

Subject Fw: Intent of sale on Paul Barker's 302 lots
From Matthew Barker <mbarker_gama@hotmail.com>
To: keefesmarine@yahoo.com <keefesmarine@yahoo.com>
Date Mon, Dec 2, 2019 at 9:53 AM

From: Matthew Barker <mbarker_gama@hotmail.com>
Sent: Thursday, November 28, 2019 10:14 AM
To: kmatthews@townofnaples.org <kmatthews@townofnaples.org>
Subject: Fw: Intent of sale on Paul Barker's 302 lots

Apparently this didn't go through due to a typo

From: Matthew Barker <mbarker_gama@hotmail.com>
Sent: Wednesday, November 27, 2019 1:55 PM
To: kmatthes@townofnaples.org <kmatthes@townofnaples.org>
Subject: Intent of sale on Paul Barker's 302 lots

Hi Kate,

I wanted to communicate the intent behind selling 2 acres of land from my parent's Naples 302 property to Alan Keefe.

My father passed away last year without leaving a will, and no real assets other than two pieces of land in Naples. His four sons are all in agreement that we want to keep our homestead in Naples in the family, and we would sell the 302 commercial development lot called the Naples Business Common to settle up the estate.

My wife and I currently live in Westbrook but we spend every weekend up here in Naples, and we intend to move in to my childhood home in the spring.

My father was on MaineCare between 2003 and 2009, and we were surprised find a bill for \$65,000 to be paid to the state of Maine out of his estate. As executor I put the 302 property up for sale last year, but due to its nature and the market we had not had much interest.

The state of Maine came to the estate lawyers during the summer of 2019 and requested that we put the homestead up for sale along with the 302 property so that the state could get paid quicker.

Not wanting to liquidate the home where my brothers and I grew up, I started taking measures to try to get the state of Maine its money quicker.

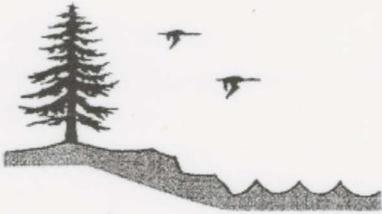
Allen Keefe owns one of the lots on the Naples Business Common and in discussions with him he expressed a need for additional room for his business. The sale of two lots to him would allow me to pay State of Maine's bill for my fathers medical assistance.

My intent is to revise the covenants for the subdivision to allow Mr. Keefe to have a working business site. I intend to sell him those two lots, so that I may pay the state of Maine, and then

to sell the remaining land to help settle up my father's estate.

Please let me know if I can explain any further or answer any questions.

Regards,
Matthew Barker



TOWN OF NAPLES PLANNING BOARD APPLICATION

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

Minor Subdivision Application

Date: 11/27/2019

Owner/Applicant Name: ESTATE OF Paul L. Barker - Matthew Barker

Mailing Address: 26 STATE ST #2 WESTBROOK, ME 04092

Telephone: 207-871-7581 Email: mbarker_gama@hotmail.com

Property Owner: Paul and Carolyn Barker

Property Location: Naples - 302 Map & Lot: U35 - LOT 0003

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

Zoning District: _____ Waivers requested: _____

A list must be submitted for waivers

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

Tim Gallant, PLS Main-Land Development
Consultants, Inc 207-897-6752 69 Main St, Livermore
Falls, ME

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, statutes, and regulation of the Town, State and Federal governments.

Date: 11/27/2019 Signature: [Signature]

Fee Schedule:

Advertising: \$50.00

Fee per abutter: \$7.00

Residential Subdivision: \$500.00 + \$500 per proposed lot

Commercial Subdivision: \$750 + \$750.00 per proposed lot

Modification of approved plan: \$100.00 + \$500/\$750 per proposed lot

Commercial Initial permit: \$100.00

Applicants Total: \$ 185

You must submit 9 copies of this application, the letter of intent, and all supporting documents 21 days prior to the meeting to be considered by the Planning Board.

TOWN OF NAPLES
Checklist and Findings of Fact
For
Minor Subdivision

Name of Proposed Subdivision: _____

Name of Applicant: _____ Owner: _____

Date Submitted: _____

Sketch Plan Submissions		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
Required						
	Roads and lot layout in relation to existing conditions topo map					
	Description or outline of existing conditions and the proposed development as necessary to supplement the map					
	Medium intensity soil survey including soil interpretation.					
	Available or proposed utilities.					
	Existing and proposed covenants or deed restrictions.					
	General information, regarding proposal as to typical lot size, price range, public access areas, or other pertinent information.					
Final Plan Submissions <i>Needs to be submitted within 6 months of approval of Sketch Plan</i>		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
	1. All information presented on the sketch plan and location map and any amendments required by Planning Board.					
	2. Official surveyed map to include the stamp of land surveyor, architect, engineer or consultant who prepared plan.					
	3. A soils report identifying changes in soil conditions down to one eight acre or as determined by the Planning Board.					
	4. On site sewage and water supply facilities shown and compliance with state and local minimums stated on the plan by a licensed engineer.					
	5. Proposed name of the subdivision or identifying title, and the name of the Municipality in which it is located.					
	6. The date, north point, graphic map scale, name and address of record owner and subdivider and names of adjoining property owners					
	7. A soil erosion and sediment control plan containing the endorsement of Cumberland County Soil and Water or Maine Soil and Water Conservation Commission or the discretion of the Planning Board.					

All of the information has been submitted and _____meets _____does not meet all of the requirements of the Town of Naples subdivision ordinance. The Planning Board has approved the _____sketch _____preliminary _____final with the following conditions and waivers:

_____ **Planning Board Chair** **Dated:** _____

STATE OF MAINE

PROBATE COURT

PORTLAND

Location of Court

CUMBERLAND COUNTY

DOCKET NO. 2018-1259

Estate of PAUL L. BARKER

LETTERS OF AUTHORITY OF
PERSONAL REPRESENTATIVE

TO: MATTHEW BARKER
20 STATE STREET, #2
WESTBROOK, ME 04092

You have been appointed PERSONAL REPRESENTATIVE of the estate of PAUL L. BARKER
deceased who died on the 27 day of June, 2018
domiciled at NAPLES, ME

The decedent (check (a) or (b))

 (a) Left a will.

X (b) Left no will

If "Supervised," stamp or write in here:

You are to administer the estate according to the law. If decedent left a will, your powers may be restricted by the provisions of the will. If these letters are marked "SUPERVISED," your powers are restricted according to law and as the court may have ordered.

During the course of your administration, you must give heed to any proceedings in this court which may affect your rights and duties as personal representative. In particular, if a petition is filed requesting that this estate be placed under supervised administration, you shall not exercise your power to distribute any estate until further notice from this court. ¹

You must regardless, of other proceedings:

1. Notify all heirs, devisees, and other persons entitled to notice of your appointment within 30 days of your appointment. See 18-A MRSA § 3-705 and Form N-115.

2. Prepare an inventory of the assets of this estate within three months after your appointment and furnish it to interested persons who request it. See 18-A MRSA § 3-706 and Form DE-405.

Your letter of acceptance of this position and trust was received on 8/24/2018 And is conclusive evidence of your acceptance of your fiduciary obligations. You may be held personally liable for any violation of your duties under law with respect to the position you have accepted.

Date: August 29, 2018

Nadeen Danial
Register of Probate

¹ See 18-A MRSA § 3-503



MAIN-LAND
 CONSULTANTS, INC.
 #1001 E. INTERSTATE HALLWAY
 SUITE 1000
 TAMPA, FLORIDA 33604

PLAN SHOWING A REVISION TO
NAPLES BUSINESS COMMON
 ROUTE 302 & OCTOBER ROAD
 TOWN OF NAPLES, COUNTY OF
 CAMBERLAND, STATE OF FLORIDA

OWNER OF RECORD
**MATTHEW, NATHAN,
 AARON & JENNIFER**
 C/O MATTHEW BARKER
 20 STATE STREET #2
 WESTPORT, FLORIDA 33993

MADE FOR
MATTHEW BARKER
 20 STATE STREET #2
 WESTPORT, FLORIDA 33993



REVISION NOTES:
 1. REVISION #1 - 11-21-20
 2. REVISION #2 - 11-21-20
 3. REVISION #3 - 11-21-20
 4. REVISION #4 - 11-21-20
 5. REVISION #5 - 11-21-20
 6. REVISION #6 - 11-21-20
 7. REVISION #7 - 11-21-20
 8. REVISION #8 - 11-21-20
 9. REVISION #9 - 11-21-20
 10. REVISION #10 - 11-21-20

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 APPROVED BY: _____
 SUBMITTED FOR: _____

SUBDIVISION REVISION

DRAFT

THEORY - I. GALLANT FILE # 2321
 DRAWING NO. **S1.1**
 MADE NO. 19-233

- NOTES**
1. REVISIONS ARE REFERENCED TO SURVEY NORTH 1989 AND BASED ON THE ROUTE 302 R.O.W. AS SHOWN ON PLAN REFERENCE 1.
 2. OWNER OF RECORD AT TIME OF SURVEY: MATTHEW, NATHAN, AARON & JENNIFER BARKER (BOOK 35117, PAGE 212. SEE BOOK 3972, PAGE 138 (PAUL, L. & CAROLYN M. BARKER) FOR A MORE SPECIFIC DESCRIPTION).
 3. AREA SUMMARY:
 1.10 ACRES, MORE OR LESS
 LOT 5
 1.10 ACRES, MORE OR LESS
 REMAINING LAND
 32 ACRES, MORE OR LESS
 4. ALL BOOK AND PAGES REFER TO THE CAMBERLAND COUNTY REGISTRY OF DEEDS.
 5. TOWN OF NAPLES TAX MAP US-3, TAX MAP US-8, LOTS 11 & 12.
 6. NO SURVEY WORK COMPLETED TO DETERMINE OR VERIFY THE LOCATION OF THE BOUNDARIES OF THE PROPERTY SHOWN ON THIS PLAN ARE BASED ON PLAN REFERENCE 1 ONLY. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF LOTS 4 & 5 AND SHOW THE CONVEYANCE TO LOT 1 ALONG ROUTE 302.

- PLAN REFERENCES**
1. PLAN OF PROPERTY IN NAPLES, FL. MADE FOR PAUL, L. AND CAROLYN BARKER BY MATTHEW, NATHAN, AARON & JENNIFER BARKER, REGISTERED PROFESSIONAL SURVEYOR, LICENSE NO. 12574, NOTARIES, AND RECORDED IN PLAN BOOK 155, PAGE 29 ON DECEMBER 2, 1986.

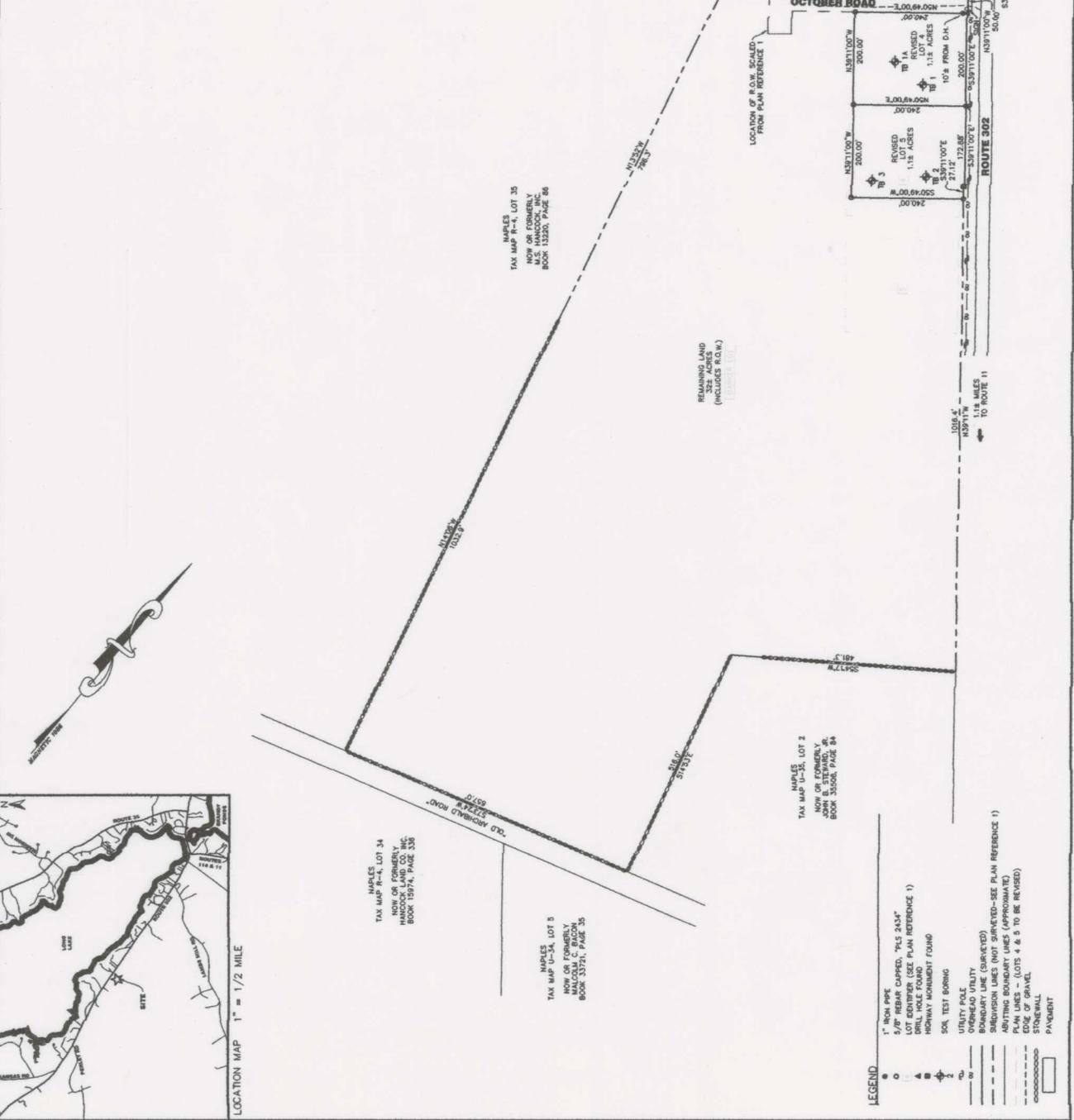
APPROVED BY THE TOWN OF NAPLES,
 NAUTICAL PLANNING BOARD.

DATE: _____

CHAIRMAN: _____

MEMBERS: _____

CONDITIONS OF APPROVAL: _____



- LEGEND**
- 1" IRON PIPE
 - 5/8" REBAR CAPPED "TIG 245"
 - LOT CENTER (SEE PLAN REFERENCE 1)
 - UTILITY POLE
 - UTILITY POLE
 - SOIL TEST BORING
 - BOUNDARY LINE (SURVEYED)
 - BOUNDARY LINE (NOT SURVEYED - SEE PLAN REFERENCE 1)
 - ADJUTING BOUNDARY LINES (APPROXIMATE)
 - PLAN LINES - (LOTS 4 & 5 TO BE REVISED)
 - LINE OF GRAVEL
 - PAVEMENT

CUMBERLAND COUNTY IS REGISTRY OF DEEDS
 RECORDED: _____ AT _____ M. _____ M.
 RECORDED IN PLAN BOOK _____ PAGE _____
 ATTEST: _____ REGISTER

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Naples Lot Division

Applicant Name: M. Barker

Project Location (municipality): Naples, NE

Exploration Symbol # TB-1 Test Pit Boring Probe
2 " Organic horizon thickness Ground surface elev. N/A
30 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Fine sandy loam	Friable	DK. brown + dark gray	None
0-10	Loamy m-f sand		lt. orange brown	
10-20	Loamy m-f sand	Med. Firm	Light orange brown and tan	Diffuse, faint
20-30	with gravel		Light brown	
30-40	+ boulders	Firm	brown	

Soil Classification: 3 C Slope: 3-5 Limiting Factor: 15 Groundwater Restrictive Layer Bedrock
 Profile: C Condition: 3-5 Percent: 15 Depth: 15
 Soil Series/Phase Name: N/A Hydric Non-hydric Hydrologic: N/A Soil Group: N/A

Exploration Symbol # TB-2 Test Pit Boring Probe
2 " Organic horizon thickness Ground surface elev. N/A
30 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Loamy sand	Friable	DK. brown + dark gray	None
0-10	Loamy coarse to fine sand		DK. or br.	
10-20	with gravel	Firm	Light or brown brown	Diffuse, bright
20-30	+ boulders		Light brown	
30-40				prominent

Soil Classification: 3 C Slope: 3-5 Limiting Factor: 20 Groundwater Restrictive Layer Bedrock
 Profile: C Condition: 3-5 Percent: 20 Depth: 20
 Soil Series/Phase Name: N/A Hydric Non-hydric Hydrologic: N/A Soil Group: N/A

Exploration Symbol # TB-3 Test Pit Boring Probe
2 " Organic horizon thickness Ground surface elev. N/A
24 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0	Sandy loam	Friable	DK. brown + dark gray	None
0-10	Loamy coarse to fine sand		DK. orange-brown	
10-20	with gravel	Firm	Light gray-brown	Common
20-30	+ boulders			

Soil Classification: 3 D Slope: 6-8 Limiting Factor: 10 Groundwater Restrictive Layer Bedrock
 Profile: D Condition: 6-8 Percent: 10 Depth: 10
 Soil Series/Phase Name: N/A Hydric Non-hydric Hydrologic: N/A Soil Group: N/A

Exploration Symbol # N/A Test Pit Boring Probe
 " Organic horizon thickness Ground surface elev. _____
 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Redox Features
0				
10				
20				
30				
40				
50				
60				

Soil Classification: _____ Slope: _____ Limiting Factor: _____ Groundwater Restrictive Layer Bedrock
 Profile: _____ Condition: _____ Percent: _____ Depth: _____
 Soil Series/Phase Name: _____ Hydric Non-hydric Hydrologic: _____ Soil Group: _____

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Scott R. Dixon Date: 11/25/19
 Name Printed: Scott R. Dixon Cert/Lic/Reg. # LSE #406
 Title: Licensed Site Evaluator Certified Soil Scientist Certified Geologist Professional Engineer

