



# MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254  
367 US ROUTE 1, N. BUILDING, FALMOUTH, ME 04105  
TEL: (207) 897-6752/FAX: (207) 897-5404  
WWW.MAIN-LANDDCI.COM

August 13<sup>th</sup>, 2024

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,

DPC, LLC hereby requests a waiver under the Land Use Ordinance Section 905 from the standard of the Land Use Ordinance, Section 908.5.b. for the following reasons.

1. The applicant and landowner, and abutting landowners, prefer the proposed site plan layout.
2. The proposed project conforms with neighboring properties, including the retail developments in the area.
3. The project as proposed uses the proposed building to protect neighboring residential properties from their visual and noise concerns. Conforming to 908.5.b would necessitate putting parking closer to residential properties.
4. The neighboring residents and homeowner's association has requested the project to not be mirrored.
5. Conforming to section 908.5.b could detract from neighboring properties, which is then a violation of section 905.5.a.

The applicant submits that:

- A. there will be no adverse effects on the neighborhood or the site by granting this waiver. Indeed, granting the waiver will ease stated concerns of the neighborhood residents,
- B. the purpose of the site plan review will be maintained, and
- C. the special circumstances of this property's geography make section 908.5.b an unnecessary burden upon the applicant. A waiver will not adversely affect the abutting landowners and has been designed, specifically, to protect the abutting landowners as much as reasonable while enhancing the general health, safety, and welfare of the Town and residents.

Please favorably consider this waiver request. Upon approval by the board, the waiver will be noted on the final plan.

Sincerely,

Main-Land Development Consultants, Inc.

A handwritten signature in blue ink, reading "Robert L. Berry III". The signature is fluid and cursive, with the letters "R", "L", and "B" being particularly prominent and stylized.

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