouth, ME 04096
tsfarmer@gmail.com
p. 207.749.4032



CONCEPTUAL SITE PLAN
for a Residential Duplex Structure

LV Properties, LLC
584 Webbs Mills Road
Raymond, ME

Date:
Oct. 29, 2020

GRAPHIC SCALE: 1" = 10' (on 11" x 17" sheet)



WEBBS MILLS ROAD

edge of southbound travel lane

584 WEBBS MILLS RD

Location 584 WEBBS MILLS RD

Mblu 009/ 058/ 000/ 000/

Acct# R1160R

Owner HAYWARD JUSTIN L

Assessment \$79,700

Appraisal \$79,700

PID 624

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$54,200	\$25,500	\$79,700
Assessment			
Valuation Year	Improvements	Land	Total
2018	\$54,200	\$25,500	\$79,700

Owner of Record

Owner HAYWARD JUSTIN L

Sale Price \$79,500

Co-Owner

Certificate

Address 89 JOHNSON RD

Book & Page 34651/0329

GRAY, ME 04039

Sale Date 02/12/2018

Instrument 00

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
HAYWARD JUSTIN L	\$79,500		34651/0329	00	02/12/2018
VESTPROP INC	\$59,500		34468/0096	00	11/09/2017
ROMAN CATHOLIC BISHOP	\$0		2108/0495		

Building Information

Building 1 : Section 1

Year Built: 1960
Living Area: 4,114
Replacement Cost: \$180,576
Building Percent Good: 30

Replacement Cost
 Less Depreciation: \$54,200

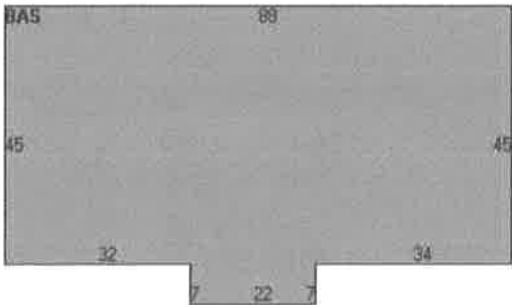
Building Attributes	
Field	Description
Style	Family Duplex
Model	Residential
Grade:	Below Average
Stories:	1
Occupancy	
Exterior Wall 1	Board & Batten
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Minlm/Masonry
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Coal/ Wood/Non
Heat Type:	None
AC Type:	None
Total Bedrooms:	
Total Bthrms:	0
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
Num Kitchens	
Cndtn	
Usrflid 103	
Usrflid 104	
Usrflid 105	
Usrflid 106	
Usrflid 107	
Num Park	
Fireplaces	
Usrflid 108	
Usrflid 101	
Usrflid 102	
Usrflid 100	
Usrflid 300	

Building Photo



(<http://images.vgsi.com/photos/RaymondMEPhotos/\00\00\22\77.jpg>)

Building Layout



(http://images.vgsi.com/photos/RaymondMEPhotos/Sketches/624_624.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	4,114	4,114
		4,114	4,114

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 1040
Description Two Unit
Zone LRR1
Neighborhood
Alt Land Appr Category No

Land Line Valuation

Size (Sqr Feet) 8712
Frontage
Depth
Assessed Value \$25,500
Appraised Value \$25,500

Outbuildings

Outbuildings	Legend
No Data for Outbuildings	

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2018	\$139,200	\$25,500	\$164,700
2017	\$139,200	\$25,500	\$164,700
2016	\$139,200	\$25,500	\$164,700

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$139,200	\$25,500	\$164,700
2017	\$139,200	\$25,500	\$164,700
2016	\$139,200	\$25,500	\$164,700



Maine Department of Transportation

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 28760 - Entrance ID: 1		LOCATION
OWNER	Route:	0085X, Webbs Mills Road
Name: Laura Cigri & Val Ly	Municipality:	Raymond
Address: 13 Cottage Street	County:	Cumberland
Freeport, ME 04032	Tax Map:	9 Lot Number: 58
Telephone: (207)751-6320	Culvert Size:	inches
	Culvert Type:	N/R
	Culvert Length:	feet
Date Printed: November 06, 2020	Date of Permit:	November 06, 2020
	Approved Entrance Width:	22 feet

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to Single Family Dwelling** at a point **265 feet North** from **Plains Road**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 43.952560N, -70.464300W.

S - In the town of Raymond on the westerly side of Route 85 / Webbs Mills Road, approximately 265 feet northerly of the centerline of Plains Road and approximately 70 feet northerly of utility pole 1.

S - The existing bituminous curb shall be modified so as to create a 4' terminal end on both sides of the driveway, compliant with MaineDOT Standard Detail 609.

Approved by: Anthony Fontana Date: 11-06-2020



Maine Department of Transportation

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 28761 - Entrance ID: 1

OWNER
Name: **Laura Cigri & Val Ly**
Address: **13 Cottage Street**
Freeport, ME 04032
Telephone: **(207)751-6320**

Date Printed: **November 06, 2020**

LOCATION
Route: **0085X, Webbs Mills Road**
Municipality: **Raymond**
County: **Cumberland**
Tax Map: **9 Lot Number: 58**
Culvert Size: **inches**
Culvert Type: **N/R**
Culvert Length: **feet**
Date of Permit: **November 06, 2020**
Approved Entrance Width: **22 feet**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, a **Driveway to Single Family Dwelling** at a point **185 feet North** from **Plains Road**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 43.952360N, -70.464200W.

S - In the town of Raymond on the westerly side of Route 85 / Webbs Mills Road, the centerline being approximately 185 feet northerly of the centerline of Plains Road and approximately 10 feet southerly of utility pole 1.

S - The existing bituminous curb shall be modified so as to create a 4' terminal end on both sides of the driveway, compliant with MaineDOT Standard Detail 609.

Approved by: Anthony Fortin Date: 11-06-2020

STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

FURTHER CONDITION OF THE PERMIT

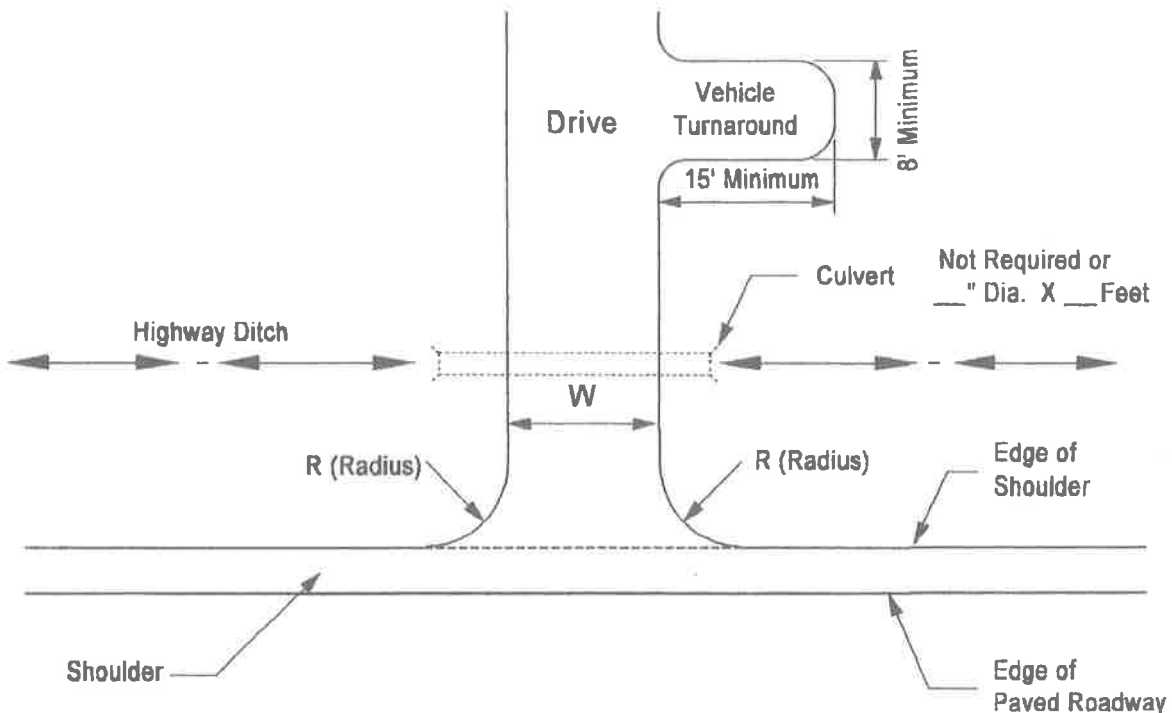
The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine Department of Transportation Entrance / Driveway Details

PLAN



GENERAL NOTES -

1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED (1/2" PER FT. MINIMUM).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 11SEHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation RAYMOND	Town/City _____ Permit # _____	Date Permit Issued: <u>1/1</u>	Fee: \$ _____ Double Fee Charged <input type="checkbox"/>
Street or Road 584 LIBBES MILL RD.	Local Plumbing Inspector Signature _____	L.P.I. # _____	
Subdivision, Lot # _____	Fee: \$ _____ state min fee \$ _____ Locally adopted fee _____	Copy: <input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
OWNER/APPLICANT INFORMATION		The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Name (last, first, MI) LV PROPERTIES, LLC	Owner/Applicant <input checked="" type="checkbox"/>	Municipal Tax Map # _____ Lot # _____	
Mailing Address of Owner/Applicant 13 ODTAGRE ST.	Daytime Tel. # 751-6320	CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved	
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		Signature of Owner or Applicant _____ Date 9.12.2020	

PERMIT INFORMATION		
TYPE OF APPLICATION <input checked="" type="radio"/> 1. First Time System <input type="radio"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="radio"/> 3. Expanded System a. <25% Expansion b. ≥25% Expansion <input type="radio"/> 4. Experimental System <input type="radio"/> 5. Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="radio"/> 1. No Rule Variance <input checked="" type="radio"/> 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="radio"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="radio"/> 4. Minimum Lot Size Variance <input type="radio"/> 5. Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="radio"/> 1. Complete Non-engineered System <input type="radio"/> 2. Primitive System (graywater & alt. toilet) <input type="radio"/> 3. Alternative Toilet, specify: _____ <input type="radio"/> 4. Non-engineered Treatment Tank (only) <input type="radio"/> 5. Holding Tank, _____ gallons <input type="radio"/> 6. Non-engineered Disposal Field (only) <input type="radio"/> 7. Separated Laundry System <input type="radio"/> 8. Complete Engineered System (2000 gpd or more) <input type="radio"/> 9. Engineered Treatment Tank (only) <input type="radio"/> 10. Engineered Disposal Field (only) <input type="radio"/> 11. Pre-treatment, specify: _____ <input type="radio"/> 12. Miscellaneous Components
SIZE OF PROPERTY 1/2 ± SQ. FT. (APRES)	DISPOSAL SYSTEM TO SERVE 1. Single Family Dwelling Unit, No. of Bedrooms: 4 TOTAL <input checked="" type="radio"/> 2. Multiple Family Dwelling, No. of Units: 2 3. Other: _____ (specify) _____ Current Use: _____ Seasonal Year Round Undeveloped	TYPE OF WATER SUPPLY 1. Drilled Well 2. Dug Well 3. Private 4. Public <input checked="" type="radio"/> 5. Other POINT
SHORELAND ZONING <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)	

WATER TIGHT TREATMENT TANK <input checked="" type="radio"/> 1. Concrete a. Regular b. Low Profile <input type="radio"/> 2. Plastic <input type="radio"/> 3. Other: _____ CAPACITY: 1000 GAL	DISPOSAL FIELD TYPE & SIZE <input type="radio"/> 1. Stone Bed <input type="radio"/> 2. Stone Trench <input checked="" type="radio"/> 3. Proprietary Device a. cluster array o. Linear b. regular load d. H-20 load <input type="radio"/> 4. Other: _____ SIZE: 1296 sq. ft. lin. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="radio"/> 1. No <input type="radio"/> 2. Yes <input type="radio"/> 3. Maybe If Yes or Maybe, specify one below: a. multi-compartment tank b. _____ tanks in series c. Increase in tank capacity d. Filter on Tank Outlet	DESIGN FLOW 498 & 4615 gallons per day BASED ON: <input checked="" type="radio"/> 1. Table 4A (dwelling unit(s)) <input type="radio"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities 2 - 2 BR UNITS = 490 GPD MIN. 240 + 240 = 480 GPD MIN. 3. Section 4G (meter readings) ATTACH WATER METER DATA
SOIL DATA & DESIGN CLASS PROFILE CONDITION S1 B a. Observation Hole # 471 Depth 240 of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input checked="" type="radio"/> 1. Medium—2.6 sq. ft. / gpd <input type="radio"/> 2. Medium—Large 3.3 sq. ft. / gpd <input type="radio"/> 3. Large—4.1 sq. ft. / gpd <input type="radio"/> 4. Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input checked="" type="radio"/> 1. Not Required <input type="radio"/> 2. May Be Required <input type="radio"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. 43 d 57 m 54 s Lon. 70 d 27 m 52.4 s if g.p.s, state margin of error: 10'

SITE EVALUATOR STATEMENT

I certify that on 11/30/17 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

James H. Mancini Site Evaluator Signature **247** SE # **092-9498** Telephone Number
JAMES H. MANCINI Site Evaluator Name Printed **11/29/2020** Date **daysnibt9@gmail.com** E-mail Address

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

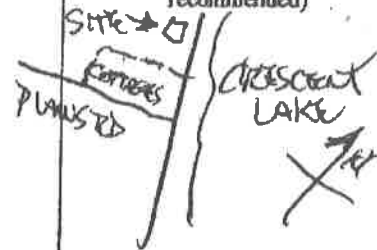
Owner's Name

RAYMONT
SITE PLAN

594 WEBBS MILL RD.
Scale 1" = 32' ft. or as shown

LV. PROPERTIES, LLC

SITE LOCATION PLAN
(map from Maine Atlas recommended)



" SEE ATTACHED SURVEY "

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

Observation Hole Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10	loamy sand to	FRIPPLE	DARK YELLOW TO BROWN	
10-20				
20-30	sand		PALE BROWN	
30-40				
40-50				None EVIDENT

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0-10				
10-20				
20-30				
30-40				
40-50				

Soil Classification SB	Slope %	Limiting Factor 48	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
Profile	Condition		

Soil Classification	Slope %	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile	Condition		

James H. Mancini 247
Site Evaluator Signature SE #

Dec 1 2017
Date 15/7/20

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Environmental Health
(207) 287-5872 Fax: (207) 287-3185

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

RAY MOUNT

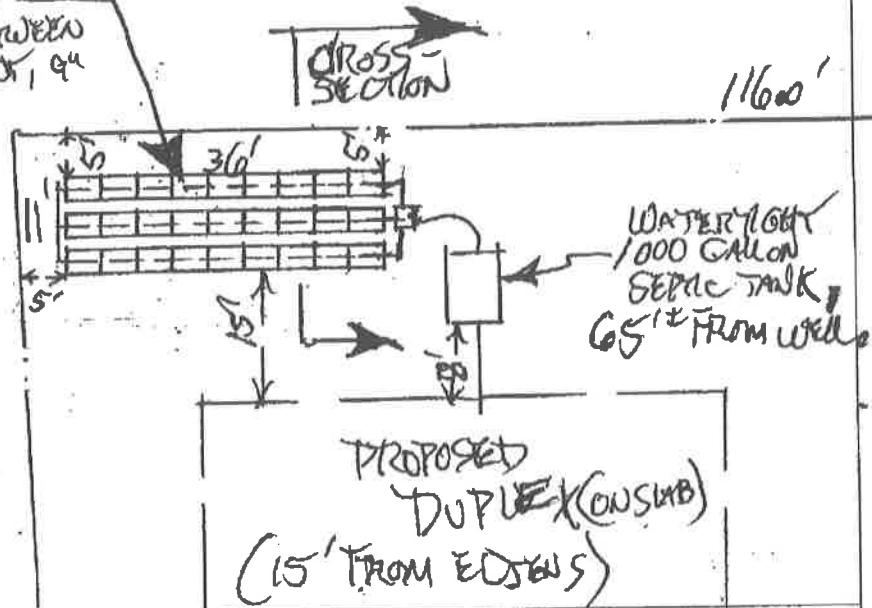
584 WEEPS MILL RD.

LV PROPERTIES, LLC

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.

3 ROWS OF 9 ELBENS,
WITH 12" COARSE SAND BETWEEN
ROWS, 6" BELOW FOOTPRINT, 4"
AROUND PERIMETER.



FILL REQUIREMENTS

(ABOVE GRADE)
Depth of Fill (Upslope) 0"
Depth of Fill (Downslope) 0"

CONSTRUCTION ELEVATIONS

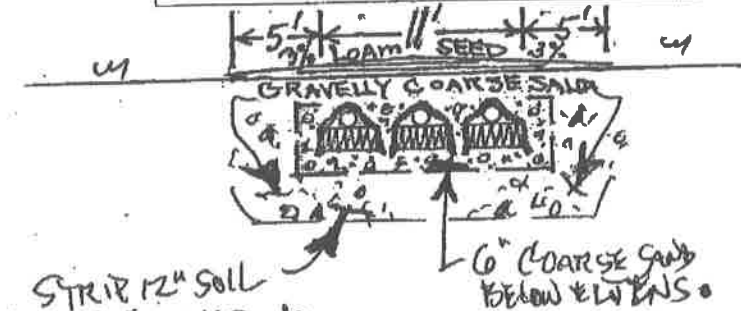
Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area (6" SAND BASE)

TO
BE
SET

ELEVATION REFERENCE POINT

Location & Description: TO BE SET
Reference Elevation: AT 00'

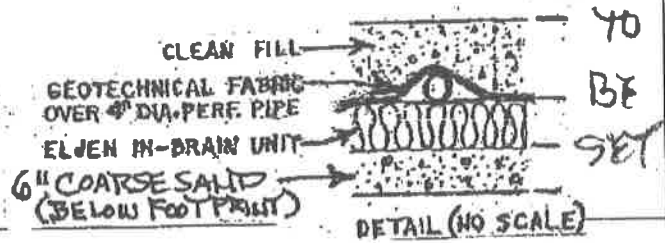
DISPOSAL AREA CROSS SECTION



STRIP 12" SOIL
BELOW COARSE SAND
ENVELOPE. BLEND
FM 4" INTO SOIL.

6" COARSE SAND
BELOW ELBENS.

Scale
Horizontal 1" = 5 ft.
Vertical 1" = 10 ft.



James G. Mancini
Site Evaluator Signature

207 SEPT. 10, 2010
SE # Date

SITE PLAN

LV PROPERTIES LLC
594 WEBBS MILL RD.
RAYMOND



PROJECT NO.	17026
FIELD BOOK	ELECT
DATE	6-08-17
CHKD	DCS
DRAWN	DCS

ST. CLAIR ASSOCIATES
LAND SURVEYING AND CIVIL ENGINEERING
34 Forest Lane
Cumberland, ME 04021
Tel (207) 829-5598

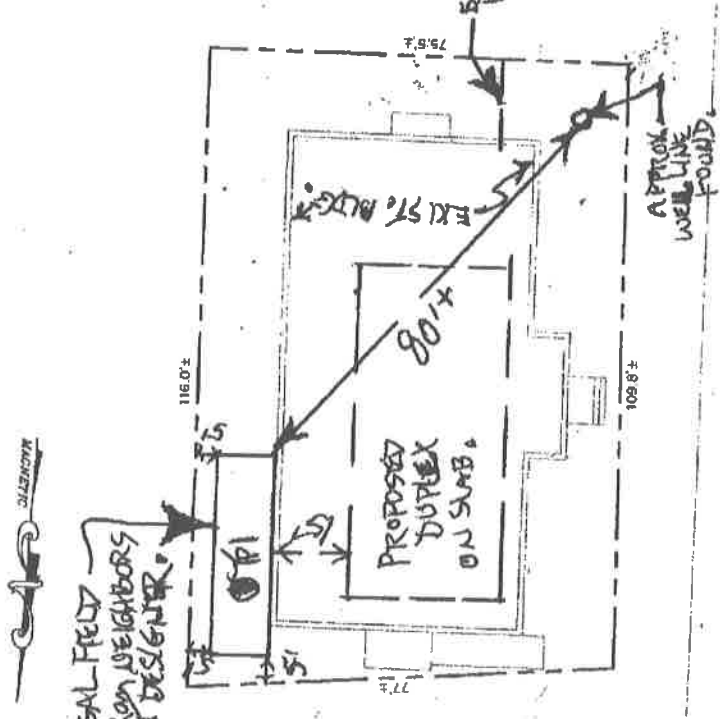
MORTGAGE INSPECTION
OF:
ST. RAYMONDS CHURCH
584 WEBBS MILL ROAD
RAYMOND, MAINE
FOR:
VESTPROP, INC.
P.O. BOX 1624
WINDHAM, ME 04092

NOTES-

- 1) THIS PLAN IS NOT A BOUNDARY SURVEY AND IS NOT TO BE RECORDED.
- 2) THE DECLARATIONS HEREON ARE FOR MORTGAGE PURPOSES ONLY. THE USE OF THIS DOCUMENT FOR ANY PURPOSE OTHER THAN MORTGAGE PURPOSES IS STRICTLY PROHIBITED.
- 3) THIS PLAN CONSTITUTES A LOCATIONAL DETERMINATION OF THE STRUCTURES IN RELATION TO THE APPARENT PROPERTY LINES OBSERVED AT THE TIME OF THE FIELD INSPECTION. THIS PLAN DOES NOT CONSTITUTE A FULL SURVEY OF THE PROPERTY BOUNDARIES.

EXIST. SEPTIC FIELD
PER DISCUSSION WITH
PRIOR OWNER.
CONFIRMATION STATEMENTS—
I HEREBY DECLARE TO: VESTPROP, INC.
AND ITS TITLE INSURER THAT TO THE BEST OF
MY KNOWLEDGE THIS PLAN DEPICTS THE RESULTS
OF AN EXAMINATION OF THE PREMISES DESCRIBED
IN VOLUME 2108 PAGE 484 OF THE CUMBERLAND
COUNTY REGISTRY OF DEEDS.

THAT THE EXISTING BUILDING AND ITS LOCATION
AS SHOWN APPEARS TO BE IN GENERAL
CONFORMANCE WITH LOCAL ZONING
REQUIREMENTS AT THE TIME OF CONSTRUCTION.
THAT THIS LOT DOES NOT FALL WITHIN A FLOOD
HAZARD AREA IN ACCORDANCE WITH THE LOCAL
MUNICIPALITY AND FLOOD HAZARD MAP NO.
230205 0015 B HAVING AN EFFECTIVE DATE OF
MAY 5, 1981.



PROPOSED DISPOSAL FIELD
ENSURE 100' FROM NEIGHBORS
WELL OR CONTACT DESIGNER.

LEGEND

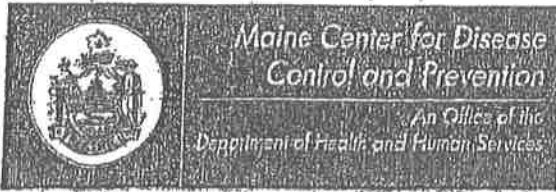
EXISTING	DESCRIPTION
---	BOUNDARY LINE (D.W.)
---	IRON PIPE/ROD
---	BUILDING
---	EDGE PAVEMENT



James H. M. Quinn
SoE. ZPT

SEP. 10, 2020

1" = 31.8'



Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel: (207) 287-5672
Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION		Town of <u>RAYMOND</u>
Property Owner's Name:	<u>LV PROPERTIES, LLC, % LAURA CIGRI</u>	Tel. No.: <u>757-6370</u>
System's Location:	<u>584 WEBBS MILL RD.</u>	
Property Owner's Address:	<u>13 COTTAGE ST., FREETOWN, ME.</u>	Zip Code <u>04032</u>
e-mail address:		

The subsurface wastewater disposal system design for the subject property requires a replacement system variance first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires local approval local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)

SECTION OF RULE
TABLE 8A

- DISPOSAL FIELD 5' FROM PROPERTY LINE, 90' TO WELL
-
-

SITE EVALUATOR

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

DISTANCES MAXIMIZED WITH USE OF UTENSILS.

I, JAMES G. MAURICCI, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available, enhances the potential of the site for subsurface wastewater disposal, and that the system should function properly.

James G. Mauricci SEPT. 10, 2020
SIGNATURE OF SITE EVALUATOR DATE

PROPERTY OWNER

Laura Cigri am the owner agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property or perform such duties as may be necessary to evaluate the variance request.

Laura Cigri Sept. 12, 2020
SIGNATURE OF OWNER DATE
 AGENT FOR THE OWNER

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision. I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) approve the requested variance. I (will will not) issue a permit for the system's installation as proposed by the application.

LPI Signature

Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health. I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) recommend the issuance of a permit for the system's installation as proposed by the application.

LPI Signature

Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (does does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

DATE

- Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)
2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M)

Soil Profile	CHARACTERISTIC	POINT ASSESSMENT
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
TOTAL POINT ASSESSMENT:		

Minimum Points (Check One): Outside Shoreland Zone-50 Inside Shoreland Zone-65 Subdivision-65



Department of Health
and Human Services
Maine People Living
Safe, Healthy and Productive Lives

Paul R. LePage, Governor

Ricker Hamilton, Commissioner

Tel. (207) 287-2070

Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel.: (207) 287-8016; Fax: (207) 287-9058
TTY Users: Dial 711 (Maine Relay)
Fax (207) 287-4172

Drinking Water Program

January 30, 2018

Nate Hurteau
15 Tranquil Drive
Gorham, ME 04038

Subject: Approval, First Time System Variance Request, Hurteau Property, 584 Webbs Mill Road, Raymond

Dear Mr. Hurteau:

We have completed our review of an HHE-200 Form dated 01/15/2018 by James G. Mancini, S.E. for the subject property. The following variances to the Maine Subsurface Wastewater Disposal Rules, CMR 241 are requested: to install a disposal field set back five feet from a property line and 60 feet from the owner's well, and to install a septic tank set back 50 feet from the owner's well.

By copy of this letter we hereby authorize the Local Plumbing Inspector to issue a permit for the First Time system installation as proposed on the above referenced HHE-200 Form. Work must be completed within two years of permit issue and you or your installer are responsible to notify the local plumbing inspector when you are ready for the necessary construction inspections. In all aspects beyond those noted in this letter the installation must conform to the requirements of the Rules.

Because installation and owner maintenance has a significant effect on the working order of onsite sewage disposal systems, including their components, the Division makes no representation or guarantee as to the efficiency and/or operation of the system.

Should you or others have any questions, please feel free to contact me at 287-5695.

Sincerely,

James A. Jacobsen, Project Manager, Webmaster
Division of Environmental Health
Drinking Water Program
Engineering Review Team
286 Water Street, Augusta, ME 04333
e-mail: james.jacobsen@maine.gov

/jaj

xc: File
Scott Dvorak, LPI via e-mail
James Mancini, SE via e-mail

MAINE REAL ESTATE TAX PAID

WARRANTY DEED DLN1002040111530
Statutory short form

KNOW ALL PERSONS BY THESE PRESENTS that I, **Justin L. Hayward** of Gray, County of Cumberland and State of Maine, for consideration paid, grant to **Laura L. Cigri and Valami Ly** of Freeport, County of Cumberland and State of Maine, with warranty covenants and as joint tenants and not as tenants-in-common, a certain lot or parcel of land, together with the improvements thereon, situated in Raymond County of Cumberland and State of Maine, more particularly bounded and described within **Exhibit A** which is attached hereto and made a part hereof by reference.

IN WITNESS WHEREOF I have set my hand and seal this 18th day of September, 2020.

Witness


Justin Hayward

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

On 18th day of September, 2020 personally appeared the above named Justin Hayward who did acknowledge the foregoing instrument to be their free acts and deeds.

Before me,



Notary Public/Attorney at Law

Printed name:

Seal (if any):

Constance C Bauer
Notary Public
My Commission Expires
October 5, 2024

EXHIBIT "A"

A certain lot or parcel of land, with the buildings thereon, located on the westerly side of Webbs Mills Road at Crescent Lake, so-called, in the Town of Raymond, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a stake on or near the westerly side line of Webbs Mills Road, said stake being one hundred sixty-nine and $15/100$ (169.15) feet northerly along the aforesaid road from an iron rod set in the boulder at the northwesterly corner of the aforesaid road and the road leading to the Meadow Road; thence northerly along the assumed westerly side line of the aforesaid Webbs Mills Road, a distance of one hundred fifteen and $15/100$ (115.15) feet to a stake; thence westerly by land now or formerly of Harry P. Lessard, a distance of seventy-six and $5/10$ (76.5) feet, more or less, said line passing fifteen (15.0) feet northerly from the northerly end of a building used as a chapel; thence southerly by land now or formerly of said Lessard and maintaining a distance of fifteen (15.0) feet from the westerly side of aforesaid building, a distance of one hundred twenty-one and $2/10$ (121.2) feet to a stake; thence easterly by land now or formerly of said Lessard, a distance of seventy-five (75.0) feet, more or less, to the point of beginning, said line passing eleven (11.0) feet southerly from the southwesterly corner of aforesaid building, and seven and $3/10$ (7.3) feet southerly from the southeasterly corner of aforesaid building.

This conveyance is made subject to the restrictions that the Grantee, Grantee's successors and assigns, shall not use the premises in any way relating to: (1) counseling regarding or performance of abortions; (2) sale or distribution of pornographic materials; or (3) erotic displays or activities. The burden of these restrictions shall run with the land conveyed. The benefit of these restrictions is held by the Roman Catholic Bishop of Portland, corporation sole, its successors and assigns.


Tom Farmer, Landscape Architect

22 Abby Lane, Yarmouth, ME 04096

207.749.4032 • tsffarmer@gmail.com

AGENT AUTHORIZATION

I authorize Tom Farmer, Landscape Architect, to prepare and submit documentation and to represent activities and interests for me and my property in local and state permitting applications.


Name _____

11-27-2020
Date _____

584 Webbs Mills Road, Raymond, ME
Property Address _____