



MEMORANDUM

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

CC: Tom Saucier, Site Design Associates

From: Sam Peikes, Planner, North Star Planning

RE: C.N. Brown Convenience Store – Site Plan Review
Planning Board meeting – September 3, 2024

Date: August 12, 2024

Overview

The applicant, Site Design Associates, on behalf of C.N. Brown Company, is proposing to construct a new 5,000 square foot convenience store and 12 fuel pumps on the corner of Sand Road and Route 302 (Tax Map U6 Lots 7 and 8). The existing convenience store and fuel pumps at the location will be demolished. Other site improvements include grading for a stormwater pond, additional paving for vehicular access and parking, two new driveway entrances off Route 302 and landscaping surrounding the development.

The project was last brought to the Planning Board as a sketch plan December 19, 2023. Since that meeting the applicant has provided a full plan set and application submission. This memo is written in response to those materials submitted by Tom Saucier of Site Design Associates August 6, 2024.

Applicant: C.N. Brown Co.

Owner: Same as applicant

Location: 85-99 Roosevelt Trail

Zoning: Commercial

Tax Map Number: Map U6 Lots 7 and 8

Existing Land Use: convenience store

Proposed Land Use: new 5,000 square foot convenience store

Acreage: 2.5 acres

Waivers: The applicant is not requesting any waivers at this time.

Site Walk: A site walk has not been scheduled.

Public Hearing: A Public Hearing has not been scheduled.

Completeness Review: NSP reviewed the project for completeness. The following items will need to be addressed for a complete submission: Surface waters within 500 feet (label Crooked River on the plan)

Suggested Motion: *To [approve/approve with condition(s)/deny] C.N. Brown Convenience Store Site Plan located at Tax Map U6 Lots 7 and 8 based on the Planner memo and Findings of Fact*

Site Plan Review

FINDINGS OF FACT

General Comment:

- In the cover memo it states that the well location near Route 302 is setback less than 300 feet from the septic system and will require a variance. If that is the case, the applicant will need to appear before the Board of Appeals to receive the variance approval if that has not already been completed.

1. Preservation of Landscape

- The applicant is proposing to construct a new 5,000 square foot convenience store and fuel pump station at the corner of Sand Road and Route 302. The site is surrounded by mostly residential properties and is predominantly wooded and vegetated in the back. Limit of work areas are labeled on the site plan.
- The development is located on a corner lot and has frontage on both Sand Road and Route 302.
- The applicant should confirm if any tree clearing is proposed for the development.
- The applicant should confirm if any wetlands, vernal pools, natural resources or significant wildlife habitat is located within the project area.
- The project is located near the Crooked River and is within the watershed of Brandy Pond. The applicant should confirm if the project is located within 500 feet of the Crooked River.

2. Buffers and Landscaping

- Landscaping consisting of predominantly native trees and shrubs including Red Chokeberry, Shadblow Serviceberry, Black Chokeberry, Sugar Maple, Autumn Blaze Maple, Incrediball Hydrangea, Stella D' Oro Daylily, Casino Gold Juniper, Compact Pftizer Juniper, Eastern Red Cedar, Dwarf Purple Bloomerang Lilac, Basswood and Nannyberry is shown surrounding the development.
- The applicant should provide consistent sizing measurements for the trees and shrubs as some are measured in gallons while others are measured in height in the table.
- The applicant should clearly delineate and distinguish on the plan those trees that will be preserved and those trees that are new.
- According to Section 908.2.f., a Class II buffer is required between commercial and residential properties using plantings or other screening methods. A Class II buffer consisting of a 6-foot-tall chain link fence and Shadblow Serviceberry trees is shown on the western property boundary. The applicant should provide additional information on the buffer in the details page showing a section of the trees, vegetation and fencing.

- The dumpster will be screened by a concrete dumpster pad per Section 908.2.h.

3. Relation of Proposed Building to the Environment

- Architectural building design details have been provided in the application package.
- The applicant should consider adding additional architectural design features and signage on the left elevation of the building abutting the parking area.
- The applicant should provide colors of the building features.

4. Vehicular Access

- The applicant is proposing to add two driveways off Route 302 for vehicular access. According to Section 908.4.b. no more than two driveways are permitted for ingress and egress to any commercial, industrial or residential site. In order to comply with the ordinance and access management standards, the applicant should consider revising the plan to have a single driveway entrance. As a state road, DOT monitors the number of curb cuts on Route 302 to improve traffic flows and access management. If a second entrance is warranted, the applicant will need to provide written approval from DOT that this will not hinder vehicular access or create traffic congestion and request a waiver from this standard from the Planning Board.
- Per Section 908.4.d. the applicant will need to demonstrate that the entrance/exit is located at least 50 feet from the closest unsignalized intersection and 150 from the closest signalized intersection.
- The project is anticipated to generate 190 trips during the weekday AM peak hour and will require a DOT Traffic Movement Permit.
- According to Section 908.4.c. where a lot has frontage on two or more streets, the primary access from the lot must be provided from the street where there is less potential for traffic congestion. The project has frontage on both Sand Road and Route 302. The applicant should demonstrate that there is less potential for traffic congestion on Sand Road.
- The two driveways off Route 302 show directional arrows for entering and exiting the site. The site plan shows that both driveways will be used for entering and exiting the site. In order to prevent traffic collisions only one driveway should be used for entering and exiting.
- The existing site conditions should a dirt road that extends from Sand Road. There is concern that vehicles will use this road to bypass the traffic on Route 302. The applicant should explain how they plan to mitigate this issue.

5. Parking and Circulation

- The site plan appears to show a few parking spaces in front of the new convenience store. The applicant should confirm if any additional parking will be added.

- The applicant will need to label areas for snow storage on the site plan.

6. Stormwater Management

- Stormwater will be treated on site by the grassed underdrained soil filter pond located west of the development. The applicant has provided sizing calculations for the filtration pond, which is adequate to handle the runoff levels leaving the site.
- Additional stormwater management infrastructure includes catch basins, manholes, and storm drain pipes.
- The project has been designed to comply with DEP Chapter 500 stormwater management practices. The stormwater management plan is currently being reviewed by DEP.
- The applicant has attached stormwater runoff calculations demonstrating that post development runoff leaving the site will not exceed pre development levels.
- The applicant has provided phosphorus calculations that demonstrate that the development will not increase phosphorus levels to Brandy Pond.

7. Utilities & Public Safety

- All utilities proposed to serve the project will be installed underground.
- In accordance with Section 908.7.c. any structure with an automatic fire alarm system needs to comply with the Town of Naples Key Lock Box Ordinance.
- In accordance with Section 908.7.d. new structures built after June 1, 2016 need to be equipped with a fully addressable monitored fire alarm system.

8. Exterior Lighting

- The applicant has provided a photometric plan showing the lighting location on the building and pump station and the footcandle levels.
- The applicant should confirm that any light poles added will not exceed 30 feet in height per Section 908.8.h.
- Due to the project surrounding abutting residential properties, the applicant will need to demonstrate that site lighting will not create any adverse impact.
- The applicant should clearly delineate and show the number of new lights to be added to the building, pump station and surrounding parking area on the site plan.

9. Hazards and Nuisances

- No hazards or nuisances will result from the project.

10. Signs

- A new 20-foot-tall free-standing illuminated pylon sign is proposed.
- The applicant should show the location of the sign on the site plan.

- The applicant should ensure that the sign dimension will not exceed 32 square feet.

11. Municipal Services

- No adverse impact on municipal services will result from the project.

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 project 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/ 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.