




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

Staff Use Only:		Received Date
Application Fee	\$ 75.00	
Notice Fee \$8.00/butter	\$	
Publishing Fee	\$ 300.00	
Escrow-if required		
<b>TOTAL</b>		
		By _____

Name of Applicant Deborah Haas-Wilson, Carrie Haas Wilson, Matthew Haas Wilson  
Mailing Address 77 Pleasantview Ave, Longmeadow MA 01106  
Primary Phone 413-287-5766 C  H  W  email deborahhw77@gmail.com  
Date property acquired: (month and year) July 2017

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

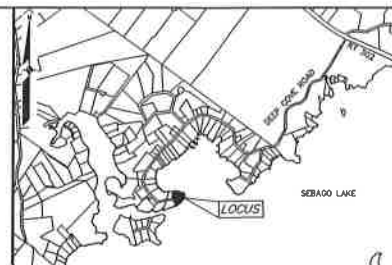
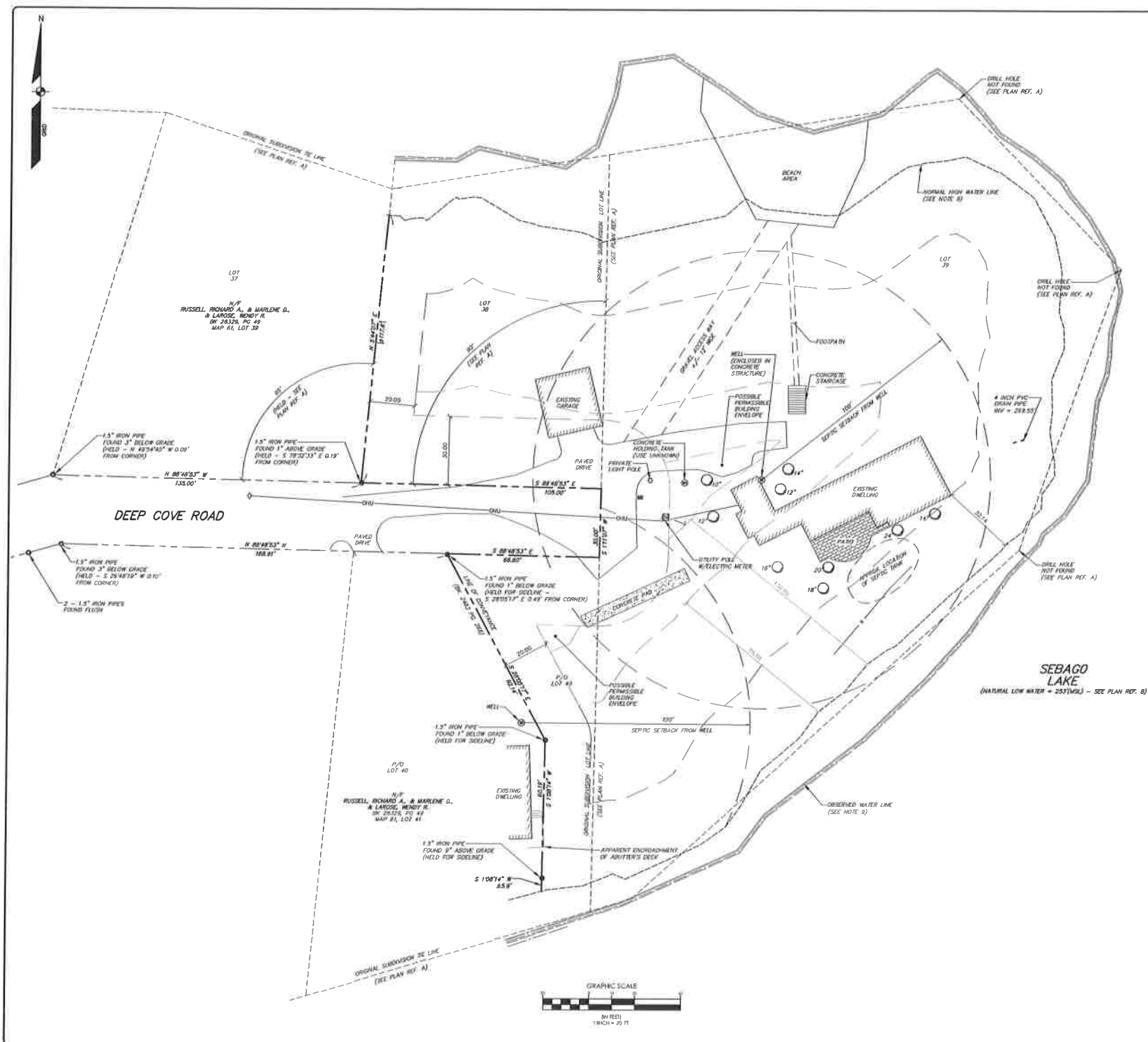
Property Address (street number and name): 184 Deep Cove Road  
Town of Raymond Map 61 Lot 38, 39, 40 Zone LRR2  
Deed Reference Book 33 Page 66

**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 page 3 must be submitted)
3. CONDITIONAL USE PERMIT For \_\_\_\_\_ (use) in \_\_\_\_\_ Zo
4. VARIANCE PROVISION(S) FOR NON-CONFORMING Lot  Structure  Use
5. SETBACK REDUCTION (do not complete Page 3)

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 the application and its supplement is true and correct.

Date: 4-20-22 Appellant: D. Haas  
Date: \_\_\_\_\_ Property Owner: SAME



**GENERAL NOTES:**

1. THE RECORD OWNER OF THE PARCEL IS THE DEEP COVE TRUST (TRUSTEES DEBORAH HAAS WILSON & CATHERINE HAAS) BY DEED DATED DECEMBER 27, 1984 AND RECORDED AT THE CAMDENLAND COUNTY REGISTRY OF DEEDS IN BOOK 11746, PAGE 42.
2. THE PROPERTY IS SHOWN AS LOT 40 ON THE TOWN RAYMOND TAX MAP #1 AND IS LOCATED IN THE LIMITED RESIDENTIAL-RECREATION DISTRICT TWO (LR2).
3. SPACE AND BULK CRITERIA FOR THE LIMITED RESIDENTIAL-RECREATION DISTRICT ARE AS FOLLOWS:  
 NET RESIDENTIAL DENSITY:  
 MINIMUM LOT SIZE: 3 ACRES  
 MINIMUM STREET FRONTAGE: 125 FT  
 MINIMUM FRONT YARD: 30 FT  
 MINIMUM SIDE YARD: 20 FT  
 MINIMUM REAR YARD: 30 FT  
 MINIMUM SETBACK FROM NORMAL HIGH WATER LINE: 100 FT  
 MAXIMUM BUILDING HEIGHT: 35 FT  
 MAXIMUM BUILDING COVERAGE: 15%  
 \* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION PRIOR TO ANY DEVELOPMENT. REFER TO TOWN OF RAYMOND CODE ENFORCEMENT OFFICE FOR SPECIFIC REQUIREMENTS.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 1.4 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SEBAGO TECHNICS, INC. IN NOVEMBER OF 2015. THE WATER LEVEL, AS SHOWN, WAS RECORDED ON NOVEMBER 13, 2015.
6. PLAN OBSERVATION IS OND NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD 83, ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
7. BOOK AND PAGE REFERENCES SHOWN HEREON ARE IN REFERENCE TO THE CAMDENLAND COUNTY REGISTRY OF DEEDS.
8. PLAN REFERENCES:  
 A. "PLAN OF DEEP COVE AT RAYMOND, MAINE - MADE FOR WALTER LOWY" BY H.L. & E.C. JOHNSON, CIVIL ENGINEERS, DATED SEPTEMBER 1946 AND RECORDED IN PLAN BOOK 33, PAGE 98.  
 B. "SEBAGO LAKE LEVEL - WHITES BRIDGE, TOPIC SURVEY OF CHANNEL AT WHITES BRIDGE DETERMINING THE NATURAL FLOW ELEVATION OF THE OUTLET OF SEBAGO LAKE BY PORTLAND WATER DISTRICT, DATED OCTOBER 20, 1948, AND REVISED JANUARY, 1951."  
 C. "UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DQ-SAFE SYSTEMS, INC. (1-888-826-5452) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION."  
 D. "THE LOCUS PROPERTY AS DEPICTED HEREON DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS Delineated ON THE FLOOD INSURANCE RATE MAP FOR RAYMOND MAINE, CAMDENLAND COUNTY, COMMUNITY-PANEL NUMBER 232025 0030 B, HAVING AN EFFECTIVE DATE OF MAY 5, 1995. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE A1, ELEVATION 268 FEET (NOV02). ELEVATION SHOWN ON PLAN IS 295.036 FEET (NAVD83)."  
 E. "NORMAL HIGH WATER ELEVATION BASED UPON DOCUMENT 150 PERC 83183 UNITED STATES OF AMERICA FEDERAL ENERGY REGULATORY COMMISSION ORDER ISSUING NEW LICENSE FOR S.D. WARREN COMPANY PROJECT NO 284-042 ISSUED MARCH 23, 2015, PAGE 3, NORMAL MAXIMUM ELEVATION OF 268.85 FEET (NOV02). ELEVATION SHOWN ON PLAN IS 295.036 FEET (NAVD83)."  
 F. "ACCORDING TO RIPARIAN RIGHTS IN THE STATE OF MAINE, OWNERSHIP EXTENDS TO NORMAL LOW WATER FOR PROPERTY BORDERED BY GREAT BODIES. THE LOWEST NATURAL LEVEL OF THE LAKE IS 254.0 FEET (MSL) ACCORDING TO A PLAN TITLED "SEBAGO LAKE LEVEL - WHITES BRIDGE" BY PORTLAND WATER DISTRICT LAST DATED JANUARY, 1951 AND ON FILE AT THE PORTLAND WATER DISTRICT (SEE PLAN REFERENCE B). IN 1951, MEAN SEA LEVEL (MSL) AND HIGHERS (AT THAT TIME REFERRED TO AS THE SEA LEVEL DATUM OF 1929) WERE GENERALLY USED HEREIN AND HEREON. AND HERETOFORE, THE RELATIONSHIP BETWEEN HIGHERS AND HIGHERS CAN BE USED TO CARRY THE ELEVATION DETERMINED IN 1951 FORWARD TO THE MODERN DATUM OF NAVD83, RESULTING IN A NORMAL LOW WATER ELEVATION OF 252.366 FEET(NAVD83)."  
 G. "RIGHTS OF OTHERS EXIST WITHIN THE DEEP COVE ROAD RIGHT-OF-WAY, DEPICTED AS SHOWN HEREON ON PLAN REFERENCE A AND BEING THIRTY FEET (30') IN WIDTH, AND ALSO A TWELVE FOOT (12') WIDE ACCESS WAY AS DESCRIBED IN DEED BOOKS 1812, PAGE 6 DATED APRIL 19, 1948 AND BOOK 1034, PAGE 333 DATED AUGUST 26, 1978."  
 H. "THE LOCUS PARCEL IS SUBJECT TO POLE RIGHTS AS FIRST DESCRIBED IN DEED BOOK 2013, PAGE 143 DATED JULY 28, 1948, AND ALSO IN BOOK 3004, PAGE 195 DATED JULY 21, 1987."  
 I. "THE LOCUS PARCEL MAY BE SUBJECT TO FLOWAGE RIGHTS GRANTED TO THE "THREMPSCOTT WATER POWER COMPANY" AS FIRST DESCRIBED IN DEED BOOK 211, PAGE 244 DATED SEPTEMBER 30, 1984."

**LEGEND**

- EXISTING**
- PROPERTY LINE/R.O.W.
  - ADJUTER LINE/R.O.W.
  - DEED LINE/R.O.W.
  - SETBACK
  - BUILDING ENVELOPE
  - IRON PIPE/ROO
  - ▬ BUILDING
  - ▬ DECK/STEPS/OVERHANG
  - ▬ EDGE PAVEMENT
  - ▬ EDGE CONCRETE
  - ▬ EDGE BRICK
  - ▬ EDGE OF WATER
  - x WIRE FENCE
  - DEODOROUS TREE
  - WELL
  - MANHOLE
  - OVERHEAD UTILITY
  - ELECTRIC METER
  - LIGHT POLE
  - UTILITY POLE
  - GUY WIRE
  - MAILBOX

DESIGNED	CHECKED
CLO	SPF

DATE	BY	STATUS

**SEBAGO**  
 TECHNICAL  
 75 John White Rd.  
 South Berwick, ME 04290  
 Tel: 207-256-5200  
 Fax: 207-256-5200

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 184 DEEP COVE ROAD  
 RAYMOND, MAINE  
 FOR  
**DEBORAH HASS-WILSON**  
 RECORD OWNER:  
 DEEP COVE TRUST  
 LONGLEADOW, MA 01106  
 RAYMOND, MAINE 04071

PROJECT NO. 15389 SCALE 1" = 20'  
 SHEET 1 OF 1

