



MEMORANDUM

TO: Naples Planning Board
Kathy Eddy, Assistant to Code Enforcement & Planning

CC: Jay Guthro, New England FreshWater Marine, Inc.

From: Jamel Torres, Senior Planner, North Star Planning

RE: 96/96A Roosevelt Trail – Site Plan Review
Planning Board meeting – May 21, 2024

Date: May 14, 2024

Overview

New England FreshWater Marine, Inc. is proposing to relocate their existing business, New England Water Sports located at 20 Kansas Road, to 96 and 96A Roosevelt Trail. The subject property is currently being utilized for a similar use by Sebago Dock & Lift, Inc., which is a legal nonconforming use.

The proposed project includes formalizing the site with a designated customer parking area, fire access elements and a modified project sign. No other modifications to the site are proposed at this time.

The project will be discussed at the May 21, 2024 Planning Board meeting.

This memorandum is in response to a site plan review materials dated April 22, 2024 and resubmission materials dated May 2, 2024 and May 9, 2024 submitted by Jay Guthro of New England FreshWater Marine, Inc.

Applicant: New England FreshWater Marine, Inc.

Owner: 96 Roosevelt Trail, LLC

Location: 96 Roosevelt Trail

Zoning: Commercial

Tax Map Number: Map U6-Lots 31 & 31A

Existing Land Use: Marine Sales & Services

Proposed Land Use: Marine Sales & Services

Complete Application: The application has been deemed complete.

Acreage: U6-Lot 31: 1.5 acres; U6-Lot 31A: 1.51 acres

Waivers: None requested at this time

Site Walk: A site walk for this project has not been scheduled.

Public Hearing: The Planning Board should make a determination at the meeting on May 21, 2024 on whether to request a site inspection and if a public hearing should be held.

Suggested Motion: To [**approve/approve with condition(s)/deny**] the proposed project located at Tax Map U-6, Lots 31 & 32 based on the Findings of Fact and Conclusions from the planner memo dated May 14, 2024.

Site Plan Review

FINDINGS OF FACT

1. Preservation of Landscape
 - The applicant is not proposing any modifications to the existing landscape on the site.
2. Buffers and Landscaping
 - In accordance with Section 908.2.g. in the Land Use Ordinance, all parking areas containing five or more spaces must provide a Class I Buffer on each property line abutting any public street or way. A Class I Buffer is a buffer at least five (5) feet wide consisting of densely planted shrubs or trees at least four (4) feet in height at the time of planting, or fencing such as picket or split rail fencing, or a combination thereof. The purpose of this buffer is to provide visual screening. It does not appear that the applicant is proposing any new plantings or fencing to meet this standard. The applicant should be prepared to discuss this with the Board.
3. Relation of Proposed Building to the Environment
 - The applicant is not proposing any new buildings on the site and does not plan to make any modifications to the existing building.
4. Vehicular Access
 - Vehicular access to the project will utilize the existing driveway along Roosevelt Trail. No modifications are proposed to the existing driveway on the site.
 - The applicant has coordinated with the Town's Fire Department in regards to emergency access requirements to the site. The Town's Fire Chief is requiring a gate across the existing driveway along Song School Road to be gated with a combination that will be provided to the Department. The required gate is depicted on the site plan accordingly. This can be considered a condition of approval if the Board is comfortable with this approach.
5. Parking and Circulation
 - The applicant has depicted a designated area for customer parking on the site plan. The applicant is also proposing one ADA parking space on the site.
6. Stormwater Management
 - The applicant is not proposing any modifications to the site and therefore there will be no changes to the existing stormwater management on the site. The applicant has depicted the existing drainage conditions on the site and should be prepared to discuss this with the Board.

7. Utilities & Public Safety

- The applicant has coordinated with the Town's Fire Department in regards to emergency access requirements to the building. The Town's Fire Chief is requiring the applicant to install a Knox Box adjacent to the building's main entrance. The Fire Chief is also requiring that the alarm system be tested and the Knox Box be placed into service on final inspection before occupancy is permitted.

8. Exterior Lighting

- The applicant is not proposing any exterior lighting on the site.

9. Hazards and Nuisances

- It does not appear that the project will result in any hazards or nuisances as designed.

10. Signs

- The applicant has indicated that the existing sign infrastructure will be utilized for the proposed freestanding sign. It appears that the proposed freestanding sign meets the standards set forth in Section 710 in the Land Use Ordinance.
- In accordance with Section 710.A.5. in the Land Use Ordinance, the physical address of the property where a freestanding sign is displayed must be an integral part of the freestanding sign and may not exceed two square feet in size. The physical address element of the sign shall not be counted in determining the maximum size of the sign. It does not appear that the applicant has provided the required physical address information on the proposed freestanding sign. The applicant shall include this information on the proposed freestanding sign. This can be considered a condition of approval if the Board is comfortable with this approach.
- The applicant should refer to Section 710.B. if they are proposing any wall, projecting or awning signs on the existing building on the site.

11. Municipal Services

- No unreasonable adverse impact on the municipal services will result from this development.

CONCLUSIONS OF LAW

1. The landscape **will/will not** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation when and where desirable, and keep any grade changes in character with the general appearance of neighboring areas.
2. Landscaping and buffering **will/will not** be designed and installed to define, soften or screen the appearance of the solar array and abutting properties.
3. The proposed structures **will/will not** be related harmoniously to the terrain and to existing buildings in the vicinity.
4. The proposed layout of access points **will/not** be designed so as to avoid adverse impact on existing vehicular and pedestrian traffic patterns.
5. The layout and design of all means of vehicular and pedestrian circulation **will/will not** be safe and convenient.
6. Adequate provisions **will/will not** be made for surface drainage so that removal of surface waters **will/will not** adversely affect neighboring properties, downstream conditions, or the public storm drainage system.
7. The site plan **will/will not** show provisions for utilities and public safety.
8. All exterior lighting **will/will not** be designed to minimize adverse impact on neighboring properties and public ways.
9. Adequate provisions **will/will not** be made to control noise, vibrations, smoke, heat, glare, fumes, dust, toxic matter, odors and electromagnetic interference.
10. Advertising features **will/will not** detract from the design of the proposed buildings and structures.
11. The proposed development **will/will not** adhere to the sign standards outlined in the Ordinance.

CONDITIONS OF APPROVAL

1. The applicant shall install a Knox Box adjacent to the building's main entrance. The Fire Chief is also requiring that the alarm system be tested and the Knox Box be placed into service on final inspection before occupancy is permitted.
2. The applicant shall provide the physical address on the proposed freestanding sign in accordance with Section 710.A.5. in the Land Use Ordinance.
3. This approval is limited to development only as described and shown on the plans and documents presented.
4. For amendment to previously approved site plan, all previous conditions of approval, if any, shall remain in place unless explicitly modified by the Planning Board.