

Raymond Neck

Raymond, Cumberland County, Maine



Community Wildfire Risk Assessment

Total Assessed Rating

185 - High

Suppression Rating

Extreme Hazard

Surrounding Environment Rating

Extreme Hazard

Structures Rating

High Hazard

Fire Protection District

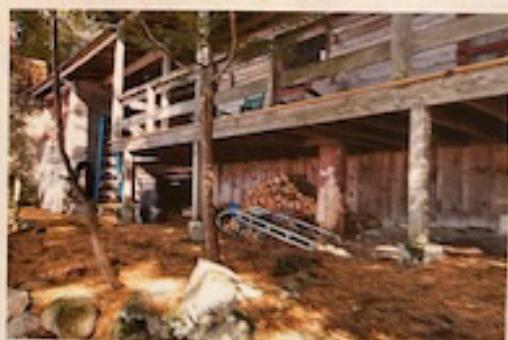
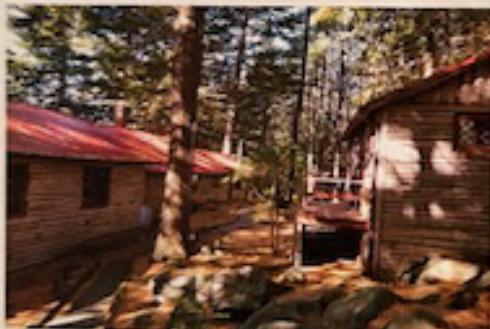
Raymond Fire and Rescue

Community Information

| | |
|------------------|----------------|
| Latitude | 43° 52' 55" |
| Longitude | -70° 30' 30" |
| Dwelling Units | 200 |
| Size | 3,093.88 acres |
| Residential Type | Fixed |

Assessed By: Kent Nelson

Assessment Date: 10-06-2025



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SUPPRESSION ASSESSMENT

Ingress and Egress

- 2 or more roads in and out
- One road in and out (entrance and exit are the same)

Recommended Mitigation Strategies

- Keep community ingress/egress open and maintained (cleared of vegetation)
- Develop community plan for evacuation routes, safe zones, staging areas
- If community is gated, develop evacuation plan and ensure emergency responder access
- Ensure residents know their closest exit in case of emergency
- Evaluate adding a secondary ingress / egress route for use in emergencies

Road Width

- Road width is > 24 feet
- Road width is > 20 feet and < 24 feet
- Road width is < 20 feet

Recommended Mitigation Strategies

- Keep shoulders of road clear for emergency vehicle use whenever possible
- Consider providing pull-offs every 100 yards *Turn outs could be added to narrow roads*

Road Accessibility

- Surfaced road
- Non-surfaced road, grade less than or equal to 5%
- Non-surfaced road, grade greater than 5%
- Non-maintained dirt road

Recommended Mitigation Strategies

- Ensure that road maintenance plan is in place

Town only maintains Cape Road.

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Secondary Road Terminus

- Road ends in a cul-de-sac, diameter > 100 feet
- Road ends in a cul-de-sac, diameter < 100 feet
- Dead end road <200 feet long
- Dead end road >200 feet long

Recommended Mitigation Strategies

- Ensure emergency responders are aware of dead-end roads
- If dead-end roads are narrow, restrict access during an emergency

Street Signs

- Present, lettering 4 inches high, non-flammable and reflective
- Present but wooden, non-reflective, or lettering less than 4"
- Not present

Recommended Mitigation Strategies

- Keep street signs visible and clear of vegetation and fine fuels

Driveways

- Average driveway allows access to homes
- Average driveway restricts access to homes

Recommended Mitigation Strategies

- Improve driveway accessibility where possible *NFPA recommends 12' to 15' wide and 13.5' high*
- Ensure emergency responders are aware of driveway restrictions

Water Supply

- Has pressurized hydrants
- Dry Hydrant(s) / Draft available within the community
- Other accessible sources within community (pond, lake, etc.)
- Water sources located within 4 miles of community (incl hill dip sites)
- No water sources in or within 4 miles of the community

Recommended Mitigation Strategies

- Clearly mark and regularly test dry hydrants
- Keep dry hydrants clear of obstructions and vegetation

Consider installing more dry hydrants in hard to reach areas.

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Hazardous Features

Bridges and narrow reads

- No notable hazardous features present to hinder fire suppression
- Fire suppression hindered by hazardous features *mark bridges with weight limits*

Recommended Mitigation Strategies

- Be aware of local hazardous features and plan appropriately in the event of a wildfire approaching your area
- Ensure emergency responders are aware of local hazardous features that can hinder fire suppression efforts

Local Response Resources

- 5 miles or less from fire department
- More than 5 miles from fire department

Recommended Mitigation Strategies

- Establish and maintain contact with the closest Fire Department
- Be aware of the importance of early detection and reporting of any emergency

Homeowners Association

- HOA has organizational structure for sustained fire prevention and mitigation
- HOA lacks organizational structure for sustained fire prevention and mitigation

Recommended Mitigation Strategies

- Host a Community Education Event at least once a year
- Complete a Community Risk Mitigation Project

*Identify, contact and work with HOA's
Fire Prevention Education
Wildfire Risk Assessment*

Community Brush Chipping events

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SURROUNDING ENVIRONMENT ASSESSMENT

Predominant Vegetation

Light

Medium

→ Heavy fuel loading is considered heavy, due to lack
Extreme / Slash of forest management.

Recommended Mitigation Strategies

- Consider removal of ladder fuels that allow fire to climb from lower to higher vegetation
- Trim tree canopies regularly to keep their branches a minimum of 10' from structures and other trees
- Leave 30 feet between clusters of two to three trees, or 20 feet between individual trees *softwoods primarily are of concern*
- Prune trees 6'10 feet from the ground

Defensible Space

- > 100 ft. of vegetation treatment from structure(s)
- 71 to 100 ft. of vegetation treatment from structure(s)
- 30 to 70 ft. of vegetation treatment from structure(s)
- < 30 ft. of vegetation treatment from structure(s)

Recommended Mitigation Strategies

- Be aware of the risks from falling embers in relation to nearby fuels and defensible space
- Mow lawns regularly
- Water grass, plants, trees and mulch regularly
- Create a spacing of 30 feet between tree crowns *softwoods can ignite easily due to resins in bark*
- Create a 'fire-free' area within 5 feet of your home, using non-flammable landscaping materials
- Remove dead vegetation from under the deck and within 10 feet of the house
- Consider xeriscaping if you are affected by water restrictions
- Plant a mixture of deciduous trees (e.g. oak and maple) and coniferous trees (e.g. pine)
- Create fuel breaks like driveways and gravel walkways
- Remove smaller conifers that are growing between taller trees ** 54% need to obey shoreline zoning rules to protect water quality*
- Remove heavy accumulations of woody debris
- Reduce the density of tall trees so canopies do not touch (*softwoods*)

Structure-to-Structure Ignition

- No Possible Structure-to-Structure Ignition
- Possible Structure-to-Structure Ignition

Recommended Mitigation Strategies

- Work with neighbors to remove/prune vegetation between houses to mitigate structure-to-structure ignition risk
- Consider use of sprinkler systems to keep vegetation moisture levels up
- Replace flammable roofs, siding, soffits, etc. with nonflammable when possible

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| |
|--|
| Slope |
| → Slope 0% - 5% |
| Slope 6% - 10% |
| Slope 11% - 30% |
| Slope > 30% |
| Recommended Mitigation Strategies |
| <input type="checkbox"/> N/A |

| |
|--|
| Area with History of High Fire Occurrence |
| → No recent History of High Fire Occurrence |
| → Area with History of High Fire Occurrence |
| Recommended Mitigation Strategies |
| <input checked="" type="checkbox"/> Develop awareness about local fire occurrence history and include education of community residents in a wildfire prevention plan |

*Lombard Rd Fire > 1 acre
Evergreen Rd Fire > 2 acres Gray
(two homes & 4 trees ~~and~~ 127 cars)*

CWPP written 2019 and valid until 2029

| |
|--|
| Topographical Features |
| → No topographical features that adversely affect wildland fire behavior |
| Topographical features that adversely affect wildland fire behavior |
| Recommended Mitigation Strategies |
| <input type="checkbox"/> N/A |

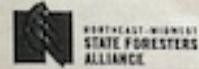
| |
|--|
| Adjacency to Wildlands |
| Not adjacent to wildlands with accumulated fuels and no program for fuel management |
| → Adjacent to wildlands with accumulated fuels and no program for fuel management |
| Recommended Mitigation Strategies |
| <input checked="" type="checkbox"/> When possible, install firebreaks and reduce fuel loads around community boundary to reduce risk from adjacent wildlands |

| |
|--|
| Severe Wind Exposure |
| Not in an area with regular exposure to severe winds |
| → Regularly exposed to severe winds that adversely affect fire behavior |
| Recommended Mitigation Strategies |
| <input checked="" type="checkbox"/> Maintain situational awareness of fire danger in your area, as local severe wind exposure can adversely affect wildland behavior |

metnefireweather.org

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Undeveloped Lots with Restricted Access and/or Not Maintained

Fewer than 10% of lots are undeveloped

→ 10% to 50% of lots are undeveloped

51% to 75% of lots are undeveloped

Greater than 75% of lots are undeveloped

Recommended Mitigation Strategies

Provide FIREWISE construction guidelines to developers / owners

Consider developing covenant restrictions, if applicable

more development will require more access to water for fire suppression.

Interior sprinklers are required, but not effective to suppress wild fires.

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STRUCTURES ASSESSMENT

Roofing Materials

- > 75% of homes have metal, tile or class A asphalt or fiberglass shingles
- 50 to 75% of homes have metal, tile or class A asphalt or fiberglass shingles
- < 50% of homes have metal, tile or class A asphalt or fiberglass shingles

Recommended Mitigation Strategies

- Use fire-resistant roofing material such as metal, tile or Class A shingles
- Inspect for and address gaps in roofing that can expose roof decking or supports
- Place angle flashing over openings between the roof decking and fascia board

Debris on Roof

- No
- Yes

Recommended Mitigation Strategies

- Clear branch, leaf-litter and other debris from roof regularly
- Prune tree limbs away from roof

Ventilation and Soffits

- > 75% of homes have non-combustible ventilation soffits with mesh or screening
- 50-74% of homes have non-combustible ventilation soffits with mesh or screening
- < 50% of homes have non-combustible ventilation soffits with mesh or screening

Recommended Mitigation Strategies

- Clean vents to keep them free of debris, allowing them to keep embers out while allowing air flow for ventilation
- Enclose or box-in eaves with non-combustible materials such as metal, cement board or stucco
- Install a 1/8 inch metal screen behind roof vents

Siding

- > 75% of homes have non-combustible siding
- 50-74% of homes have non-combustible siding
- < 50% of homes have non-combustible siding

Recommended Mitigation Strategies

- Keep landscaping materials and vegetation away from combustible siding
- Increase defensible space from combustible siding
- Replace with noncombustible siding when possible

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Underskirting

> 75% of homes have skirting underneath raised floors/decks

- 50-74% of homes have skirting underneath
- < 50% of homes have skirting underneath

Recommended Mitigation Strategies

- Remove combustible vegetation and leaf litter *within 0-5' of all structures*
- Spread gravel or other non-combustible material under the deck
- Screen in the bottom of the deck with metal 1/8-inch screening
- Separate wooden fences from the house with a stone or metal barrier

Wooden Attachments

> 75% of homes have NO Wooden Attachments

50-74% of homes have NO Wooden Attachments

- < 50% of homes have NO Wooden Attachments

Recommended Mitigation Strategies

- Maintain debris-free decks (e.g. remove ignitable furniture, planters and covering propane grills, especially during high fire danger periods)
- Consider disconnecting fences from structures, or replacing materials directly attached to structures with fire-resistant materials
- Be aware that wooden attachments can act as a fuse to the structure

Gutters

Noncombustible

- Combustible with leaf litter present

Recommended Mitigation Strategies

- Keep gutters clear of fine fuels and debris

Building Setback

- Not applicable

Greater than or equal to 30 feet from slope

Less than 30 feet from slope

Recommended Mitigation Strategies

- N/A

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Windows

Not known

→ Multi-paned

Single-paned

Recommended Mitigation Strategies

- Use metal framing or aluminum coverings for wood or vinyl
- Use a fiberglass or metal screen
- Use drapes and shutters that are fire resistant to help reduce the likelihood of fire spread

Gas Utilities

Underground/clearly marked or Not applicable

Above ground/clearly marked with a 30 foot cleared perimeter

Underground/not marked

→ Above ground/not marked

Recommended Mitigation Strategies

- Keep vegetation pruned to a minimal level near gas utilities
- Place markers around gas utilities where possible
- Keep fine fuel accumulation cleared away from propane tanks
- Place non-flammable mulch (rock, stone) around base of propane tanks

Electric Utilities

Underground/clearly marked

→ Overhead with a 20 foot wide maintained right of way

Underground/not marked

Overhead with right of way not maintained

Recommended Mitigation Strategies

- Keep vegetation pruned and mowed around electric cabinets
- Place non-flammable mulch (rock, stone) around base of electrical cabinets
- Plant less flammable bushes and shrubs around electrical cabinets

COMMENTS

Completed community risk assessment 10-6-25 with Chief TUpper based on 55 wildfire risk assessments taken in Raymond in 2019 and his knowledge of Raymond Neck.