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Dear Members of the Raymond Zoning Board of Appeals,  
I am writing to formally request reconsideration of the findings and decisions made during the meeting on January 28, 2025 and finalized on February 3, 2025. I appreciated board member Mr. Miller's observation that there was more to the story than was presented, and I believe this letter will provide the additional context needed to fill in the blanks.

Firstly, CEO Hanson's claim that our property is considered a commercial business simply because it is an LLC is not supported by any ordinance. There are numerous LLCs in our area, including one belonging to the complainant's son, which are not classified as commercial businesses. Additionally, the delay in providing the violation notice further complicates the situation. We were informed 61 days after the event in question yet only a day after the CEO was contacted by our neighbor.

Regarding the exhibits presented:

- **2019 ZBA Meeting:** This meeting was brought up during our appeal and was a focal point even though only one person watched it. Please consider that we approached the town to put something on the books, even though it was not necessary. During that meeting, we were not given any guidance by CEO Dvorak and were not aware of the opposition even though he had communicated to us that this was a formality. We had prepared a list of local supporters and I had personally told neighbors that they did not need to come and support us because we were given the impression that this would pass. During the meeting, it was commented by Lois Lester, and supported by the town's lawyer, Phil Saucier, that we can already rent our property, and that the review was not necessary. It was for this reason that after that meeting, we pivoted from the application to be a barn venue for which we were applying for a conditional use permit, to moving ahead to rent our property which the town had already told us in prior meeting that there were no ordinances restricting this.
- **Warning notice:** We have only received one notice of warning prior to the Notice of Violation, not multiple as was mentioned in the appeal meeting. It was a certified letter sent from Scott Dvorak and was an overreach of the CEO to say that we alone could not hold weddings on our property. When I sent a letter to clarify, the town ignored

me.

- **Fire Inspector's Visit:** Wayne Jones, the fire inspector, visited our property on June 20, 2019, solely to ensure everything was up to code in case we pursued a conditional use permit. His involvement was not to confirm any commercial use.
- **Business License:** We applied for a business license based on advice from Scott Dvorak, the CEO at the time, who suggested it to formalize wedding venues. This was in response to threats from a neighboring contractor, not because we were operating commercially.
- **Board's Findings:** The Board's conclusions about the scale of our events and the presence of multiple porta-potties were based on incorrect assumptions. There was only one porta-potty, and the evidence presented consisted merely of a photo of an empty tent, which does not indicate a large-scale commercial operation. We have not hosted functions with hundreds of people as was suggested, one wedding in two years.
- **Barn Usage:** The barn was not cited in the violation notice, yet it was mentioned in the findings. This again shows a lack of factual basis for the NOV.
- **Ordinances:** There are no ordinances against renting property, having a tent, a porta-potty, or parking signs in Raymond. Therefore, the violation notice has no merit.

Mr Murch noted that there is no one around from the ZBA meeting to comment and I say that the town's attorney, Phil Saucier, was present at our ZBA meeting and still active with the town. He was also the person that CEO Alex Sirois contacted when Kathy Plummer came to them in 2022 complaining that we were hosting an event on our property. Phil Saucier referenced the letter that I wrote to Scott Dvorak about what the ZBA meeting findings were, asking for clarification that if we cannot rent our property or host weddings or any private events on our property, that has to be universal for everyone in the town. Yet, we had never received any response from the town when we questioned that. What is notably absent is the response from Phil Saucier. What did Phil Saucier say to Alex Sirois? There was no action on the part of the town to fine us, so why are we receiving one now?

CEO Hanson's attorney, Grady Burns, approached our attorney, Michael Skolnick, after the meeting, suggesting a consent agreement. We believe this is an attempt to discourage us from providing more information or seeking reconsideration. CEO Hanson has previously violated our rights as landowners

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by allowing Floyd Brown, a contractor, to build a commercial facility on residential land behind ours. This history undermines the credibility of the current accusations. Subsequently, he was hired by the Town of Raymond to perform work at a reduced rate, which raises a significant conflict of interest.

Kathy Plummer has a known initiative against short-term rentals, indicating a conflict of interest in her complaint.

Her son's house was built across the street by Floyd Brown after the ZBA meeting where she stood and read a six-page letter of opposition. Importantly, she never expressed any complaints about our functions for 12 years until that meeting. Her son operates a "caregiver" business out of his home, which is listed as an LLC and has an Instagram page for his business.

We also want to address the inconsistency regarding Kingsley Pines, a kids' camp in Raymond, which is now advertising as a wedding venue. When questioned, CEO Hanson mentioned that they were "grandfathered in", despite no existing ordinances that would permit such a status. This raises questions about the consistency in the application of rules. If Kingsley Pines is allowed to host and advertise weddings, it is inconsistent to prohibit us from doing the same.

We also wish to highlight that the town has not adequately supported our situation and has instead targeted our property despite there being no violations of any ordinances. Since the appeal meeting, we continue to receive support from friends and neighbors who, like us, are concerned with the motive of this violation. We hope you will review the enclosed documentation, which illustrates the challenges we have faced in Raymond and how we've been unfairly targeted. We trust that you will see the inconsistencies and the lack of support from the town during this time. We respectfully ask that you reconsider the violation notice and allow us the opportunity to resolve this matter fairly. Thank you for your time and consideration.

Sincerely,

Todd Roma & Jessica Dobson



# TOWN OF RAYMOND

## Inspection Schedule

Permit#: 2017-148

Permit to: Jessica & Eric Heath

At: 139 Raymond Hill Rd Map: 13 Lot: 029/A00 Raymond, ME 04071

Project: Building Permit

Please call 207-655-4742 to schedule an inspection

Task	Date Completed
Foundation Inspection	
Framing Inspection	
Insulation Inspection	
Final Inspection	
Certificate of Occupancy	

Building Official: Chris Hanson

Date: 08/31/2017



WS\_\_Entered\_\_Completed\_\_

**Building Permit - Attachment B-1****Driveway Entrance Permit Application**

A new driveway in any zone shall be constructed and maintained to prevent water or runoff from reaching the paved or traveled portion of the street. This standard shall not be subject to waiver by the Planning Board or a Variance by the Zoning Board of Appeals.

Permit#

RE ID

Permit Fee

Road name to be entered: Existing - In Property file from 2002  
Map \_\_\_\_\_ Lot \_\_\_\_\_ SubLot \_\_\_\_\_ Parcel \_\_\_\_\_ Zone \_\_\_\_\_

Owner's Name

Address

City, State Zip

Owner Phone

Applicant's Name

Home Telephone #

Work Telephone #

Address of Applicant

Driveway will serve

- ☒ Residential  
☐ Commercial  
☐ Industrial  
☐ Other...

Application Date

Applicant's Signature

Owner's Signature

**Permit Approval**

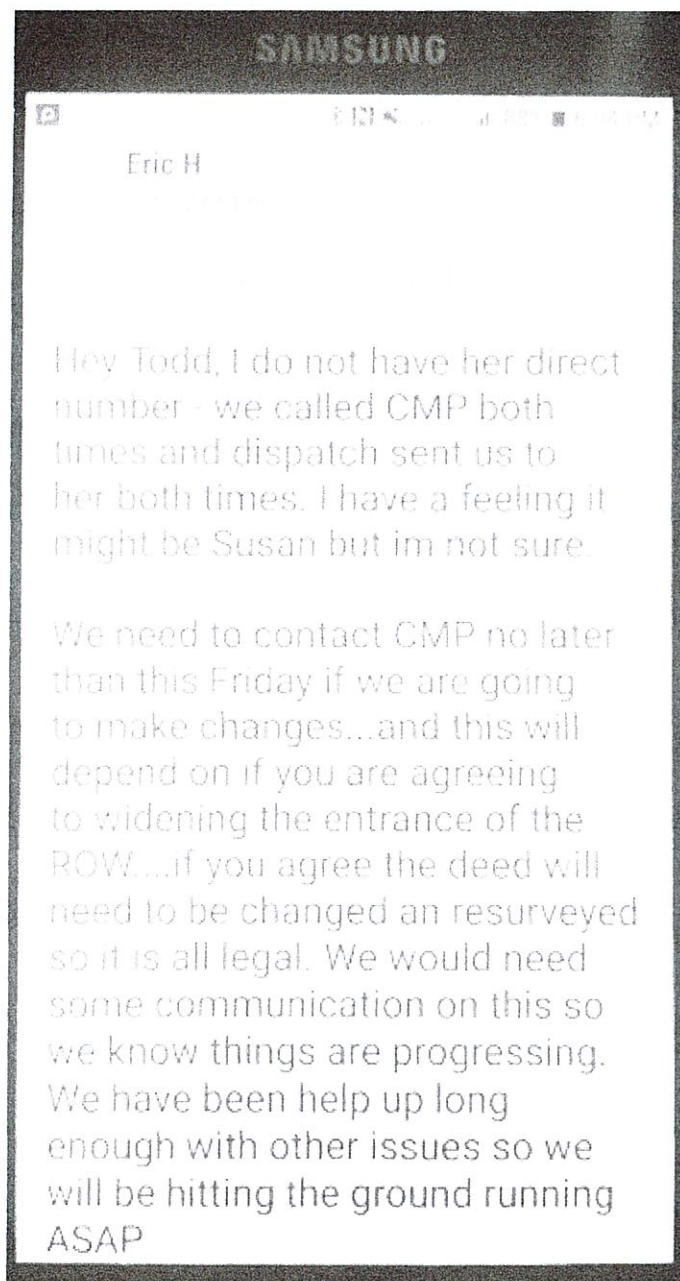
Date

Code Enforcement Officer:

Conditions:

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13-A  
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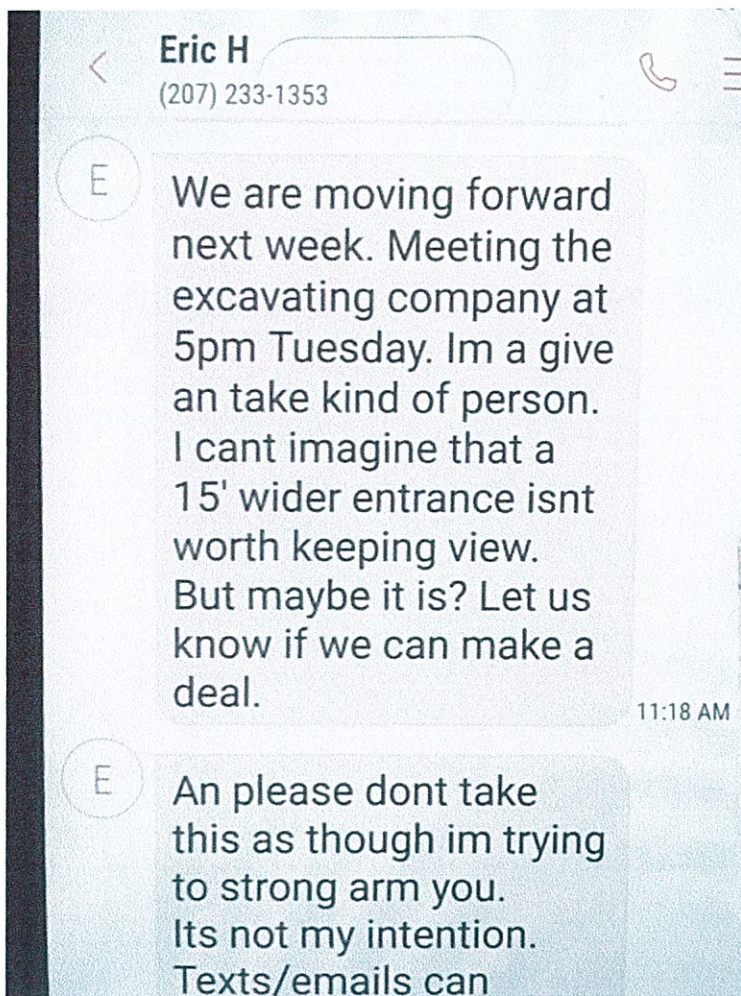


Download



Full screen

Show email



13-15  
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Download

Full screen

Show email

X

ERIC H  
(207) 233-1353

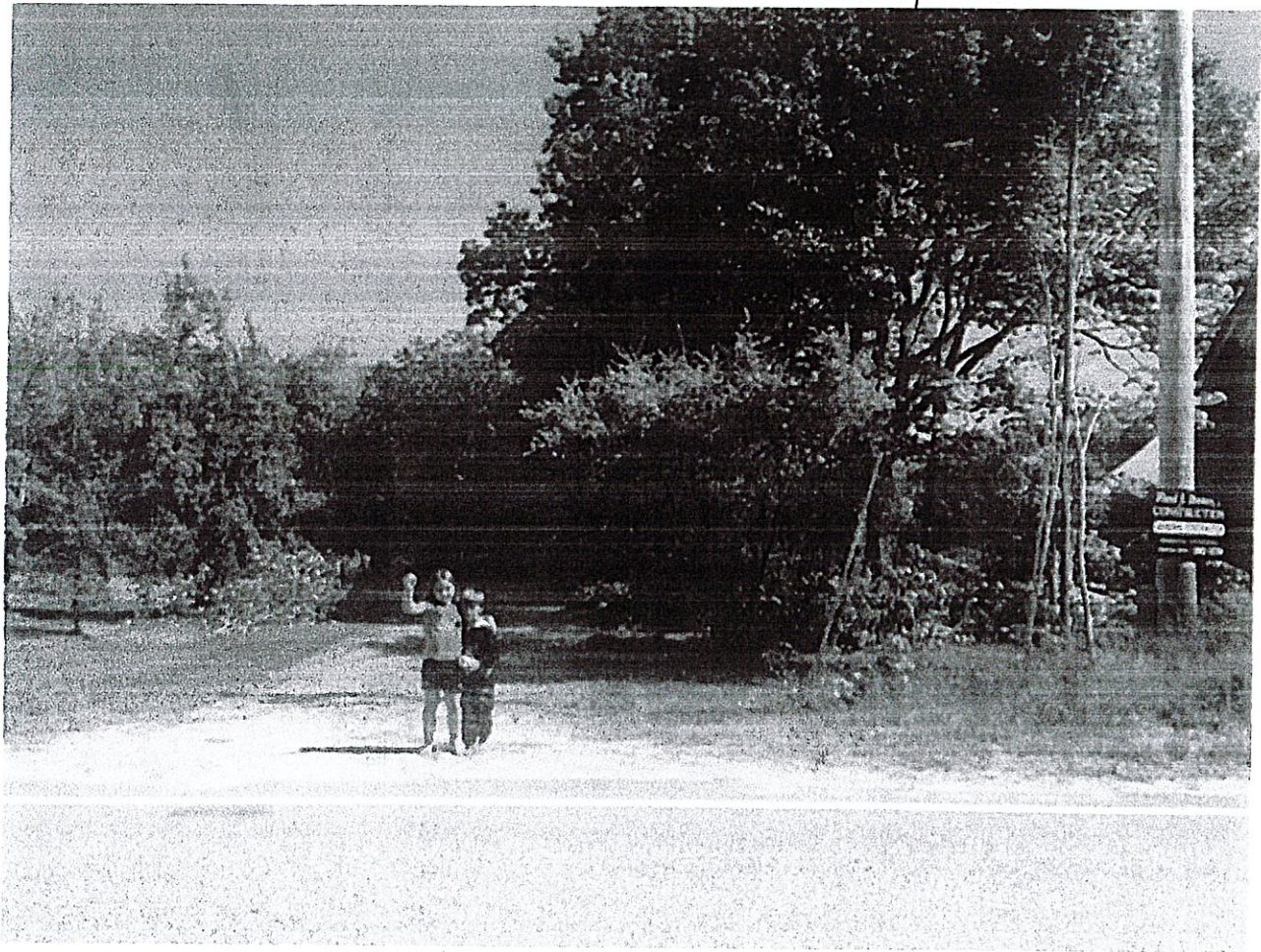
Sat, Sep 2, 2017 11:36 AM

An please dont take this as though im trying to strong arm you. Its not my intention. Texts/ emails can be very impersonal. Thats why i prefer talking....This is a neighborly request to make access to our future home easier for us. If you cant see that an do not want to work with us, it will be a very unwelcoming start to our neighbor relationship. An will not be repairable if you ever need anything down the road.

is a neighborly request to make access to our future home easier for us. If you cant see that an do not want to work with us, it will be a very unwelcoming start to our neighbor relationship. An will not be repairable if you ever need anything down the road.

Also keep in mind, if i have to drop equipment in the street and/or back in from the road, its going to be far more disruptive in front of your house than if i could just drive in the driveway an do it all outback. Give it some thought....thanks

8/2017



The original easement opening  
Road established since 2003.

10/24/17

Download

Full screen

Show email



The easement entrance after Floyd Brown's excavation - second opening, going over front lawn next door. No set back. No permit, No permission.

10/29/17

Download Full screen Show email



2 entrances - 55 Foot  
No set backs -  
signage

Scott,

I am writing to follow up on the issue of our easement at 141 Raymond Hill Road.

As you recall, we met on your first day shortly after you were sworn in. I came to the town hall to speak with you about the incident on our property the day before. We were preparing to send our children to school that day when an excavator operated under the order of Floyd Brown Jr Construction began to dig out a second easement opening abutting the property at 137 Raymond Hill Road. We called Floyd Brown Jr and informed him that we did not agree to changes to the easement on our property, then contacted our lawyer. The lawyer advised us to present them with a letter to Cease and Desist until the matter could be fully reviewed. I had gone to work and my wife presented the letter to Jessica Heath, Daughter of Floyd Brown Jr, and manager at the company. Mrs Heath appeared to be waiting for my wife and stated that she had approval from the town even though her father had told us that he did not have approval minutes before. The paper that Mrs. Heath presented was a Driveway Entrance Permit Application that was missing an address but noted that the road was existing and in the property file from 2002. When my wife questioned this paper and took a photo of it, she was assaulted by Mrs Heath. Assault charges were filed against Mrs Heath and a Protection from Harassment order issued.

In a follow up to this matter, you informed me on 10/25 that you had communicated to Floyd Brown Jr via voice message that only 1 entrance was permitted. Since that time, both openings have been used by Floyd Brown Jr Construction. We have documented with pictures and the recent tracks in snow makes it evident that this continues. We are disturbed that they are using the second opening because it supports the fact that they have no concerns with our legal rights on the easement or even the town's code.

Although you have communicated that they can have only one entrance, we are adamant that they should not have a choice and close off the most recent opening, which was completed throughout the day following the legal Cease and Desist order. This residential easement has been in place for years and the reason that we have been intimidated by them into increasing the opening is because they intend to store their construction equipment there. What has been marketed as a "detached garage" will be Floyd Brown Jr's construction garage. Mr Brown has told us so and his son in law has noted in writing that if we did not increase the size of the easement, he would have to drop the trailer off in front of our house and that it would be an added disturbance. By all accounts, their property as well as ours, through which the easement runs, is residential, and we do not agree with the overburdenment of the easement and disturbance of construction equipment, including a flatbed trailer.

I respect that your role is to enforce the codes of the town and that our civil matter does not come into play in your decisions. What we would like to know is if there has been a follow up to Floyd Brown Jr. Construction to close the second opening? Would it be possible for the town to stake off the opening as it is not allowed? We have done so in the past only to have our stakes knocked out.

Thank you,

Todd

**Todd Roma**

Senior National Accounts Underwriting Consultant

Disability RMS

300 Southborough Drive, Suite 200

South Portland, Maine 04106

T: 207.766.3591 | F: 207.766.3055

Contractor Royce Brown JR Construction Co Inc Phone 207-892-0759

Address 157 Mt Hope Street, Portland, ME 04102

20% construction value (including labor) \$34,000.00 Proposed use Residential

Past use None

Building dimensions L 92' W 36' Total square feet finished 3312 Total square feet unfinished 2016

# of stories 2 # of bedrooms 2 Lot size 8 Acres

FOUNDATION:

1. Type of Soil Sandy loam / Gravel
2. Footing size 20" x 10"
3. Foundation 8" Reinforced concrete walls
4. Other

FLOORS:

1. Sill size 2x6 PT
2. Girder size None
3. Joist column spacing None
4. Joist size Trusses
5. Bridging type None
6. Floor sheathing type 3/4" Plywood
7. Other material

Exterior Walls:

1. Siding size 2x6
2. Number of windows 15
3. Number of Doors 5 - 3-0 HD
4. Header sizes 2x8
5. Bracing Yes No
6. Corner post size 2x6
7. Installation type ALL T & G Sec
8. Sheathing type 5" OSB
9. Siding type Vinyl
10. Masonry materials None
11. Metal materials None

CEILING:

ROOF:

1. Ceiling Joist Size Trusses
  2. Ceiling strapping Size 1x4
  3. Type of Ceiling Drywall
  4. Insulation type 5" Owens Corning
  5. Ceiling Height 9'
1. Truss or Rafter Size Trusses
  2. Sheathing Type 5/8" OSB
  3. Roof covering Type Asphalt Shingles
  4. CHIMNEYS
  5. Type None

HEATING: None Number of fireplaces None

Type of Heat Prolet Heat / Free Heat Air

ELECTRICAL: Radet Heat / Free Heat Air

Service Entrance Size 200 Amp Smoke Detector Required Yes ✓ No

Plumbing: LLM about closing

doing the plumbing must get the Plumbing Permit.

NUMBER 2017-350-0253

MUST BE FENCED IN.

APPLICANT W/H Square Foot

NATIONAL ELECTRICAL CODE AND STATE LAW

DATE OF OCCUPANCY REQUIRED. YES ✓ NO

ION BY LIFESAFETY REQUIRED. YES ✓ NO

Permit Note from

Handwritten: (Main entrance) Soft Mark referring to Floyd Brown opening of easement

①  
Your Honor ,

My name is Jessica Dobson. I live in Raymond, Maine on a beautiful piece of old farmland with my Husband and two young children, 5 & 6 years old, and two cats. My husband and I like to call it our "Little Piece of Heaven on Earth." We have an 1800's farmhouse that we renovated with our own hands and have lived here for the past 17 years. We have an 1850's barn we also renovated that's not used for animals but for entertaining. It's my passion to plan events and theme parties. The morning of October 23rd, 2017 was less than a week away from our 10th annual Halloween party. That morning I had scheduled my 5 year old son's first ever kindergarten parent teacher conference and I had the day off from work. I own a Salon in Portland and am a stylist. After the morning meeting with my son's teacher I was going to start decorating for the party. It was supposed to be a day filled with happiness and excitement, but it wasn't. All of that was taken away from me and my husband that morning and replaced by fear, humiliation, and emotional and physical pain at the hands of Jessica Heath.

I first heard of Jessica Heath when she purchased the land behind ours in July 2017. Her property came with an easement through our yard to access her land. Within weeks of them purchasing the land they started intimidating us for a wider easement to her property in order to fit her father's commercial construction equipment through. She was planning on allowing her father to build a second garage and store his commercial equipment on the land behind us. This is an illegal use of land in our residential zone and is not permitted by our town.

Even though the land and the residential easement was not permitted to be used for commercial use they were pushing ahead and doing it anyway. The intimidation involved them saying to us that they would "not be very friendly neighbors" if we don't agree to change the easement and they would ruin our views through our land with telephone poles. They wanted us to rewrite our deed to increase the opening of the easement, which we explained we were not willing to do. There was already a residential road established to access their property and that is how it would remain. My husband and I were becoming extremely stressed and feeling intimidated daily. It was an awful feeling.

The harassment went on for close to 2 months until on October 23rd, 2017 a subcontractor of her father's construction company, which Jessica Heath works for and under Jessica Heath's supervision, decided to illegally widen the easement road on their own. That morning, to our shock, our easement entrance and our land was torn up. I was chased down and beaten up on my own property after handing her a cease and desist notice. My home, the place where I never had felt uneasy or afraid to be, that morning changed.

We went from being bullied and intimidated to another level.

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We went from being bullied and intimidated to another level.

I am a naturally positive and happy person. I'm always the first to make someone laugh and to find the silver lining in life, but that day all I felt was disbelief and shock. The attack left me physically and emotionally hurt. I would have never, ever thought this would happen to me, especially on my own property, my home. It's a place I've always considered safe, but not any more.

From the moment I stumbled back into my house with the disbelief and embarrassment of calling 911 to having an officer in my yard, to watching her call her workers back and finish the job they started after she was summonsed by the officer was confusing and surreal. Her workers came back slammed dump trucks tailgates, blew horns and flipped us off. It was really unbelievable and intimidating. We were scared.

After the adrenaline wore off and the pain in my neck and arm set in, I realized I needed to be seen by a doctor. I couldn't even turn my head and the right side of my neck was swollen.

My husband and I picked up our little ones at school. They were so excited to get in the car and see me, asking what I had done in the barn for decorating and that they couldn't wait to see it. I had to tell them unfortunately, Mommy hadn't done anything, that I had a little accident and we were going to the hospital to get checked out to make sure I was ok. They didn't understand why I couldn't turn my head to look in the backseat to see the work they pulled from their backpacks. I kept trying to hide the tears from them and just kept thinking how could someone have done this to me in front of their own children.

We had to call my parents to come pick up the kids at the ER. They had to cancel their dinner plans with friends. Before they arrived, we went in to register me at the desk. The receptionist had me fill out paperwork but I couldn't bring myself to write the reason why I was there. I simply wrote neck pain. They called me back up and asked me to clarify if this was caused by a car accident. It was the first time I had to say out loud what had happened. I was beaten up by my neighbor on my property. I tried not to, but I burst into tears. My 6 year old daughter ran up to the desk and said, "Mommy, you never cry! What really happened to you?" I tried to pull myself together and lied to her and said, "Mommy just fell in the yard, I'm just embarrassed to tell them, that's all, I'll be ok."

The fact that my kids had to see me like that, not just on that day but for a few weeks, was heartbreaking. I was in shock. I wasn't speaking. I don't think I said more than a few words to my husband the whole time we were in the ER. And I was in pain. My neck was hurting so badly. All these thoughts were playing through my head. I was afraid, I was embarrassed and I was angry. Angry that this was not how today was supposed to go. I didn't even have the strength to tell my husband about our son's amazing first parent teacher meeting. I really can't explain it but when someone comes to your home and violates you and harms you, it's hard to

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people in life. There is no excuse for Jessica Heath's behavior that day. I teach my children to respect others as I was taught. Unfortunately, not everyone gets that lesson.

I had to call my clients who were scheduled for the next morning from the ER. I wanted to let them know that unfortunately I didn't think I could work in the morning. They were disappointed but mostly felt bad for me and were in shock when I told them what had happened.

After spending hours in the hospital and having X rays taken, I was released to go home later that night. Luckily, there were no signs of slipped disks but I did have whiplash and torn ligaments from the blow to my neck.

By the morning I was worse off physically. My left arm that hurt some the night before was now almost immobile. I couldn't lift it past my waist. I was an emotional and physical mess. I had my husband drive me to the salon. I tried to do one of my client's hair that was leaving on vacation. I felt bad that she would have to suffer for something that happened to me. It was awful. First off, I couldn't stop crying and secondly, I was embarrassed to tell people what happened. I was still in so much pain. I couldn't turn my head or even lift my blow dryer with my left arm. I should not have even tried to go in. Unfortunately, I had to cancel all of my clients for the rest of the week. I'm self employed so when I don't work, I don't get paid.

The rest of the week was spent calling our town and lawyers and trying to figure out what to do next to protect ourselves. My husband wasn't eating or sleeping and neither was I. I lost 8lbs that week. My husband lost 15.

I also had 130+ people, consisting of family, friends and kids, coming to my house that weekend and I hadn't done a thing for decorating our barn. I refused to cancel the party. I was not going to let her take that away from me or disappoint all the kids who look forward to it every year. On Thursday, my sister took off from work to help me decorate and lift things for me. She helped me focus, which I was having trouble doing. It was like I was somebody else those first few weeks. I couldn't find the joy in doing what I usually loved to do. It was being replaced by sadness. She helped me laugh and supported me when I needed it. Thank god for sisters.

After taking more time off from work a week later to meet with lawyers, I was advised to file an order of protection from harassment. I didn't have a clue how to do that and went to the court house asking for some direction and help. While there I was made aware that two days after the assault Jessica Heath went to a court house and filed an order of protection from harassment on me! I was so confused when the judge asked me if I was aware of this. I didn't even understand how she could do that when she was the one who beat me up! He then reviewed the two orders and granted me a temporary order on her. Her's had been denied. The clerk handed me a box of tissues and I raised my hand and was served papers. She told me she would be seeing me in court on the same date as mine. I was in tears but the clerk

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consoled me and told me just go to court and it will be ok. They handed me a stack of papers with the statement that Jessica Heath wrote to the judge. I could not believe what I was reading. Not only did Jessica Heath assault me on my property, she then showed zero remorse. She went to a court of law two days later and willingly gave a false statement and a doctored email. The words she hand wrote at the end of her statement haunt me and my husndand. She wrote that she lived in fear of me that she was afraid I would burn down her house or harm her children! For her to even write such strong accusations was disturbing. I couldn't sleep without all the lights outside on. I was afraid to go out in my own yard if no one was home with me. The court date came and I again took time off from work and hired a lawyer to come with us. We had spent hours putting together folders of pictures, emails and text messages to show the judge. She did not even show up. She sent her lawyer to ask for a plea deal. She would drop the charge against me and plea to the protection order if she didn't have to sit in front of a judge. My lawyer talked to me and my husband for awhile and explained things to us then agreed to the plea. I did get a year long protection from harassment order against Jessica Heath. It somehow helped me feel a little stronger but I am still nervous or timid if I see her in my yard. There have been times when I don't feel safe to go out if I see her.

Shortly after the attack, I started massage therapy on my neck. As of February I have had 4 osteopathic manipulations to help elevate the pain in my neck and adjust what had shifted.

To say this whole situation is stressful has been an understatement. I have had my share of trauma in my life, losing a sister to brain cancer and a nephew to suicide after his tour in Afghanistan. I'm not an emotional whimp. I actually think of myself as a strong person, but this has been different. I think it's because someone did this to me. Someone purposefully put me in this situation and caused me physical pain and undue stress. Instead of spending my free time playing with my kids, I'm calling lawyers and the DA's office and writing out statements like this. This has been very emotional and difficult to write, but I'm doing it all so I can have some peace back in my life.

I ask that you find Jessica Heath guilty of assault, your Honor. I ask that some restitution be paid to me and my family.

Jessica Heath has never shown any signs of remorse for her behavior. If anything, it has been the opposite. I cannot make what she did go away. I can only hope that the courts will help me set boundaries for her, that there will be consequences for her actions. That maybe she will think twice before doing this to me or anyone else again. I have faith that justice with be served.

Thank you for your time and consideration,

  
Jessica D Dobson



**Cumberland County Office of the District Attorney**

142 Federal Street, Portland, Maine 04101

101 New Meadows Road, Bath, Maine 04530

Portland: 207-871-8384 • Bath: 207-443-5104 • cumberlandcounty.org

*Shane*  
Cumberland **County**

**Stephanie Anderson, District Attorney**

**Jennifer Ackerman, Deputy District Attorney**

April 30, 2018

Jessica Dobson  
141 Raymond Hill Road  
Raymond, ME 04071

To Whom it May Concern:

Enclosed please find a check in the amount of \_\_\_\_\_ ordered for restitution in the case of State of Maine vs. Jessica Heath.

The Defendant, Jessica Heath, was charged with Assault and Disorderly Conduct.

I sincerely thank you for your cooperation, without which we would not have been able to prosecute this case.

Please feel free to contact me if you have any questions.

Sincerely Yours,

Stephanie Anderson  
District Attorney

*Robyn Dahms*  
Robyn Dahms  
Restitution Clerk

Encl.

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**From:** jessica dobson [jessica\\_dobson@hotmail.com](mailto:jessica_dobson@hotmail.com)  
**Subject:** Fw: Our fourth attempt for answers from the town manager  
**Date:** Feb 12, 2025 at 9:43:51 AM  
**To:** [theromafarm@gmail.com](mailto:theromafarm@gmail.com)

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**From:** Don Willard <[don.willard@raymondmaine.org](mailto:don.willard@raymondmaine.org)>  
**Sent:** Thursday, April 12, 2018 11:54 AM  
**To:** JESSICA <[jessica\\_dobson@hotmail.com](mailto:jessica_dobson@hotmail.com)>  
**Cc:** [todd.roma@disabilityrms.com](mailto:todd.roma@disabilityrms.com) <[todd.roma@disabilityrms.com](mailto:todd.roma@disabilityrms.com)>  
**Subject:** Re: Our fourth attempt for answers from the town manager

Good morning Ms. Dobson and Mr. Roma,

First, I do take take your concerns seriously and have consulted with the town attorney regarding the land use issues involved to insure that the CEO has taken the proper actions under applicable ordinance. I am satisfied that this has occurred. With respect to your most recent correspondence and the materials that you sent me, you will hear back shortly from the CEO.

Additionally the Town Clerk is working on your information request and copies of relevant correspondence will be provided to you.

Don Willard  
Town Manager  
401 Webbs Mills Road  
Raymond, Maine 04071  
(207) 655-4742 x 131  
(207) 650-9001  
[www.raymondmaine.org](http://www.raymondmaine.org)

On 4/12/2018 8:58 AM, JESSICA wrote:

> Mr.Willard,

>

> We received your email. First of let's be clear this is not from just Ms. Dobson. This is from Todd Roma and Jessica Dobson. Please address both of us. As you will clearly see the letters have both of our names signed.

> After the first email we sent you, you said you'd look into things and would get back to us. It didn't happen. The second email was follow up to not hearing from you. We gave you more info on our situation and detailed the violations and we were hoping for some

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action on your part.

> Mr. Willard you didn't answer anything in that response you sent us. So let us understand this, you did or did not talk with the town's attorneys? Yes or no? Also why are you again giving this back to Scott Dvorak? Our complaint is about the fact that Scott has not enforced these ordinances. We have been trying to get him to follow the laws that apply for months and he refuses. Pretty sure we made that clear to you in both our emails. It's almost laughable that we file a complaint about an employee not doing their job and then you as the town manager give the complaint back to that employee to handle and oversees their own complaint!? What!? That is why we are involving you. We understand this is a small town and you all work together very closely but these are violations we can not live with. Especially the illegal opening of two entrances to our property for commercial construction equipment. We are very reasonably and good people but we can only take being pushed around, ignored and made to feel unimportant for so long.

> So do you as our town manager have no ability to oversee the town's code officer? If not point us to who can. We can take this to the board of selectman or whom ever else we need to.

> We can't imagine Scott all of a sudden is going to decide to enforce the closing of the second entrance to our property on his own. Or enforce any of the Heaths violations. If he does, great we will take it but he has not shown us he is willing to stand up to the Heaths or Floyd Brown to this point.

> We expect a direct answer from you to all of these questions.

> Sincerely,

> Jessica & Todd

>

From: jessica dobson jessica\_dobson@hotmail.com  
Subject: Fw: Another attempt to get results from the  
town of Raymond.  
Date: Feb 12, 2025 at 9:47:59 AM  
To: theromafarm@gmail.com

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From: Don Willard <don.willard@raymondmaine.org>  
Sent: Tuesday, April 24, 2018 12:27 PM  
To: JESSICA <jessica\_dobson@hotmail.com>  
Cc: todd.roma@disabilityrms.com <todd.roma@disabilityrms.com>  
Subject: Re: Another attempt to get results from the town of Raymond.

Good afternoon Ms. Dobson and Mr. Roma,

Code Enforcement Officer Scott Dvorak will be sending you a written reply to your ongoing land use ordinance concerns after consultation with the Town Attorney. It should go out today.

Please do not hesitate to contact me if I can provide any additional assistance.

Don Willard  
Town Manager  
401 Webb's Mills Road  
Raymond, Maine 04071  
(207) 655-4742 x 131  
(207) 650-9001  
[www.raymondmaine.org](http://www.raymondmaine.org)

On 4/23/2018 4:19 PM, JESSICA wrote:  
> Hi Don,  
> We are going to give you all of this information one last time in hopes that it gets through.  
> Our apologies to your clerk Sue Look for wasting 5 hours of her time to send us back our own emails. There was only one response in the past seven months from the towns attorneys to our violation complaints. The one email was sent in February to you.  
> Your attorney Phil said in his response that the town has no jurisdiction with what happens within the right of way or easement on our property. That is correct. This is NOT what we brought to the attention of you or Scott Dvorak. Somehow the information got a little twisted, even though we have been very clear on our complaints.

> The violation that we brought to Scott Dvorak's and your attention is the ENTRANCE of the road from Raymond Hill Road to the road within the Easement or Right of way on our property.  
> According to the Town of Raymond's land use ordinances to install a road within the easement or right of way there must be a permit for the entrance granted by the town of Raymond. This was done in 2003. The pictures will clearly show the residential entrance that was installed. The pictures will show a beautiful entrance to a rural residential road. That access road entrance has been there for 15 years. It has been maintained and used.  
> The Heath's purchased the land in August of 2017. Along with the purchase of the land came the rights to use that road within the easement or right of way through our land for ingress and egress. Yes the easement granted is 50 feet. The road that is within the easement is not 50 feet. The 50 foot right of way is the width of the land granted to the back lot owners to use to install utilities and an access road. We did NOT nor did the town grant them a 60+foot ENTRANCE to our property. The Road was already installed in 2003. They simply needed to install utilities. The Heath's were able to use the entrance that was permitted by the town to the road within the easement to get all of their construction vehicles through during their construction phase. It was after the completion of the building that Floyd Brown's workers under the supervision of Jessica Heath and Floyd Brown, excavated and changed this residential entrance to fit in their flatbed truck and equipment through.  
> The Heath's intended to use the land for commercial construction storage of Floyd Brown's equipment.  
> On October 23, 2017 the Heath's with Floyd Brown Construction changed the right of way ENTRANCE on our property from Raymond hill road drastically and gave themselves two ENTRANCES one that is directly on the abutting property line. There is NO permit for this ENTRANCE CHANGE in their file. There is also a code under the Raymond land use and ordinances that says any entrance or exit has to be at a minimum of 10 feet from abutting property lines.  
> As to the matter of Scott Dvorak not seeing any violations. He is fully aware that the Heath's and Floyd Brown are using the property for storage. He agreed with us on January 10, 2018 outside the town's planning board meeting that he knew that was what they are using the storage building for. He agreed he had seen all of Floyd Brown's equipment being stored but unless they told him that is what they are using it for there was nothing he could do about it. He said he couldn't call them a liar.  
> The job of code enforcement is to enforce the codes that they see being violated not to pretend they don't see it!  
> He also told us that there were loop holes in the system and he let them know what they could do to get away with keeping the equipment there. Such as moving it around and not admitting to having it there. These were his exact words!

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- > When your attorney says Scott told them that he never saw a violation on the property he is point blank giving false information. Your attorney mentioned that the Heath's could store up to five pieces of equipment if they apply for the conditional use. We find it interesting that your attorney would even mention sending the Heath's a letter to give them an option to apply for a conditional use permit. If they are NOT using the land for commercial construction storage already why would this even be mentioned?
- > This conditional use permit is something Scott Dvorak also mentioned to us on January 10, 2018 outside the planning board meeting too. We said, well they are already storing more than 5 pieces and you know that. He agreed but said again there are loop holes and gray areas in the system. We asked how they could get a permit for that. He explained the process. We said, but they haven't applied so shouldn't they be in violation? He said again if I fine them they will just keep doing it. He also said earlier that evening inside the planning board meeting area when we questioned why he doesn't start fining them he said "if I start fining them then I would have to go around to all the other people who have equipment on their property" ... he mumbled something about "well I guess it would be case by case but you see the problem." (The conversation got more and more bizarre and frustrating but let's move on).
- > Another instance when Scott was aware of a violation by the Heath's was in November of 2017 when Jessica Dobson sat down in Scott Dvorak's office. He stated he knew they did not have a permit to change the entrance of the road and they couldn't have two entrances but there was nothing he could do about it. He said "maybe I should see what Chris Hanson said they could do." Jessica said "it shouldn't matter what he said, there is nothing in their file that allows it!" He stated "if we try and block off the new entrance they made they will just move whatever we put there or drive over your lawn. I've seen it being in code enforcement for 3 1/2 years in Gorham. That's just what these people do." Jessica said ok then fine them and we will block it off ourselves, and he said "I wouldn't do that if I were you." Again he did see violations but choose to ignore them.
- > The run around we have received from Scott and everyone else in this town is disturbing and down right awful! There has been no investigation on the town's part into any of this. You keep just turning it over to Scott Dvorak to oversee himself.
- > Please take note of this, the pictures we are sending will show the original permit issued to Jay Hackett in 2003. The permit for the entrance clearly states who it is for and that it expires in 30 days. (We have the original in our file.)
- > The pictures will also show the Heath's wrote on that same permit that is in their file from 2003.
- > They wrote their intent in their own hand writing for a "new driveway entrance." And new driveway. Then there is also an application for a driveway from Floyd Brown in their file. The same application that Jessica Heath showed to Jessica Dobson claiming it gave her the right to build a new entrance in October 23rd 2017. She claimed the town gave her

permission. She even assaulted Jessica Dobson when she pointed out there was no signatures on the application and no permit and tried to take a picture of it. Floyd Brown himself told us on the phone that morning( prior to the assault) that he did NOT have permission from the town. When we asked him. He said he thought we gave him permission that day when he walked the property with us. (Obviously not the case).
- > There is NOTHING on this application that has our address or the Heath's. There is also NO signature from anyone other than Floyd Brown on the application. There is a note from Chris Hanson that says see backlot original permit. The original permit was executed, a road and entrance was installed in 2003 and the permit for installing an entrance is NO longer valid. It clearly states on the permit "valid for 30 days only". There is NO current permit for changing an entrance or adding a second entrance.
- > Also note the only thing on this application is Floyd Brown's address in Windham.
- > To show the Heath's intent to change the entrance we will give you examples besides the hand written note on the original permit.
- > Floyd Brown in September 2017 walked the property as we stated in previous emails and asked us to change this entrance to our easement to the Raymond Hill Road. He and the Heath's had been threatening us to change the entrance and telling us to rewrite our deed to widen it or they will unfortunately not be very friendly neighbors and ruin our view with telephone poles. This day Floyd Brown said he and Chris Hanson had looked at the property lines and thought if he could make a second entrance to the right side of the telephone pole he could just drive his flatbed trucks through there. He said "I'm not sure what you are doing with your front lawn over there but it would be perfect to fit my flatbed through and our equipment if we could just come in through that side. And I'm old school we don't have to do this legally a hand shake works for me."
- > Again as we stated in previous emails we declined his unethical offer and informed him this was a residential easement it was perfectly adequate for entering our land for ingress and egress to the backlot and we are not changing the entrance.
- > So as you'll see from the pictures of what the right of way entrance looked like prior to the Heath's excavation and what it looks like now it is obviously changed. It now looks like a super highway from Raymond Hill road. As opposed to the rural entrance to a residential right of way that it has looked like for 15 years.
- > Scott Dvorak claims they were just "maintaining the road". That is a far cry from what has transpired. Jay Hackett the former owner "maintained the road" by turning over the gravel every couple of years. The Heath's blew out the entrance and put in a commercial entrance.
- > To sum this up for you again. In case we haven't been clear enough this time.
- > The reality is a second entrance was made from Raymond Hill Road by Floyd Brown and the Heath's. There was no permit allowing a second entrance from Raymond Hill road by the town of Raymond or a change to that entrance. The illegal second entrance IS on our

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abutting property line. They did change the entrance from Raymond hill road drastically. They are clearly using this land for storage of commercial construction equipment for Floyd Browns business that is NOT a gray area.

> We understand the harassment, the assault, the driving onto our properties as they enter the entrance of the road is our responsibility to seek legal council to enforce. (Even though all of that is a result of the town not enforcing their own rules).

> What is the responsibility for the Town of Raymond is to enforce that the Heath's keep the original entrance that was permitted. In light of their actions we would assume the town would not be willing to do them any favors by allowing such violations to remain.

> Scott's correspondence about the signage on our property is proof enough that he is very biased when it comes to what he will allow Floyd Brown and the Heath's to do. He even refused to remove those signs. Going against the town's code. ( see emails sent to you prior)

> These emails are becoming the norm at this point. It is just our hope that you as the town manager will be able to handle this and enforce the violations that Scott Dvorak has let go.

> Sincerely,

> Todd & Jessica

From: JESSICA jessica\_dobson@hotmail.com  
Subject: Re: Appointment  
Date: Oct 18, 2017 at 3:40:02 PM  
To: Mary Quirk mary.quirk@raymondmaine.org

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Great , thank you !

Sent from my iPhone

On Oct 18, 2017, at 3:14 PM, Mary Quirk  
<[mary.quirk@raymondmaine.org](mailto:mary.quirk@raymondmaine.org)> wrote:

Thank you. The reminder is gratefully received. I now remember discussing this with Todd. I'll talk with Jim and see what his schedule is.

Respectfully,

Mary S. Quirk  
Administrative Assistant  
Code Enforcement/Zoning and Planning  
Town of Raymond  
[401 Webbs Mills Road](#)  
[Raymond, Maine 04071](#)  
[\(207\) 655-4742 Ext 161](#)  
[\(207\) 655-3024 \(fax\)](#)  
[www.raymondmaine.org](http://www.raymondmaine.org)

|| On 10/18/2017 3:10 PM, JESSICA wrote:  
| Hi Mary,

⑦

Oh I'm sorry. We have already talked with the code officer and were referred to you. We would like to use our barn for some functions. We have been approached by people over the years including recently the people who started the raymond community center to use our space for some events. I have been doing theme parties and functions for years and would love to open up our space to others. Let me know if that's something he can discuss with us.

Thank you ~ Jessica

Sent from my iPhone

On Oct 18, 2017, at 8:49 AM, Mary Quirk  
<[mary.quirk@raymondmaine.org](mailto:mary.quirk@raymondmaine.org)> wrote:

Could you elaborate please on what you want to discuss?  
Your email suggests the Code Enforcement Officer is the person with whom you would need to meet. Jim Seymour is the Contract Town Planner and would not be the person to address building on individual properties.

Respectfully,

Mary S. Quirk  
Administrative Assistant  
Code Enforcement/Zoning and Planning



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**From:** [todd.roma@disabilityrms.com](mailto:todd.roma@disabilityrms.com) [<mailto:todd.roma@disabilityrms.com>]

**Sent:** Monday, February 19, 2018 9:15 AM

**To:** James Seymour <[jseymour@sebagotechnics.com](mailto:jseymour@sebagotechnics.com)>; [ceo@raymondmaine.org](mailto:ceo@raymondmaine.org)

**Subject:** Follow up from February 8 meeting

Jim and Scott,

Thank you so much for meeting with us on the 8th. It was good to know the ordinances are already in place for us to do venues on our property. We want to make sure that what we are proposing will fall in line with all the towns codes and ordinances for the residential/agricultural zone that we are in. After talking with you and David Mains, it looks like we are. We of course have quite a bit of renovations to do on the old Farm house and Barn and will make sure that everything is up to code.

Doing some functions will help us bring in revenue to be able to restore the original character to the

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farmhouse and barn. Preserving the farmland is a priority to us. We look forward to being able to share the beauty of our property with others in our community. We hope to provide a place where people can have the opportunity to host a party or country wedding in a peaceful environment that is rich with nostalgia, all while using our local produce and vendors.

Thank you for your support in meeting with us. As we move forward we will be in touch. We eagerly await for the snow to melt!

Take care ,

Todd & Jessica

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