



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

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2024-07-08

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,

During the planning board meeting of June 18th, 2024, the board requested some items to be clarified and/or provided. Here is a list of the items and our comments.

1. A revised building elevation was provided at the meeting for display and discussion. The revised plan is contained herein.
2. The board questioned whether or not the site should be mirrored to better comply with codes. At the time, Main-Land provided anecdotal evidence that the abutters would find this onerous. The board asked that we provide a concept that showed a mirrored site. We have done so, included herein. Further, neighbors have provided their own request that the site not be mirrored, also included herein. Lastly, a photometrics plan of lights facing the residential neighbors is also included.
3. The board requested the dumpsters be fenced. A fence is now provided on the revised site layout plan.
4. The board questioned our land cover areas. Those areas are confirmed and summarized, attached.
5. A traffic engineer has reviewed the site and traffic generation. The applicant selected the same engineer who designed the nearby traffic light, a national engineering firm. His letter is attached.
6. Painted arrows were added to the paved traffic circulation area.
7. The proposed road Marina Way has been renamed to Abby Way.
8. A revised sign plan is attached.
9. A revised photometrics plan is attached for the proposed plan, showing the photometrics and the property lines.
10. A discussion occurred about the moratorium. The applicant's attorney will be present at our next meeting to address these concerns further.

Main-Land looks forward to presenting and discussing this project with the Naples planning board.

Sincerely,

Main-Land Development Consultants, Inc.



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

