

Building Permit Application – Attachment C

Excerpt of Raymond Land Use Ordinance

As amended through June, 2010 – Article 9U

U. **Lots** *[Adopted 5/18/02]*

V. With the exception of lots approved after the effective date of this ordinance by the Planning Board under the provisions of the Raymond Subdivision Regulations, any person proposing to create a lot within the Town of Raymond shall, prior to the creation of such lot by any means, including, but not limited to, conveyance, lease, building, development, gift, bequest or otherwise, demonstrate to the satisfaction of the Code Enforcement Officer that the following standards will be complied with. The Code Enforcement Officer shall maintain a file of each such lot, which shall contain documentation as to the manner in which the standards shall be met. Prior to the issuance of a building permit for a principal structure, documentation shall be placed in the property file maintained at the Town Office indicating that any improvements or restrictions required under this subsection will be complied with.

W. Lot Dimensions and Measurements

1. A lot must be dimensioned to contain within its boundaries an area as would be defined by a circle with a minimum diameter equal to the required minimum road frontage in the applicable zoning district. In addition, the minimum width of each lot at the required front setback must equal or exceed the minimum road frontage in the applicable zoning district. The requirements in this paragraph do not apply to lots approved pursuant to the provisions of Article 13 for single-family cluster subdivisions.

2.

3. Depth of a lot shall be considered to be a line perpendicular to the lot frontage and extending from the foremost points of the side lot lines in the front to the rear most points of the side lot lines in the rear.

4.

5. Width of a lot shall be considered to be the distance between the side lot lines measured at right angles to the lot depth at a point midway between the front and rear lot lines.

6.

7. Setback measurements shall be measured from the property line, road right of way line, or the normal high water mark to the nearest part of a building on the lot.

[Amended 8/7/07]

8.

X. Minimum Developable Area per Lot

Y. Each lot shall have developable area for the construction of buildings and other improvements without utilizing land unsuitable for development. The developable area shall have a minimum width and a minimum depth equivalent to one-half (½) of the required frontage except that one dimension may be decreased by up to 25% as long as the other dimension is increased by an equivalent amount. The developable area shall be located outside of any setback areas and be free of wetlands, floodplains and slopes in excess of 33%. For the purposes of this paragraph, “wetlands” means those wetlands as

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identified on the National Wetland Inventory Map, “floodplains” are as presented on the Flood Insurance Rate Map, and “slopes in excess of 33%” are as illustrated on the U.S. Geological Survey Map.

Limited Access to Lots Abutting Town Roads

It is the objective of these provisions to preserve the historic character, rural appearance, and safe operation of Raymond’s public ways. Any lot that abuts a town way shall be developed in the following manner. The lot shall be limited to one driveway onto a public way. If an adjacent lot on the public way is vacant, the driveway shall intersect the public way at the common lot boundary. This provision is designed to allow two adjacent lots to create separate driveways but share a single point of access onto the town way. The Code Enforcement Officer may approve separate points of access for adjacent lots if he determines that, due to the presence of wetlands, ledge, inadequate sight distance or similar conditions, a single point of access would not be possible.

Septic Systems [*Amended 12/2/08*]

Septic tanks and disposal fields shall meet the setback distances from on-site and off-site features as required in the “Maine Subsurface Waste Water Disposal Rules” (Rules). In addition, on lots approved by the Planning Board under the provisions of the Raymond Subdivision Ordinance and for which a hydro-geologic assessment conforming to Article 8, section 13 (Impact on Ground Water) of the Subdivision Ordinance has been submitted, septic tanks and disposal fields shall be located as shown on the approved Subdivision Plan.

A minimum of two test pits shall be dug and recorded on the Subsurface Wastewater Disposal System Application, HHE-200 form completed by a Maine Licensed Site Evaluator or Licensed Soil Scientist for each bed area. The leaching bed design shall be based on the most restrictive of the test pits.

An application for an individual septic system shall be completed by a State Licensed Site Evaluator in full compliance with the requirements of the Maine Subsurface Wastewater Disposal Rules.

Plans for Engineered Wastewater Disposal Systems, as defined in the Maine Subsurface Wastewater Disposal Rules shall be designed by a professional Civil Engineer and approved by the State of Maine Department of Human Services.

The local Plumbing Inspector may approve variances to well, septic system and property line setbacks consistent with the Maine Subsurface Wastewater Disposal Rules and based upon documentation provided by a Licensed Site Evaluator (or professional with comparable expertise) that adjacent properties will not be adversely affected. However, minimum setback distances from water bodies for all new subsurface wastewater disposal systems shall not be reduced by variance.

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Stormwater Quality and Phosphorus Control [*Amended 12/2/08*]

The direct discharge of stormwater from ditches, swales and developed sites to streams and lakes can contribute to water pollution as stormwater can contain sediment, nutrients, hydrocarbons and other harmful substances. Increased stormwater runoff can also damage roads, ditches, culverts and other drainage structures that are not designed to accommodate storm flows. These problems can worsen when an undeveloped woody site is cleared for development since stormwater that was previously intercepted by vegetation and absorbed into the ground is allowed to flow more freely across and ultimately off the site. The closer post-project stormwater flows are kept to pre-project conditions in terms of volume, rate, timing and pollutant load, the less likely that stormwater will damage the site, or public or private property, or cause harm to water bodies.

The introduction of excessive amounts of phosphorus from developed areas into lakes and ponds has been identified as a significant threat to water quality. The introduction of storm water quality treatment Best Management Practices (BMPs) can minimize impacts to receiving wetlands and water bodies. The preferred stormwater treatment BMP for residential lots is naturally vegetated buffers whenever site conditions are suitable. Alternative stormwater treatment BMPs for residential lots should be used when site conditions on the lot prevent the effective use of buffers.

The purpose of this standard is to maintain the water quality of the area's lakes, ponds and streams by preventing the introduction of excessive amounts of pollutants to water bodies.

1. Applicability

2.

Section U.5 shall apply to all lots, except lots approved under the provisions of the Raymond Subdivision Ordinance, that are created so that any portion of the lot is within 600' of a great pond, as measured from the normal high water mark, or 100' of a perennial stream, as identified on a USGS map.

All such lots subject to Article 10 Site Plan Review shall conform to the requirements of Article 10 Sections D.14 and E.1.e in addition to the provisions of this section.

Application Review

The applicant shall submit a site plan that demonstrates to the satisfaction of the Code Enforcement Officer that the project will comply with this standard. The Code Enforcement Officer shall review the Stormwater and Phosphorus Management Plan and approve a permit based on one of the following methods. If the Code Enforcement Officer determines, because of particular circumstances of the property, that a third party review of the storm water and phosphorous management control plans would help achieve the purposes of this ordinance, the Code Enforcement Officer may require review and endorsement of such plans by the Cumberland County Soil & Water Conservation District,

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or some other third party qualified to conduct such review, the cost of which shall be borne by the Applicant.

Point System

3. Point Credits

The CEO shall issue a Stormwater and Phosphorus Management Control Permit if the applicant meets or exceeds fifty (50) points based on the following point schedule. The applicant shall submit a Sketch Plan of the lot showing how each of the following point credits, or deductions apply to the proposed development. The Sketch Plan shall show approximate locations and dimensions of each stormwater BMP, or other measure.

10 Points for correcting an existing erosion problem on the project site, as approved by the CEO.

10 Points for a building footprint less than 1,500 square feet

10 Points for a clearing limitation of less than 20% of the lot, or 15,000 square feet, whichever is less; or 20 Points for a clearing limitation of less than 15% of the lot, or 10,000 square feet, whichever is less

15 Points for the installation of rock-lined drip edges or other infiltration system to serve no less than 50% of the new impervious area on the site. Test pit information certified by a Licensed Site Evaluator, or a Professional Engineer must show that three feet of separation exists between the Seasonal High Groundwater Table and the bottom of any proposed infiltration structure. Infiltration systems must be sized to accommodate one inch of runoff from contributing impervious areas within the structure (this will include an assumption of 30% void space in washed stone) and designed in accordance with the details provided in Appendix A; or

25 Points for the installation of rock-lined drip edges or other infiltration system to serve no less than 75% of the new impervious area on the site. Test pit information certified by a Licensed Site Evaluator, or a Professional Engineer must show that three feet of separation exists between the Seasonal High Groundwater Table and the bottom of any proposed infiltration structure. Infiltration systems must be sized to accommodate one inch of runoff from contributing impervious areas within the structure (this will include an assumption of 30% void space in washed stone) and designed in accordance with the details provided in Appendix A.

20 Points for the installation of rain gardens to serve no less than 50% of the new impervious area on the site. Rain gardens shall be sized to accommodate one inch of runoff from contributing impervious areas within the six –inch ponding area, and designed in accordance with the detail provided in Appendix A; or

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30 Points for the installation of rain gardens to serve no less than 75% of the new impervious area on the site. Rain gardens shall be sized to accommodate one inch of runoff from contributing impervious areas within the six –inch ponding area, and designed in accordance with the detail provided in Appendix A.

30 Points for a 50 foot wide (no greater than 15% slope) wooded buffer strip, or a 75 foot wide vegetated buffer (no greater than 15% slope) strip located down gradient and adjacent to the developed area, provided there is no channelization within the buffer; or

35 Points for a 75 foot wide (no greater than 15% slope) wooded buffer strip, or a 100 foot wide vegetated buffer (no greater than 15% slope) strip located down gradient and adjacent to the developed area, provided there is no channelization within the buffer; or

40 Points for a 100 foot wide (no greater than 15% slope) wooded buffer strip, or a 150 foot wide vegetated buffer (no greater than 15% slope) strip located down gradient and adjacent to the developed area, provided there is no channelization within the buffer.

4. Point Deductions

The CEO will deduct points based on the following point schedule:

10 Points deducted for a new structure footprint exceeding 2000 square feet, and an additional 5 points deducted for each additional 500 square feet of structure footprint.

10 Points deducted for over 20,000 square feet of disturbance, and an additional 5 points deducted for each additional 5,000 square feet of disturbance.

Alternate Means of Calculation

In those cases where the Code Enforcement Officer determines that use of the points system is inadequate to achieve the purposes of storm water and phosphorous management control or is otherwise inappropriate because of particular circumstances of the property, the Code Enforcement Officer may assess conformance with this standard based on the following:

Phosphorus export calculations based on “Phosphorus Control in Lake Watersheds: A Technical Guide to Evaluating New Development (latest edition), issued by Maine DEP. Any such design must be certified by a Licensed Professional Engineer.

A Stormwater Management Plan designed in accordance with Section 4B of the State of Maine Chapter 500 Stormwater Regulations, General Standards (June 6, 2006, and as amended). Any such design must be certified by a Licensed Professional Engineer.

Erosion Control

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Lots subject to Article 10, Site Plan Review, shall conform to the requirements of Article 10, Sections D, 1, 27 and F, 16. For all other lots the applicant shall submit a site plan that demonstrates to the satisfaction of the Code Enforcement Officer that the project will comply with this standard. *[Amended 12/2/08]*

Erosion of soil and soil particles by water, wind, ice or gravity can occur whenever the surface of the ground is disturbed by a development activity. Erosion control practices are intended to prevent the onset of erosion while sedimentation control practices are necessary to compensate for erosion control practices that are not effective.

Erosion can be minimized by:

5. Diffusing stormwater where possible rather than concentrating it in ditches and culverts
6. Where water cannot be diffused, directing it to culverts and stabilized ditches of adequate capacity and diverting it around disturbed areas
7. Minimizing the area of exposed soil at any time
8. Minimizing the creation of steep “cut” or “fill” slopes during construction but where unavoidable, stabilizing slopes as soon as possible after disturbance
9. Preserving natural vegetative buffers between construction areas and water bodies
10. Maintaining maximum setbacks between construction and water bodies
11. Mulching bare soil immediately after disturbance
12. Reseeding as soon as possible

The applicant shall submit an Erosion and Sedimentation Control Plan prepared in conformance with the Maine Erosion Control BMPS, Bureau of Land and Water Quality Maine Department of Environmental Protection, March 2003 and as amended. *[Amended 12/2/08]*

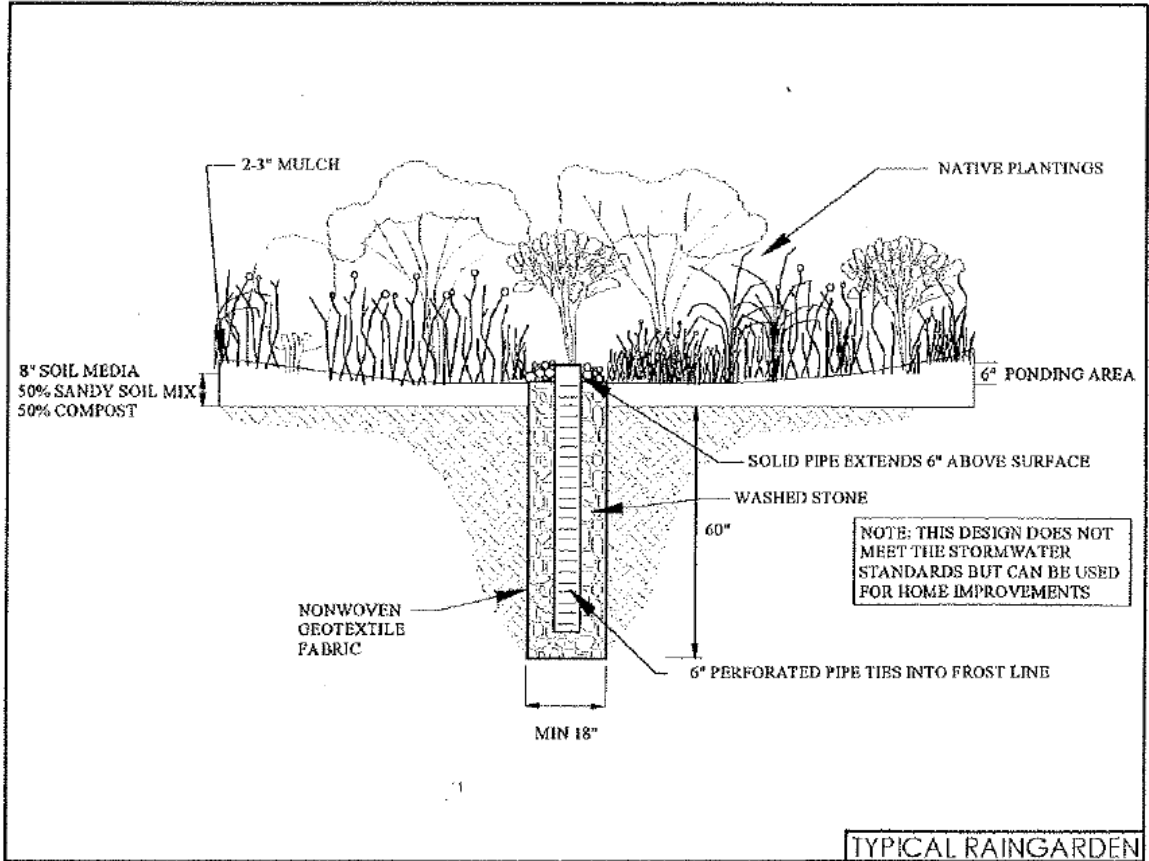
The plan must be prepared by a professional who is registered, licensed, or certified in a related land use field, or by education, training, or experience is knowledgeable in erosion and sedimentation control.

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Z. APPENDIX A [Amended 12/2/08]

AA. Storm Water Quality Treatment Best Management Practices Details



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