



MAIN-LAND

DEVELOPMENT
CONSULTANTS, INC.

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Mr. Jamel Torres, Senior Planner
Northstar Planning
49 Pineland Drive, Suite 102
New Gloucester, ME 04260

June 6, 2024

Copied Electronically to Ms. Kathleen Eddy, Town of Naples

Dear Jamel,

You performed a completeness review and a response review for the new Dollar General development by DPC, LLC. This memorandum responds to your comments, per our friendly discussion. Thank you for working with us.

COMPLETENESS COMMENTS

Written Information (Section 907.1.a.)

- *v. – Any waivers requested? If so, please submit them in writing in accordance with Section 905*
No waivers requested.
- *vi. – Statement from the Fire Chief is needed – Coordinate with Fire Department on this*
Communication with the fire chief occurred, but we did not have his responses prior to submittal. We have them now, and they are attached.
- *viii. – State Permitting Required (neither have been provided at this time)*
 - *MaineDEP Site Location of Development Act – Major Amendment*
 - *MaineDOT entrance permit for change of use of the existing entrance*
Both applications have been made to the respective state agencies, and copies were sent to the Town of Naples. PDF copies are included for your records.
- *ix. – Additional sign information needed for project sign –*
 - *Size and lighting*
See two sign drawings from the architect, attached.
 - *If lighting is proposed, utility plan should depict underground utility line serving the project sign*
Agreed. The sign is proposed to be internally lit per Dollar General standards. The site plan has been updated and is attached.

Site Plan Information (Section 907.1.b.)

- *iii. – Setback & Zoning Standard Summary –*
 - *Commercial Zoning District should be noted in the matrix*

Drawing C2.0 has been updated and is attached.

- *New lot:*
 - *Proposed street frontage needed on “setback & zoning standard summary” on site overview plan (sheet C2.0)*
 - *Rear setback needed*

This information has been added to the drawing, attached.

- *Remaining Land Lot:*
 - *Zoning information (lot size, setbacks, road frontage) needed for “Lot 2” within the table*

A column for the retained land has been added to the table on drawing C2.0, attached.

- *viii. – Soil map/information needed*
Soil information is attached.
- *ix. – Depict Village Zoning District on abutting lots to the west on site overview plan (Sheet C2.0)*
Drawing C2.0 has been so updated.
- *xii – How close is Brandy Pond to the subject parcels? If within 500’ please depict on the plans as required*
The pond shoreline is shown on drawing C2.0.
- *xiii - Any wells/septic systems within 150-feet of subject parcels?*
Yes, as have been depicted on drawing C2.0. This search is not exhaustive, as we cannot go on abutting properties to search for them. However, based on visual observations and records we could find, the abutting utilities are noted.
- *xvii. – Proposed hours of use needed for lighting on the site*
Store hours are 8am to 9pm, seven days a week.

GENERAL COMMENTS – Section 900, Site Plan Review Ordinance

- *The applicant has indicated that the proposed project will require the following outside agency permitting:*
 - *MaineDEP Site Location of Development Act – Major Amendment*
 - *MaineDOT Entrance Permit – Change of Use Amendment*

All required outside agency permits should be approved prior to site plan review approval is granted by the Board.

Main-Land asks that the Naples Planning Board consider an approval on condition that the above permits are granted.

- *The applicant should include the following information on the site overview plan (sheet C2.0):*
 - *The Commercial Zoning District should be noted in the zoning matrix summary.*
 - *Proposed street frontage and rear setback is needed for Lot 1 in the zoning matrix summary.*
 - *All zoning information (proposed lot size, setbacks, road frontage, etc.) for Lot 2 in the zoning matrix summary.*

The site drawings have been updated to depict the zoning information requested.



- *The applicant should provide the following information with future submissions to the Board:*
 - *Soil map and information*
 - *Depict the Village Zoning District on the abutting lots to the west on the site overview plan (sheet C2.0).*
 - *Provide the distance from the subject parcel to Brandy Pond.*
 - *Depict all existing wells and septic systems located within 150-feet of the subject parcel.*
- This information is updated and attached, per completeness comments above.

FINDINGS OF FACT

1. *Preservation of Landscape*

- *It appears that the applicant is proposing to modify the existing treeline and clear, stump and grub several areas on the site. The applicant should be prepared to discuss any proposed modifications to the landscape with the Board.*
A small area of trees is proposed to be removed at the western edge of the site (no trees are proposed to be removed from off site areas.) A fence is proposed as a screen.
An area of trees at the southern end of the site is proposed for removal for a stormwater pond.
- *It appears that a wetland is located within the eastern portion of the site. The applicant should provide the Board with an update on how they plan to preserve and protect this important natural resource on the site.*
The wetlands will remain unimpacted. No impacts are proposed to regulated natural resources on site.
- *The project is located in the Sebago Lake watershed, a lake most at risk from development.*
Please see the stormwater management plan, previously submitted, for phosphorus calculations.

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 along the public or private road frontage. A Class I Buffer is a buffer at least 5-feet wide consisting of densely planted shrubs or trees at least 4-feet in height at the time of planting, or fencing such as a picket or split rail fence, or a combination thereof. The purpose of this buffer is to provide visual screening. It does not appear that the applicant is providing a Class I Buffer along the portion of the site fronting Roosevelt Trail and Marina Way. The applicant should provide additional buffering provisions within these areas in accordance with this standard.*
The proposed buffers have been modified and are attached in the revised drawings.
- *In accordance with Section 908.2.j. in the Land Use Ordinance, for any development in the Commercial and Village District, the area between the roadway and the front of the building or development shall be attractively landscaped with a variety of natural and hardscaped elements such as trees, flowering shrubs, fencing, stone walls, and other elements. Existing healthy trees and shrubs shall be preserved or transplanted to another area of the site wherever possible. The applicant should provide additional buffering elements along the Roosevelt Trail frontage accordingly.*
The proposed buffers have been modified and are attached in the revised drawings.
- *In accordance with Section 908.2.h. in the Land Use Ordinance, loading and servicing areas, trash and recycling areas, storage areas and ground mounted utility structures must be completely screened from public sidewalks, streets and adjacent properties and properly barricaded with fencing. It does not appear that the applicant is buffering these elements on the site in accordance with this standard. The applicant should provide additional buffering provisions accordingly.*
The proposed site layout conforms to Dollar General standards. Dumpsters and utilities are on the back side of the building. The provided screening should be sufficient.



3. Relation of Proposed Building to the Environment

- *In accordance with Section 908.3.a. in the Land Use Ordinance, proposed structures shall be related harmoniously to the terrain and to existing buildings in the vicinity which have a visual relationship to the proposed building. Special attention shall be paid to the scale of the proposed building(s), massing of the structure, and natural features such as slope, orientation, soil type and drainage courses. NSP staff offers the following comments in regards to this standard:*

- *The applicant should provide additional information about the proposed windows with shutters on the building. If any of the proposed windows on the building are intended to be “false windows” they should have a dark background to ensure they look as real as possible from outside the building.*

There are no windows. They are proposed as faux windows for decorative purposes. The shutters are fixed in place.

- *It appears that the building elevation noted as the “rear elevation” on the exterior elevation plan (sheet A20-1) will be visible from Roosevelt Trail when traveling eastbound. Given that this portion of the building will be visible from a public way, the applicant should provide additional architectural features, such as windows and shutters, in order to lessen the visual impact of the building when viewed from the public way. This portion of the building should also include the proposed stone treatment at the bottom of the elevation, similar to the “right elevation” and the “exterior elevation.”*

The architectural plans have been updated and are attached. Note that the eastern side of the building will not be visible from Route 302 due to the fence being extended to shield it from view. Please see the revised plans.

- *The applicant should modify the names of the building elevations on the exterior elevation plan (sheet A20-1) as it is unclear which elevation of the building they are referring to (i.e., front, side, rear, etc.).*

The architectural plans are updated and attached.

4. Vehicular Access

- *Vehicular access to the project will come from Marina Way, a proposed private way. Given that the proposed private way is proposed to be bisected by two lots, the applicant should provide an access easement to the Board for review.*

Attached. Note that:

- A deed is provided. Lot 2 will be transferred to Forrest RV Acquisitions, LLC, also owned by Mr. Craffey. This creates the ability to cross easements.
- One easement is from Forest RV Acquisitions to DPC.
- One easement is from DPC to Forest RV Acquisitions.

- *The applicant should coordinate with the Town’s Fire Department in regards to any emergency access requirements. A letter from the Fire Department indicating they are comfortable with the project design should be provided.*

The Fire Chief’s requests will be accommodated in the architectural design.

5. Parking and Circulation

- *In accordance with Section 908.5.b. in the Land Use Ordinance, parking areas must be located at the rear or side of commercial buildings. It appears that the applicant is proposing a parking area between the building and Roosevelt Trail. This parking area should be moved to the side or rear of the proposed retail store building in order to meet this standard.*

This site is laid out in accordance with Dollar General standards. This layout is in conformance with parking layouts in the entire area, including the much larger commercial development directly across



the street. Further, this layout shields the parking lots from the residential area to the west, something for which they were concerned when they called Main-Land. Adjusting the layout to meet this comment will be worse for the neighborhood, not better. No change in this regard is proposed.

- *In accordance with Section 908.5.e. in the Land Use Ordinance. All developments shall include areas for snow storage or provide an acceptable snow removal plan. Snow storage areas may not encroach on areas designed to meet minimum parking requirements or on pedestrian walkways and shall not be located where they would adversely impact the functionality of stormwater management systems. The applicant should provide the proposed snow storage areas on the site layout plan (sheet C2.1).* The site plan has been updated to depict snow storage areas.

- *In accordance with Section 908.5.f. in the Land Use Ordinance, large parking areas with 16 or more parking spaces shall be divided into smaller spaces to reduce their mass and scale through the use of trees, landscaped islands, grade changes, or other features. To this end, NSP staff recommends that the applicant provide additional landscaping elements within the corner of the parking area adjacent to the main entrance that is proposed to be “new paint striping.”*

First, it should be noted that this development has significantly more landscaping than other neighboring developments in sight of the project. Further, the parking is already split into two areas, breaking up the parking visual scale.

Raising and landscaping the recommended painted island will be a significant snow plowing hurdle. No change is proposed.

6. Stormwater Management

- *The applicant should indicate how the proposal meets each standard set forth in Section 908.6. in the Land Use Ordinance to ensure the site continues to provide adequate stormwater management once construction is completed.*

Due to the parent parcel of Moose Landing Marina, this property requires a full Maine DEP Site Location of Development review, including chapter 500 stormwater management. The project cannot be constructed without Maine DEP's approval order.

7. Utilities & Public Safety

- *In accordance with Section 908.7.b. in the Land Use Ordinance, electric, telephone and other utility lines shall be installed underground. It appears that the applicant is proposing a new aerial electric & telecom line to serve the proposed building at the northwest portion of the site. The applicant shall provide underground utilities in accordance with this standard and depict them accordingly on the site utility plan (sheet C4.1).*

The site plans have been updated as requested.

- *The applicant should depict the proposed underground electric utility line for the proposed project sign on the site utility plan (sheet C4.1).*

The site plans have been updated as requested.

- *The applicant should coordinate with the Town's Fire Department in regards to any emergency system requirements for the building.*

This has been done. The Fire Chief's letter is attached.

8. Exterior Lighting

- *In accordance with Section 908.8.a. in the Land Use Ordinance, all lighting and illuminated signs on a non-residential site must be turned completely off within one hour of closing. For lights that can be dimmed, brightness should be reduced by 50% within one hour of closing. The applicant should indicate such on the plans.*

The applicant will add a photocell and timer to be sure lighting meets this comment.



- *In accordance with Section 908.8.c. in the Land Use Ordinance, all lighting shall be directed downward with full cut-off fixtures. The applicant should provide cut sheets of the proposed light fixtures to ensure they are full cut-off fixtures.*
Fixture cut sheets are attached.
- *In accordance with Section 908.8.f. in the Land Use Ordinance, direct or indirect illumination shall not exceed 0.5 footcandles at the lot line. The applicant should provide the proposed parcel lines on the photometrics plan (sheet E80-1) to ensure this standard is being met.*
This standard is met. The photometrics plan depicts on-site areas. The light at the lot line is between 0 and 0.2 footcandles.
- *In accordance with Section 908.8.h. in the Land Use Ordinance, light poles in the Commercial District shall have a maximum height of 30-feet. The applicant shall provide the proposed height of the light poles on the plans.*
The parking lot light pole will not exceed 20 feet tall.

9. Hazards and Nuisances

- *It does not appear that the project will result in any hazards or nuisances as designed.*
No exception taken.

10. Signs

- *The applicant should provide the following information related to the proposed signage for the project:*
 - *Proposed size for the project sign*
 - *Indicate if the project sign will include any electrical/interior lighting*
- *The applicant should indicate how the proposed signage meets each standard set forth in Section 710 in the Land Use Ordinance to ensure the proposed signs meet these standards.*
The applicant proposes a Dollar General standard sign. New architectural plans depicting the sign are attached.

11. Municipal Services

- *It does not appear that the project will result in adverse impacts on the municipal services.*
No exception taken.

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.