



August 29, 2019

Renee Carter, Code Enforcement Officer
Town of Naples
PO Box 1757
Naples, Maine 04055

**Re: Site Plan Amendment
Self Storage Units – 215 Roosevelt Trail, Naples
Old Sour Holdings, LLC, Applicant/Owner**

Dear Ms. Carter and Planning Board:

On behalf of our client, Old Sour Holdings, LLC please find the enclosed application for Site Plan Amendment related to an approved Self-Storage facility on property located on 215 Roosevelt Trail. The Naples Planning Board approved the Site Plan approximately one year ago, and the project is currently under construction. The applicant wishes to merge the rear portion of the property with the abutting parcel identified as Tax Lot 12-A. This would separate the Restaurant Use from the Self-Storage Use. There are no proposed changes to the design of the project other than to merge the back portion of the lot with the abutting vacant parcel. The revised Tax Lot 12 (Old Sour Holdings, LLC parcel) will be for the restaurant use and will be approximately 60,502 SF in size with 314 feet of road frontage on Roosevelt Trail and will include the existing gravel parking lot that is accessory to the restaurant use. The modified Tax Lot 12-A (Susan Sprague parcel) will be for the self-storage use and will be approximately 172,238 SF in size with 105 feet of road frontage on Roosevelt Trail. We have proposed the dividing lot line to be compliant with setbacks for structures and the existing wastewater disposal field on Lot 12. The existing well serving Lot 12 will now be located on Lot 12-A, so an easement will be granted for the benefit of Lot 12 to allow the well to remain.

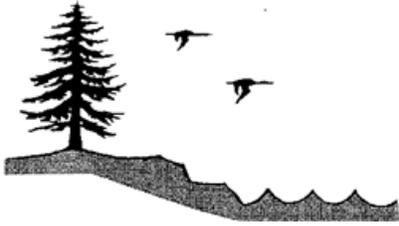
If you have any questions, comments or require any further information, please don't hesitate to contact us. We look forward to working with Town staff and the Planning Board on this project.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin M. Roma, P.E.
President

Cc: Old Sour Holdings, LLC, Applicant



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: 8-13-2019

Owner/Applicant Name: OLD SOUR HOLDINGS, LLC

Mailing Address: 79 LEWIS ROAD, NAPLES, ME 04055

Telephone: _____ Email: _____

Property Owner: SAME AS APPLICANT

Property Location: 215 ROOSEVELT TRAIL Map & Lot: MAP U-05, LOT 12

Any easements, covenants, or deed restrictions related to the property? NONE KNOWN

Zoning District: COMMERCIAL Waivers requested: NONE

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: _____

DUSTIN ROMA, DM ROMA CONSULTING ENGINEERS, PO BOX 1116, WINDHAM, ME 04062

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: 8-13-19 Signature: Dustin Roma AGENT

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: \$ _____

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.

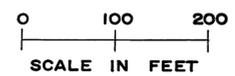
Please include 9 copies of all supporting documents, including a letter of intent, when submitting your application to the Town Secretary. Completed applications should be received 21 days before the meeting date.



JOHN E. O'DONNELL & ASSOCIATES
AUBURN, MAINE
1969 1979

FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES

PROPERTY MAP
NAPLES, MAINE



U-5

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That **KCB 2, LLC**, a limited liability company with a place of business in Naples, County of Cumberland and State of Maine;

For consideration paid, grant to: **OLD SOUR HOLDINGS, LLC**, a Maine Limited Liability Company with a place of business at Naples, Maine

Whose mailing address is: 79 Lewis Road, Naples, ME 04055

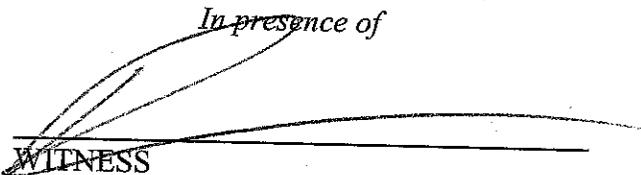
With warranty covenants the land in Naples, County of Cumberland and State of Maine, described as follows:

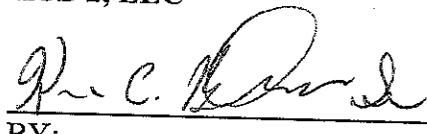
See Exhibit A attached hereto and incorporated herein by reference.

WITNESS my hand and seal this 29th day of the month of March, 2004.

*Signed, Sealed and Delivered
In presence of*

KCB 2, LLC


WITNESS


BY:

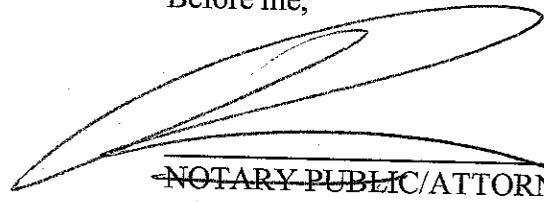
ITS

STATE OF MAINE
CUMBERLAND, ss.

March 29, 2004

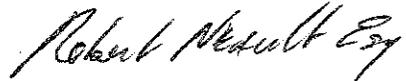
Then personally appeared before me the above-named KCB 2, LLC and acknowledged the foregoing instrument to be his free act and deed.

Before me,



~~NOTARY PUBLIC/ATTORNEY AT LAW~~

Printed Name:



MAINE REAL ESTATE TAX PAID

EXHIBIT A

With warranty covenants, a certain lot or parcel of land with the buildings thereon, situated on the northeasterly side of the Bridgton Road (U.S. Route 302) in the Town of Naples, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a 1-¼ inch iron pin located on the northerly side of U.S. Route 302 said iron pin also marking the corner bound of land now or formerly of Scothorne (Cumberland County Registry of Deeds, Book 7558, Page 154);

Thence N 49° 02' 32" E a distance of 727.00 feet to a 1 ½ inch pin at land now or formerly of Libby and Gray (Book 12938, Page 245);

Thence S 1° 18' 38" W a distance of 588.91 feet to a 1 ¼ inch iron pin at land now or formerly of Edwards (Book 3346, Page 137);

Thence S 51° 28' 11" W a distance of 292 feet to an iron pin located on a stone wall;

Thence S 54° 45' 51" W a distance of 90.73 feet to an iron pin on the northerly side of U.S. Route 302;

Thence in a generally northwesterly direction along the northeasterly bound of U.S. Route 302, to the iron pin marking the point of beginning; the last mentioned course being 418.01 feet along a curve, having a radius of 2,198.59 feet.

Premises described above are shown on a plan entitled "Standard Boundary Survey, Route 302, Naples, Maine for A.G. Associates, P.O. Box 455, Raymond, Maine 04071", prepared by A.A. Wylie, PLS 2013, dated November, 1998 and recorded in the Cumberland County Registry of Deeds.

Excepting and reserving herefrom the following described parcel which is being conveyed this date to Susan S. Sprague.

A certain lot or parcel of land located in the Town of Naples, County of Cumberland and State of Maine being more specifically bounded and described as follows:

Beginning at a drill hole located on the northeasterly sideline of Route 302. The said drill hole being set at the northwesterly corner of land now or formerly of Edwards as described in the Cumberland County Registry of Deeds Book 3346, Page 137.

Thence, from the point of beginning, northwesterly along said Route 302, and following a curve to the left, an arc distance of 105.00 feet, (said curve having a radius of 2198.59') to a point.

Thence, North 58 - 21 - 11 East, across land of the grantor a distance of 458.01 feet to a point and land now or formerly of Proctor, as described in the Cumberland County Registry of Deeds Book 11421 Page 172.

Thence, South 1-18-38 West, along land of said Proctor, a distance of 142.02' to an iron pipe and land of said Edwards.

Thence, South 51 - 28 - 11 West, along the land of said Edwards, and following a partial stone wall, a distance of 292.00 feet to an angle point.

Thence, South 54 - 45 - 51 West, along lands of the said Edwards, and following a stone wall, a distance of 90,73 feet to the point of beginning.

Meaning an intending to describe a building lot conforming to the Town of Naples zoning requirements. The above described lot containing 45,600 square feet, more or less.

Being the same premises as described in a Warranty Deed of Kenneth C. Burnham, Sr. and Kenneth C. Burnham, Jr. to KCB 2, LLC dated February 25, 2000 and recorded on February 29, 2000 in the Cumberland County Registry of Deeds at Book 15343, Page 239.

Received
Recorded Register of Deeds
Mar 31, 2004 12:19:16P
Cumberland County
John E O'Brien