



June 29, 2020

(Via Email & Delivery)

J19.112

Scott Dvorak
Code Enforcement Officer
Town of Raymond
Raymond, Maine 04071

**Buckley Lot, Raymond Hill Road
Back Lot Driveway – Request for Planning Board Waiver
(Map 012 Parcel 59B)**

Dear Scott:

As you are aware from our recent correspondence, Jeff Buckley has purchased a 27+/- acre parcel located off Fire Lane 185-1 on Raymond Hill Road (Assessors Map 012 Parcel 59B) to develop as a single family residence. (Refer to *Exhibit 1.*) The property is located in the Rural Residential (RR) district and was divided from a larger parcel of William Miller (Map 012 Parcel 59). Access to the lot requires a back lot driveway approval from the Code Enforcement Officer pursuant to the Raymond Land Use Ordinance Article 9.T –Back Lots and Back Lot Driveways and Sections 4.8 and 5.5 of the Raymond Street Ordinance.

Our team has completed a survey of the lot driveway area and are preparing final driveway and stormwater management plans for your review and approval under the Back Lot provisions. There exists a gravel drive currently servicing the Miller “back lot” created in a 50 foot ROW easement over the “front lot” (Map 012 Lot 59A – Griffeth) as permitted under the Ordinance. The Buckley lot will also be serviced by an extension of this ROW easement over the Buckley lot with a turnaround - creating two (2) “back lots” as permitted under the Ordinance. Refer to the proposed Back Lot driveway survey concept, *Exhibit 2.*

However as we have discussed there is a provision under Article 9.T.5 which states, *“If the front lot is already developed, the existing driveway shall be relocated to the back lot right of way unless there exists a minimum of 100 feet between the existing driveway and the newly proposed right of way, or the Planning Board determines that such relocation is prohibited by site conditions or the orientation of the buildings.”* The front lot paved driveway (Griffeth) is located directly off Raymond Hill Road and is less than 100 feet from the Fire Lane 185-1 back lot driveway. Refer to *Exhibit 3* for a photo from North Raymond Road. Changing the Griffeth lot drive, E911 and postal address, mailbox, culvert, etc. to the proposed back lot drive would create a significant hardship with no benefits to either party. (The Griffeth lot has only an informal grass/gravel connection to that drive.) Furthermore the current residence faces North Raymond Road and having a primary access off the back lot driveway to the side of the lot would be difficult at best. Additionally such a change, in addition to significant cost for no benefit, would require the Griffeth property to be included in the maintenance agreement/covenants for the back lot drive. **For this reason we are formally requesting that the Planning Board consider and grant a waiver of the Land Use Ordinance Article 9.T.5 to allow the Griffeth lot (lot 59) to maintain their existing driveway and not connect to the proposed back lot ROW.**



We are requesting only this one waiver with the understanding that, subject to the granting of this waiver, we would remand the Back Lot Driveway plans for CEO review and approval as required by the Ordinance.

Should you have any questions or require any additional information, please do not hesitate to contact me. We have submitted this request electronically and will deliver 15 copies to the Town Hall. We look forward to meeting with the Planning Board either in person or virtually, at the next available meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Licht', written in a cursive style.

Frederic (Rick) Licht, PE, LSE
Principal

Encl: Exhibit-1 Assessors Map
Exhibit-2 Back Lot ROW Concept Plan
Exhibit-3 North Raymond Road Entrances

Cc: Mary Quirk, Codes Office, Administrative Assistant
Jeff Buckley
Silas Canavan –WEA
Mike Hartman, Jones Associates
Jim Seymour – Sebago Technics

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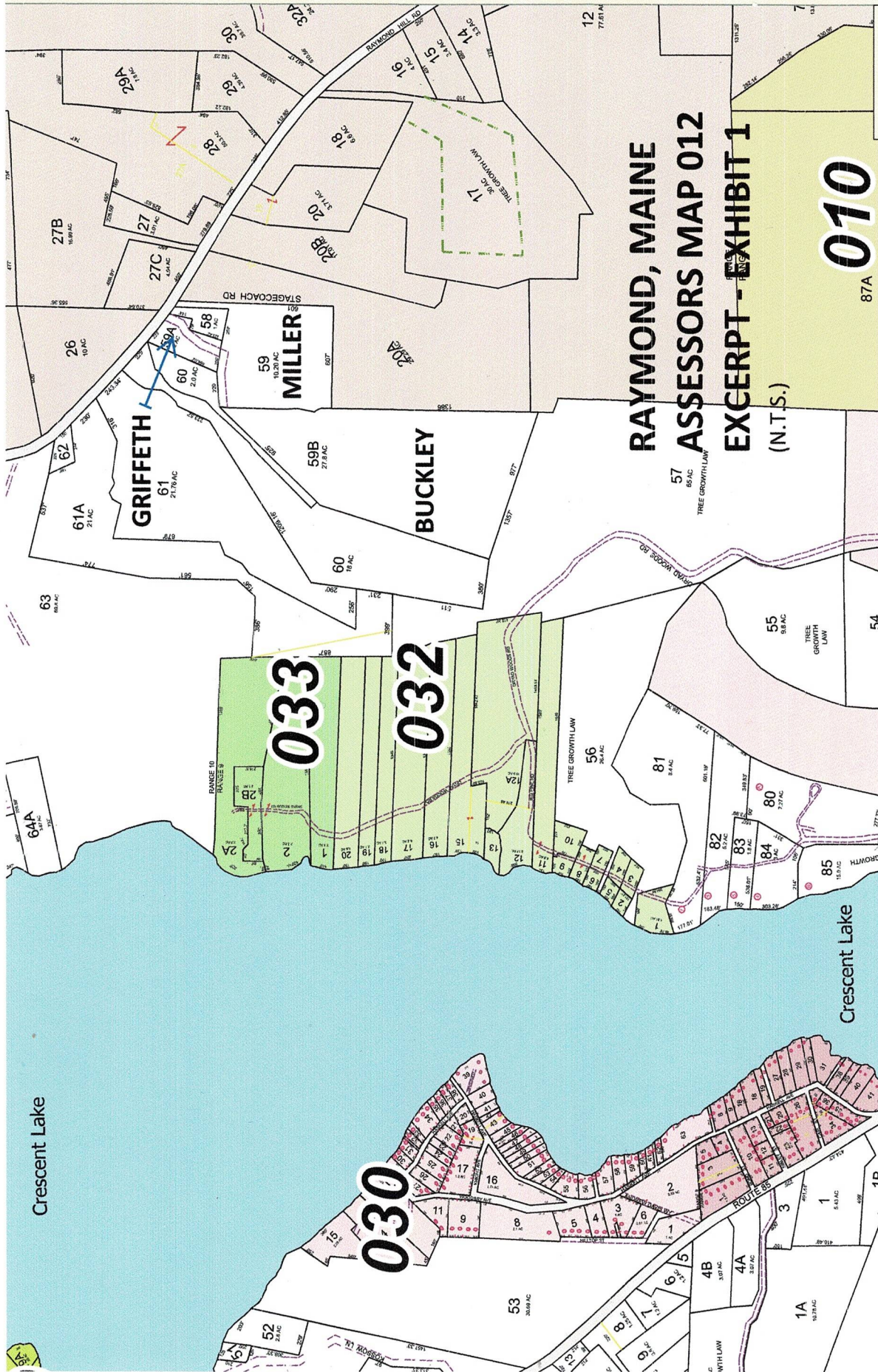
TOWN OF RAYMOND Cumberland County, Maine 2019 Property Map



Sources:
Raymond Assessors' Database
Maine Office of GIS

Prepared by:
Sebago Technics, Inc.

Effective Date: April 1, 2019



RAYMOND, MAINE
ASSESSORS MAP 012
EXCERPT - EXHIBIT 1
(N.T.S.)

010

033

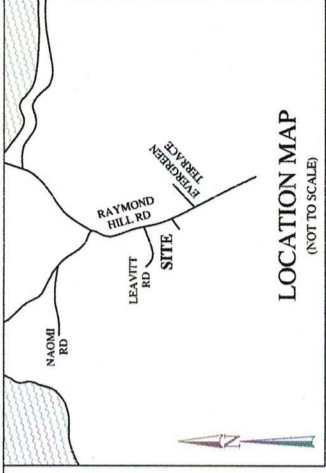
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Crescent Lake





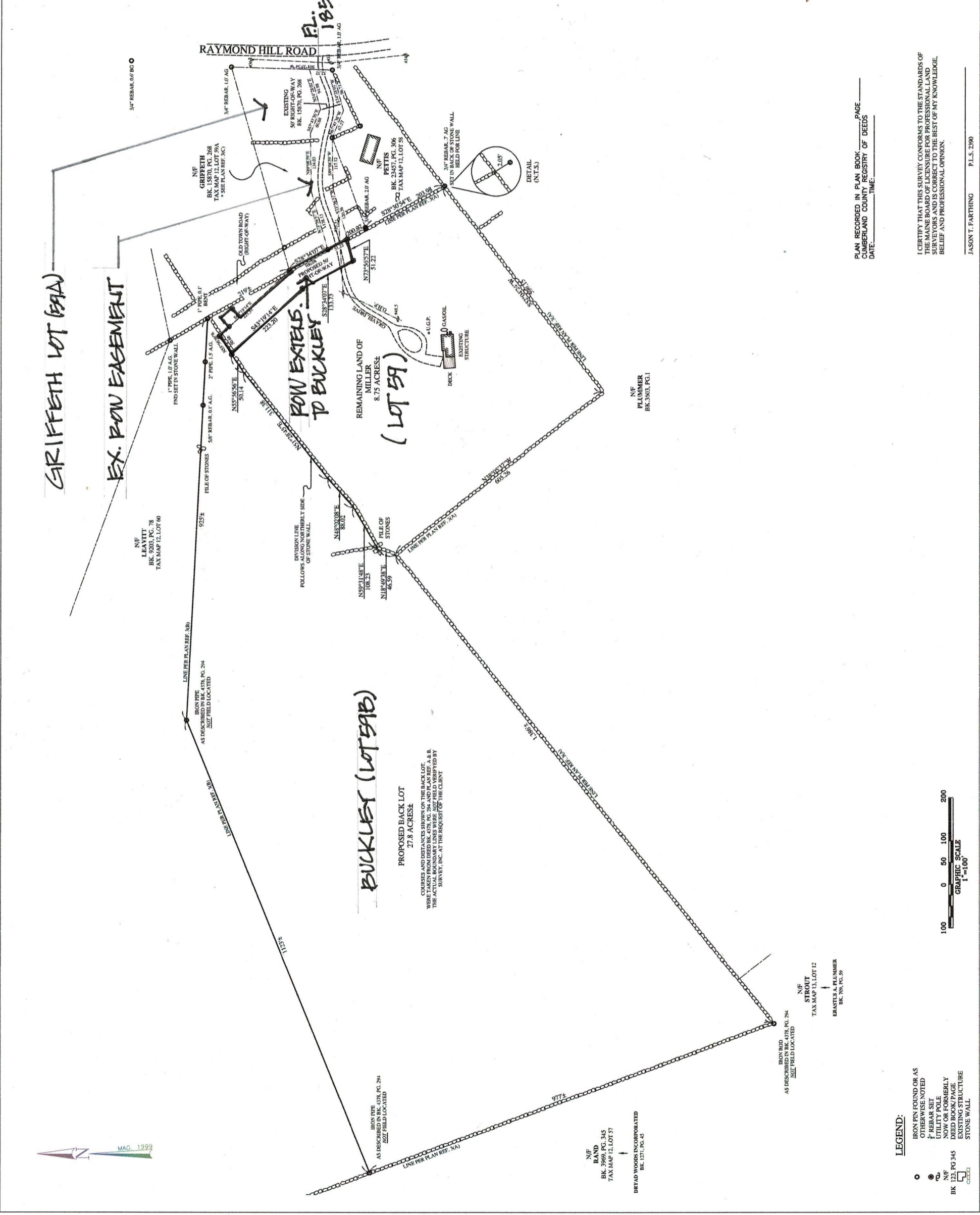
- NOTES:**
- (1) DEED REFERENCE: DEED BOOK 4378, PAGE 294 CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.)
 - (2) TAX MAP REFERENCE: TOWN OF RAYMOND TAX MAP 12, LOT 59
 - (3) PLAN REFERENCES:
 - (A) COMPASS & CHAIN SURVEY FOR: ADRIAN T. LECOINTE BY: FRED HUNTRESS, JR. DATED: AUGUST 1977
 - (B) PLAN OF PROPERTY FOR: PETER J. LEAVITT BY: EARL HOTCHKISS DATED: APRIL 19, 1989
 - (C) BOUNDARY SURVEY FOR: WILLIAM P. MILLER BY: SURVEY, INC. DATED: OCTOBER 1989
 - (4) NORTH REFERENCE: MAGNETIC 1999, PER PLAN REF. 3(C)
 - (5) ZONING RURAL RESIDENTIAL DISTRICT (RR) MIN. LOT SIZE: 2 ACRES ACCESS: 50' BACKLOT RIGHT-OF-WAY MINIMUM SETBACK REQUIREMENTS: FRONT: 30' SIDE: 20' REAR: 20'
 - (6) PROPERTY IS SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD
 - (7) SURVEY, INC. SHALL NOT BE RESPONSIBLE FOR INFORMATION THAT MAY BE FOUND IN UNRECORDED DEEDS, PLATS, PLANS, OR OTHER DOCUMENTS THAT MAY ALTER THE BOUNDARIES OF THE PROPERTY DEPICTED ON THE PLAN.
 - (8) SURVEY, INC. DID NOT PERFORM AN EXTENSIVE TITLE SEARCH BOUNDARIES OF THE SURVEYED PARCEL SHOWN HEREON BASED UPON REESTABLISHING ABUTTING LAND OWNERS BOUNDARIES ACCORDING TO CURRENT TOWN OF RAYMOND TAX ASSESSORS RECORDS. THE OPINION OF A TITLE ATTORNEY SHOULD BE SOUGHT TO DETERMINE ABSOLUTE FEE TITLE INTEREST.
 - (9) THIS IS NOT AN APPROVED SUBDIVISION OR PRIVATE WAY BY THE TOWN OF RAYMOND. THIS PLAN IS INTENDED ONLY TO SHOW INFORMATION REQUESTED BY THE CLIENT.

BOUNDARY SURVEY
172 RAYMOND HILL ROAD
RAYMOND, ME

FOR:
WILLIAM P. MILLER
172 RAYMOND HILL ROAD
RAYMOND, ME
(OWNER OF RECORD)

SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556 (207) 892-2557 FAX
SURVEY.INC@VERIZON.NET

PLAN BY: JASON T. FARTHING
DATE: MAY, 2008
JOB NO. 08-025



PLAN RECORDED IN PLAN BOOK CUMBERLAND COUNTY REGISTRY OF DEEDS DATE: _____ TIME: _____ PAGE _____

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

JASON T. FARTHING P.L.S. 2390

- LEGEND:**
- IRON PIN FOUND OR AS OTHERWISE NOTED
 - ⊕ REBAR SET
 - ⊙ UTILITY POLE
 - ⊖ NOW OR FORMERLY DEED BOOK/PAGE
 - ▭ EXISTING STRUCTURE
 - ▭ STONE WALL



EXHIBIT 2

174 Raymond Hill Rd

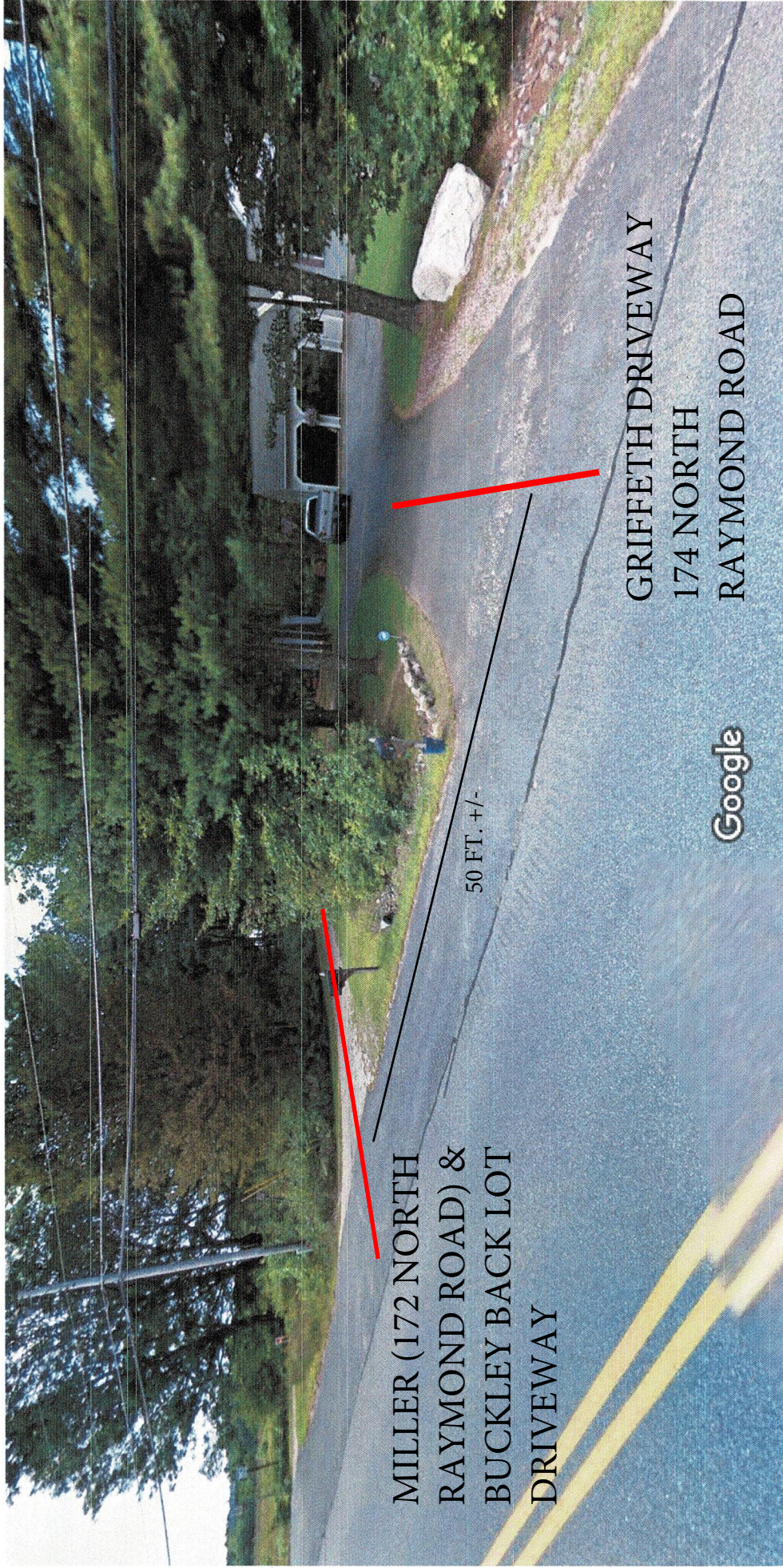


Image capture: Aug 2013 © 2020 Google

Raymond, Maine



Street View



BUCKLEY BACK LOT DRIVEWAY
MAP 012 LOT 59B

JUNE, 2020

EXHIBIT 3