



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

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2024-07-30

Town of Naples Planning Board
c/o Ms. Kathleen Eddy
15 Village Green Ln
Naples, ME 04055

Copied Electronically to Ms. Kathleen Eddy, Town of Naples

Dear Ms. Eddy,

At the planning board meeting of August 6th, 2024, significant discussion occurred about the project. We thank you and the board for their valuable time.

Please see the takeaway requests itemized below and included in this submission.

1. Waiver request. The board noted that the applicant should submit a waiver request from the standards of the Land Use Ordinance section 908.5.b. Said waiver request is attached.
2. Easements. The board requested to see and have recorded an easement for stormwater and entry. A draft of such property split and easements are attached. The property, in its current state, however, does not require any easement because the servient and dominant tenements are benefitting the same entity. Essentially, an owner cannot be benefitted and encumbered by the same easement because under the law such easement merges with the land and extinguishes. The applicant, upon approval of the project, will split the lot as shown on the Plan and record both the easements for stormwater and entry. The applicant requests the easement be recorded prior to issuance of the occupancy permit. This request stems from the fact that should the DEP require any amendments to the stormwater easement, the applicant will not be required to prepare a corrective easement to address any DEP comments.
3. DEP Submission. The board requested evidence that the corresponding DEP application was submitted. The application was submitted on May 17th, 2024. The DEP found the application acceptable for processing on June 10, 2024. A pdf of the DEP email is attached.
4. Traffic adjusted for seasonal fluctuations. The traffic engineer adjusted the traffic numbers for Route 302 for seasonal fluctuations. However, the traffic count for the proposed number is not adjusted for seasonal fluctuations as a standard. A memorandum from the traffic engineer is attached.
5. Distance to intersection. The distance to the signalized intersection is noted on the revised plan C2.1.
6. Buffer. The grading and cutting has been adjusted on the west side of the building in order to provide both a vegetated buffer and fence. Please see the revised site plans, attached.
7. Pond fence. A new fence has been added along the western property line to screen the stormwater pond.

8. White pines. The planting plan has been adjusted to provide white pines.
9. Architectural. Per concerns from the board, the applicant submits herein a new store floor plan and elevations. The new plan breaks up the roofline and moves the entrance from the corner to the middle of the eastern elevation. See the attached plans.
10. Truck access. Truck access is appropriate to enter and leave the store loading area. A plan depicting this is attached.
11. Boat trailers. Moose Landing Marina currently uses the existing field for boat trailer parking. When the proposed store is operational, the trailers will be removed from the site. The field property will then no longer be used for boat trailer storage.
12. Site entrance. The site entrance has been widened per a public comment and ensuing planning board discussion. The revised site plans show the wider entrance with two exit lanes.
13. Maintenance. A note has been added to plan C2.0 which reads, "The applicant or assigned entity shall be responsible for site maintenance, including fences."

Main-Land looks forward to presenting and discussing this project with the Naples planning board.

Sincerely,

Main-Land Development Consultants, Inc.



Robert L. Berry III, P.E.
President
Senior Chief Engineer.

