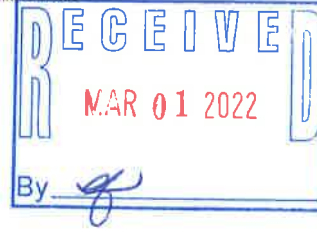


February 28, 2022



VIA HAND DELIVERY

David Murch, Chair
Town of Raymond Zoning Board of Appeals
401 Webbs Mills Road
Raymond, ME 04071

RE: Administrative Appeal of Management Controls, LLC
January 28, 2022 Notice of Violation
28 Whitetail Lane, Raymond, Maine

Dear Chairman Murch and Fellow Zoning Board of Appeals Members:

Enclosed please find the eight (8) copies of administrative appeal of Management Controls, LLC of a Notice of Violation issued by the Raymond Code Enforcement Officer on January 18, 2022. In conjunction with said appeal, please find the following:

1. Management Control, LLC's Zoning Board of Appeals completed application form;
2. Authorization for Drummond Woodsum to represent Management Control, LLC in this matter;
3. Application fee in the amount \$431.00;
4. Plan of the property (shown as Lot # 3 on the attached plan); and
5. Letter outlining grounds of appeal.

I have been communicating with Attorney Matt Manahan, copied here, who is representing the CEO. My clients have submitted a mitigation plan to the CEO with the respect to the alleged violations at both the Whitetail Lane property (the subject of this appeal) as well as the Fernwood Drive property (the subject of two currently pending appeals). We are waiting for the Town to review said plan at which point we intend to negotiate a consent agreement with the Town relating to all issues raised in the NOV's. As a result, counsel have agreed that this matter will be tabled until at least March 18, 2022. In the unlikely event that the three appeals matters cannot be resolved, then we will request that they be scheduled for a consolidated hearing.

I thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to be 'LR' or similar initials, written in a cursive style.

Leah B. Rachin

February 28, February 25, 2022
Page 2

cc: Donald Buteau
Alex Sirois, CEO
Sandy Fredericks, Administrative Assistant to ZBA
Matthew D. Manahan, Esq.
Eric Wycoff, Esq.



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

Staff Use Only:		Received Date
Application Fee	\$ 75.00	
Notice Fee \$8.00/abutter	\$ 56.00	
Publishing Fee	\$ 300.00	
Escrow-if required		
TOTAL	431.00	

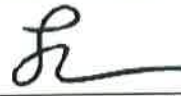
Name of Applicant Leah B. Rachin c/o Drummond Woodsum
 Mailing Address 84 Marginal Way, Suite 600, Portland, ME 04101
 Primary Phone (207) 253-0578 C H W email LRachin@DWMLaw.com
 Date property acquired: (month and year) April 2019
 Name of Owner (if different than applicant) Management Controls, LLC/ Donald Buteau, Managing Director
 Mailing Address P.O. Box 2085
 Town: Auburn State ME Zip Code 04211
 Primary Phone (305) 393-7762 C H W email DButeau@FutureGuard.net
 Property Address (street number and name): 28 Whitetail Lane, Raymond, ME
 Town of Raymond Map 001 Lot 020 Zone LRR2
 Deed Reference Book 38666 Page 124

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: Appeal from January 28, 2022, Notice of Violation from CEO. (See attached letter outlining grounds of appeal.)
2. VARIANCE (the information listed on page 3 must be submitted)
3. CONDITIONAL USE PERMIT For _____ (use) in _____ Zone
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 this application and its supplement is true and correct.

Date: 02-28-2022

Appellant: 
Leah B. Rachin on behalf of Management Controls, LLC

Date: 02-28-2022

Property Owner: 
Donald Buteau, Managing Director
Management Controls, LLC

From: Don Buteau <dbuteau@FUTUREGUARD.NET>
Sent: Sunday, February 27, 2022 12:56 PM
To: Leah B. Rachin <LRachin@dwmlaw.com>
Cc: Don Buteau <don@futureguard.net>; Brenda Buteau <brenda@mgtcontrols.com>
Subject: Authorization
Importance: High

Leah,

Please accept this as my authorization, in my capacity as Managing Director of Management Controls, LLC, for Drummond Woodsum to represent Management Controls, LLC in the administrative appeal of the CEO's Notice of Violation dated January 28, 2022 relating to 28 Whitetail Lane on the same terms as stated in my notarized authorization dated January 18, 2022, which I incorporate herein by reference.

Thank you,
Don Buteau

Donald R. Buteau

President/Chief Executive Officer
Management Controls, LLC.
P.O. Box 2058, 101 Merrow Road
Auburn, Maine 04211-2058
(Tel) 207-795-6536
(Fax) 207-786-9351
(Cell) 305-393-7762
don@mgtcontrols.com



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AUTHORIZATION

To Whom It May Concern:

Management Controls, LLC, hereby authorizes the law firm of Drummond Woodsum, including, but not limited to Leah B. Rachin, Esq., to represent Management Control, LLC's interests in its administrative appeal of a Notice of Violation issued to it by the Town of Raymond's Code Enforcement Officer on December 16, 2021, relating to property located at 18 Fernwood Road, Raymond Maine.

Management Controls, LLC

A handwritten signature in blue ink, appearing to read "Donald Buteau", written over a horizontal line.

By: Donald Buteau, its Managing Director

State of Maine
County of Androscoggin

The foregoing instrument was signed and sworn before me this 18th day of January, 2022, by Donald Buteau, in his capacity as Manager Director of Management Controls, LLC, on behalf of said LLC.

A handwritten signature in blue ink, appearing to read "Doreen Richardson", written over a horizontal line.

Name of Notary Public/Attorney

Notary Public, State of Maine

My commission expires: *October 19, 2026*

Phone: 800-858-5818
Fax: 800-352-2409

Post Office Box 2030
101 Merrow Road
Auburn, ME 04211-2030

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER

DrummondWoodsum
DRUMMOND WOODSUM & MacMAHON
OPERATING ACCOUNT
84 MARGINAL WAY, SUITE 800
PORTLAND, MAINE 04101-2480
(207) 772-1941

BANGOR SAVINGS BANK
BANGOR, MAINE 04401
52-7438/2112

133161

PAY:

Four Hundred Thirty One and 00/100 Dollars

NUMBER

DATE

AMOUNT

000133161

02/28/2022

*****431.00

TO THE
ORDER
OF

Town of Raymond
401 Webbs Mills Road
Raymond, ME 04071

VOID AFTER 120 DAYS



AUTHORIZED SIGNATURE

MP

⑈ 133161⑈ ⑆ 211274382⑆ 2010088805⑈

DrummondWoodsum **Town of Raymond** **133161**

DATE	INVOICE NUMBER	MEMO	BALANCE
02/28/2022		ZBA Application	431.00