



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

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March 25, 2019

Town of Naples Planning Board
Reneé Carter, CEO
15 Village Green Lane
PO Box 1757
Naples, ME 04055

Subject: Application for Site Plan Review – Moose Landing Marina Service Office Building Reconstruction.

Dear Members of the Planning Board,

Main-Land Development Consultants, Inc. has been retained by MLM Realty, LLC to represent them in their application for Site Plan Review for reconstruction of a service office building at Moose Landing Marina. Moose Landing Marina is located on Moose Landing Trail off Route 302 and is on Naples Tax Map U-3, Lot 23. The property currently operates as a marina on Brandy Pond. The existing site is served by private utilities including sewer, and water. Electrical power is provided through public utilities. The new building will utilize existing overhead electrical connections which service the existing building.

The proposed project involves tearing down an existing parts and service building and constructing a new two-story service/office building within the same building footprint as shown on Site Plan C2.3. Although within the 250' shoreland zone, the building is setback 115' from the shoreline of Brandy Pond and therefore outside of the 100' shoreland setback dimensional requirements as the property is not zoned as resource protection. The proposed building is 73'x28', is two stories for a total height of 26'1 3/4", and results in an additional 1,856 sf of floor area due to the second story. Building plans and elevations can be found in the following application package. The project will utilize existing drives and utilities. As the building will be constructed within an existing building footprint, there is no new impervious or developed area and therefore no changes to the site stormwater control plan or phosphorus control plan are proposed.

The applicant has prepared this letter and the attached materials and plans in accordance with the Town of Naples Site Plan Review submission procedures. For ease of review, submission requirements and responses are listed below.

SUBMISSION REQUIREMENTS – Site Plan Review Application

1) *Owner's name, address and signature.*

Please refer to application form and agent authorization letter in Section 1.

2) *Tax Map and Lot of all abutting property owners*

Please see the abutter list and tax maps in Section 3.

3) *Perimeter survey of the parcel*

A copy of the boundary survey submitted with the last application has been submitted. As no property has been bought or sold within this time period, the property boundary has not changed.

4) *Total area of any land within 500 feet of the proposed project which is owned by the applicant.*

The Applicant does not own property within 500 feet of project parcel.

5) *Zoning classifications(s) of the property and the location of zoning district boundaries*

The property is located in the Commercial District which extends 500' off of Route 302. A portion of the property is also located in the Residential District and the 250' Shoreland Zone. Please see Site Plan C2.3 in Section 7 of the application.

6) *Soil types and location of soil boundaries*

The soil characteristics remain unchanged from previous application submittals.

7) *The location of all building setbacks as required by the town ordinance*

Please see Site Plan C2.3 in Section 7 for setback requirements.

8) *The location, size and character of all signs and exterior lighting.*

A new light is proposed at the building entrance. Light will be a wall mounted LED, and will be downcast and cutoff fixture to meet town standards.

9) *The lot area of the parcel, street frontage and the Town Ordinances requirements for minimum lot size and frontage.*

Please see Site Plan C2.3 in Section 7 for lot area, street frontage and lot size requirements.

10) *The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements and landscaping.*

Please see Site Plan C2.3 for locations of existing and proposed buildings and access ways. Height of new structure is just over 26 feet tall, 73 feet long, and 28 feet wide. Existing building heights remain unchanged and vary with a maximum height of approximately 37 feet. Please see Section 6 for architectural plans of the new building.

11) *The location of all buildings within fifty (50) feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.*

Please see Site Plan C2.3 for building, driveway and intersection locations.

12) *Existing and proposed topography of the site at two (2) foot contour intervals if major changes to the existing topography are being proposed.*

No changes to site topography are proposed, please see C2.3 for existing and proposed topography.



13) All surface water features within 500 feet of the project boundaries, including perennial streams and wetlands.

Please see Site Plan C2.3 and the USGS Site Location Map included in Section 4 of this application. As shown on the plans, the property borders Brandy Pond, but there are no streams or wetlands on site. No surface water features were identified within 500' of the property.

14) Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, design of entrances and exits of vehicles to and from the site on to public streets, curb and sidewalk.

There are no changes to vehicular site access. Please see Site Plan C2.3.

15) Location of all wells and septic systems within 150 feet of the property boundary.

Please see Site Plan C2.3.

16) Existing land cover and vegetation conditions

Please see Site Plan C2.3.

17) Drainage plan to describe the location and size of road culverts, road drainage ditches, phosphorus and runoff control measures and other similar features.

As there will be no change in surface cover on this site (building constructed within the same building/gravel drive footprint), there are no changes to the stormwater and phosphorus analysis submitted in the previous application. Please see Site Plan C2.3 for existing stormwater features.

18) If the site is not to be served by a public sewer line, then an on-site soils investigation report by a Department of Human Services licensed site evaluator shall be provided.

The property is served by an existing subsurface wastewater disposal system shown on Site Plan C2.3. The system was sized for 460 gallons per day. Although this project provides new office space, it does not result in an increase to the number of employees on site. As such, the existing system is adequate to service the new building.

19) A list of waivers of any town requirements or ordinance provisions requested.

The applicant is not asking for any waivers.

20) A statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required.

A copy of the plan has been set to the Naples Fire Chief. The Naples Fire Department has indicated that their approval will be made/addressed as part of the application review process.

21) A soil and erosion control plan approved by the Cumberland County Soil and Water Conservation District.

Please see the Erosion and Sedimentation Control Narrative in Section 5. The Erosion Control Plan is currently being reviewed by the CCSWCD.



22) Phosphorus Analysis

As there will be no change in surface cover on this site, phosphorus export remains unchanged.

23) A utility plan showing provisions for water supply and wastewater disposal including the size and location of all piping, holding tanks, leachfield, etc.

Please see Site Plan C2.3 for water and wastewater provisions. The new building will be served by the existing water and sewer services to the current building. As there is no increase in the number of employees on site, the septic system and well on site will be adequate to serve the new building.

24) Building plans showing plans of all floors and all elevations.

Please see Section 6 for Architectural plans. The building height is 26' 1 3/4" which is less than the town's 35' maximum height standard.

25) Copies of any proposed or existing easements, covenants and deed restrictions.

Please see Section 2 for the deed.

26) A description and design of proposed temporary and permanent signs, including location, size and lighting.

The applicant is not proposing any new signs as part of this project.

27) Copies of all required state approvals and permits, provided however, that the Planning Board may approve site plans subject to the influence of specific state licenses and permits in cases where it is not feasible for the applicant to obtain at the time of Site Plan Review. The Planning Board may waive any of these requirements when the Board determines that the scale or nature of the project is of a size that makes the information unnecessary.

An amendment to the property's Site Location of Development Application has been sent to Maine DEP in Portland for their review. Approval is anticipated in Spring 2019.

Main-Land looks forward to presenting this material to the Planning Board at the meeting in April of 2019. If you have any questions or comments, please do not hesitate to contact Main-Land.

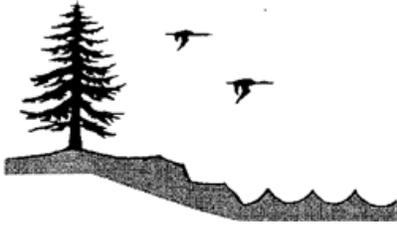
Sincerely,

Main-Land Development Consultants, Inc.



Esther Bizier
Project Manager & Project Engineer
esther@main-landdci.com
Cell: 207-931-8484





TOWN OF NAPLES PLANNING BOARD APPLICATION

P.O. Box 1757, Naples, Maine 04055
Phone: (207) 693-6364 / Fax: (207) 693-3667

www.townofnaples.org

Major Site Plan Review Application

Date: March 26, 2019

Owner/Applicant Name: MLM Realty, LLC

Mailing Address: 72 Lafayette Street, Yarmouth, ME 04069

Telephone: (207) 846-9050 Email: esther@main-landdci.com

Property Owner: MLM Realty, LLC

Property Location: 32 Moose Landing Trail Map & Lot: U-3/23

Any easements, covenants, or deed restrictions related to the property? Yes

Zoning District: Commercial/Residential Waivers requested: No

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: _____
Main-Land Development Consultants, Inc.

69 Main Street, Livermore Falls, ME 04254

The undersigned, being the applicant, owner or legally authorized representatives, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statues, and regulation of the Town, State and Federal governments.

Date: March 26, 2019 Signature: Esther K. Berger

Fee Schedule:

Advertising: \$50.00	Aquatic Structure (non commercial): \$50.00
Fee per abutter: \$7.00	Review Escrow: TBD
Under 1,000 sq. ft. gross floor area: \$300.00	
1,000 – 10,000 sq. ft. gross floor area: \$400.00	
Over 10,000 sq. ft. gross floor area: \$400.00	
**Plus \$25.00 for each 1,000 sq. ft. over 10,000	
Development without building: \$400.00	
Modification of approved plan: \$100.00	
Commercial Initial permit: \$100.00	
Commercial Annual Renewal: \$50.00	Applicants Total: \$ <u>612</u>

Please include **9 copies** of all supporting documents, including a letter of intent, when submitting your application to the Town Secretary. Completed applications should be received 21 days before the meeting date.

A formal application for Site Plan Review shall contain at least the following exhibits and information:

A fully executed and signed copy of the application for Site Plan Review; and, **9 copies** of a site plan drawn at a scale sufficient to allow review of the items listed under Criteria and Standards, but not more than one hundred (100) feet to the inch for that portion of the total tract of land being proposed for development, and showing the following:

- Owner's name, address and signature.
- The Tax Map and Lot of all abutting property owners plus a description of the project, to be used by the Planning Board to notify the abutters by certified mail of the proposed project, proof of mailing receipts to be kept on file at the Town Office. Owners of abutting properties shall be those listed in the most recent tax records of the Town of Naples.
- Perimeter survey of the parcel made and certified by a registered land surveyor relating to reference points showing true north point, graphic scale, corner of parcel, date of survey and total acreage.
- Total area of any land within 500 feet of the proposed project which is owned by the applicant.
- Zoning classifications(s) of the property and the location of zoning district boundaries if the property is located in two or more zoning districts.
- Soil types and location of soil boundaries as certified by a registered engineer or certified soil scientist.
- The location of all building setbacks as required by the Town Ordinances.
- The location, size and character of all signs and exterior lighting.
- The lot area of the parcel, street frontage and the Town Ordinances requirements for minimum lot size and frontage.
- The location of all existing and proposed buildings (including size and height), driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements and landscaping.
- The location of all buildings within fifty (50) feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.
- Existing and proposed topography of the site at two (2) foot contour intervals if major changes to the existing topography are being proposed.
- All surface water features within 500 feet of the project boundaries, including perennial streams and wetlands.
- Location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading and unloading facilities, design of entrances and exits of vehicles to and from the site on to public streets, curb and sidewalk.
- Location of all wells and septic systems within 150 feet of the property boundary.
- Existing land cover and vegetation conditions.
- Drainage plan to describe the location and size of road culverts, road drainage ditches, phosphorus and runoff control measures and other similar features.
- If the site is not to be served by a public sewer line, then an on-site soils investigation report by a Department of Human Services licensed site evaluator shall be provided.
- A list of waivers of any town requirements or ordinance provisions requested.

Please include 9 copies of all supporting documents, including a letter of intent, when submitting your application to the Town Secretary. Completed applications should be received 21 days before the meeting date.

- A statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required.
- A soil and erosion control plan approved by the Cumberland County Soil & Water Conservation District.
- Phosphorus Analysis.
- A utility plan showing provisions for water supply and waste water disposal including the size and location of all piping, holding tanks, leachfield, etc.
- Building plans showing plans of all floors and all elevations.
- Copies of any proposed or existing easements, covenants and deed restrictions.
- A description and design of proposed temporary and permanent signs, including location, size and lighting.
- Copies of all required state approvals and permits, provided however, that the Planning Board may approve site plans subject to the influence of specific state licenses and permits in cases where it is not feasible for the applicant to obtain at the time of Site Plan Review.

The Planning Board may waive any of these requirements when the Board determines that the scale or nature of the project is of a size that makes the information unnecessary.

For a complete review of requirements for a Site Plan Review please refer to the Town of Naples Site Plan Review Ordinance which can be viewed at www.townofnaples.org.

Please include 9 copies of all supporting documents, including a letter of intent, when submitting your application to the Town Secretary. Completed applications should be received 21 days before the meeting date.

April 06, 2017

Main-Land Development Consultants, Inc.
42 Church Street
PO Box Q
Livermore Falls, ME 04254

SUBJECT: Agent Authorization

To Whom It May Concern:

I, Steve Arnold, declare Main-Land Development Consultants, Inc. (Main-Land) as my authorized agent and representative for the Moose Landing Marina in Naples, Maine. Main-Land is authorized to pursue local, state, and federal permitting, including signing application forms and attending meetings.

Sincerely,

Signed



Printed

Steven Arnold
Steve Arnold