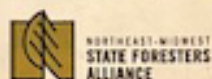


Raymond Neck

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"

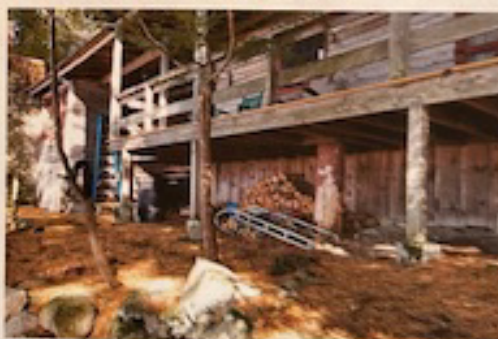
Dwelling Units 200

Size 3,093.88 acres

Residential Type Fixed

Assessed By: Kent Nelson

Assessment Date: 10-06-2025



Raymond Neck

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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

Road Accessibility

narrow roads

→ 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.

Raymond Neck

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NORTHEAST-MIDWEST
STATE FORESTERS
ALLIANCE

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
- ☒ Ensure emergency responders are aware of driveway restrictions

NFPA recommends 12' to 15' wide
and 13.5' high

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. well/dip sites)

No water sources in or within 4 miles of the community

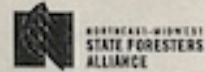
Recommended Mitigation Strategies

- ☒ 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.

Raymond Neck

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Hazardous Features	<i>Bridges and narrow roads</i>
No notable hazardous features present to hinder fire suppression	
→ Fire suppression hindered by hazardous features	<i>mark bridges with weight limits</i>
Recommended Mitigation Strategies	
<input checked="" type="checkbox"/> Be aware of local hazardous features and plan appropriately in the event of a wildfire approaching your area	
<input checked="" type="checkbox"/> 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
<input checked="" type="checkbox"/> Establish and maintain contact with the closest Fire Department
<input checked="" type="checkbox"/> 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	<i>Identify, contact and work with HOA's</i>
HOA lacks organizational structure for sustained fire prevention and mitigation	
Recommended Mitigation Strategies	<i>Fire Prevention Education Wildfire Risk Assessment</i>
<input checked="" type="checkbox"/> Host a Community Education Event at least once a year	
<input checked="" type="checkbox"/> Complete a Community Risk Mitigation Project	

Community Brush chopping events

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SURROUNDING ENVIRONMENT ASSESSMENT

Predominant Vegetation

- Light
- Medium
- Heavy
- Extreme / Slash

fuel loading is considered heavy, due to lack 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
- ☐ Prune trees 6-10 feet from the ground

softwoods primarily are of concern

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
- ☒ 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
- ☒ Remove heavy accumulations of woody debris
- ☒ Reduce the density of tall trees so canopies do not touch

softwoods can ignite easily due to resins in bark

** still need to obey shoreline zoning rules to protect water quality*

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

☐ N/A

Area with History of High Fire Occurrence

- No recent History of High Fire Occurrence
- Area with History of High Fire Occurrence

Lombard Rd Fire > 1 acre
Evergreen Rd Fire > 2 acres Gray
(two homes & three cars) 1027

Recommended Mitigation Strategies

- ☒ Develop awareness about local fire occurrence history and include education of community residents in a wildfire prevention plan

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

☐ 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

- ☒ 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

- ☒ Maintain situational awareness of fire danger in your area, as local severe wind exposure can adversely affect wildland behavior

maine fire weather. 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.