

Dear Naples Town Planning Board Members,

My husband and I purchased our fifteen acre property in the summer of 2006. We have owned a small hair salon next to SeaCoast Fun Park in Windham for thirteen years, and my husband has been a manager for the Portland Sea Dogs for twenty years. We have two children who attend Songo Locks Elementary, and we are proud to call Naples our home.

We are asking for your approval to section off an eight acre lot from our property so that we may sell it as one parcel. This lot would be accessed by a private right-of-way, Crockett Road, which runs off Route 114. The road is in great condition, and has all of the correct specifications including an active road association that we pay into.

Our property is part of a subdivision established in 1982 "Wildwood Acers" which our driveway access is on route 114. The placement of the subdivision road has already divided our lot into two pieces. We currently do not use Crockett road but have the right to. Our deed also states that we have two different parcels of land. We cannot afford to comply with the ordinance that requires us to pave the private road. We are not creating a new lot as it already exists as part of the subdivision. It doesn't make sense that we could build and rent three houses on the lot but we can't sell the lot as one parcel. If a waiver is not an option then we ask to be grandfathered, considering we purchased our home in 2006.

We are a hard-working, middle class family that has been hit hard by COVID-19. Our salon was in mandatory shut down for weeks, and instead of insisting that our renters pay, we waived the rent because it was the right thing to do. We pay our taxes on time, contribute to the food pantry, and check on our elderly neighbors regularly. Our pockets are not deep, but our values are.

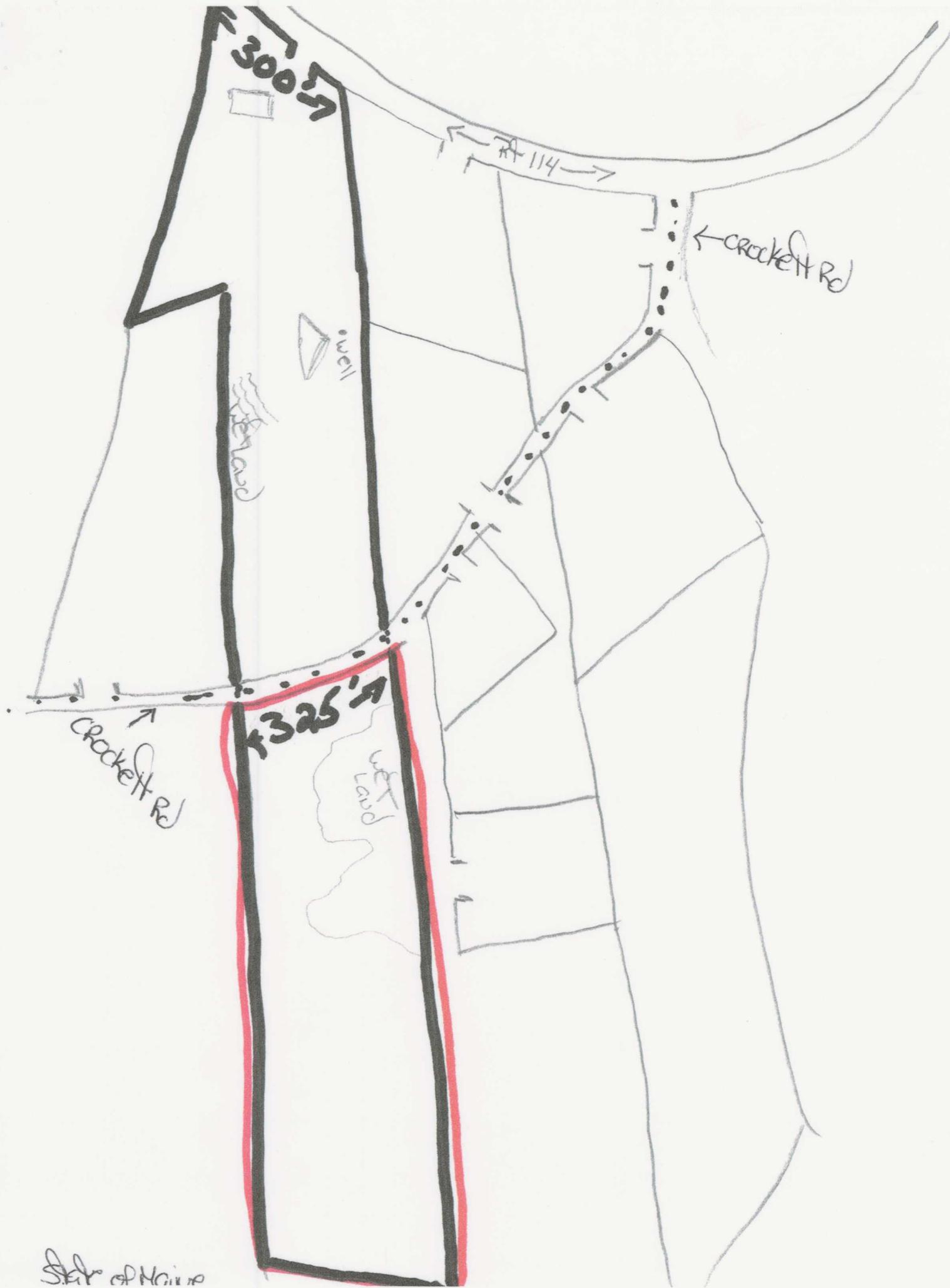
My husband's pay is going to be cut in half this winter, and who knows what COVID-19 will do to our business in the coming months?

We have lived in Naples long enough to see that some rules can be changed, or waivers given, and commercial property changed to residential. The lot we wish to sell would make a beautiful, peaceful, and private place for a family to build a home on, free from the restrictions of an HOA. With miles of hiking trails and the assurance that no one can build behind it, I am sure it would sell fast.

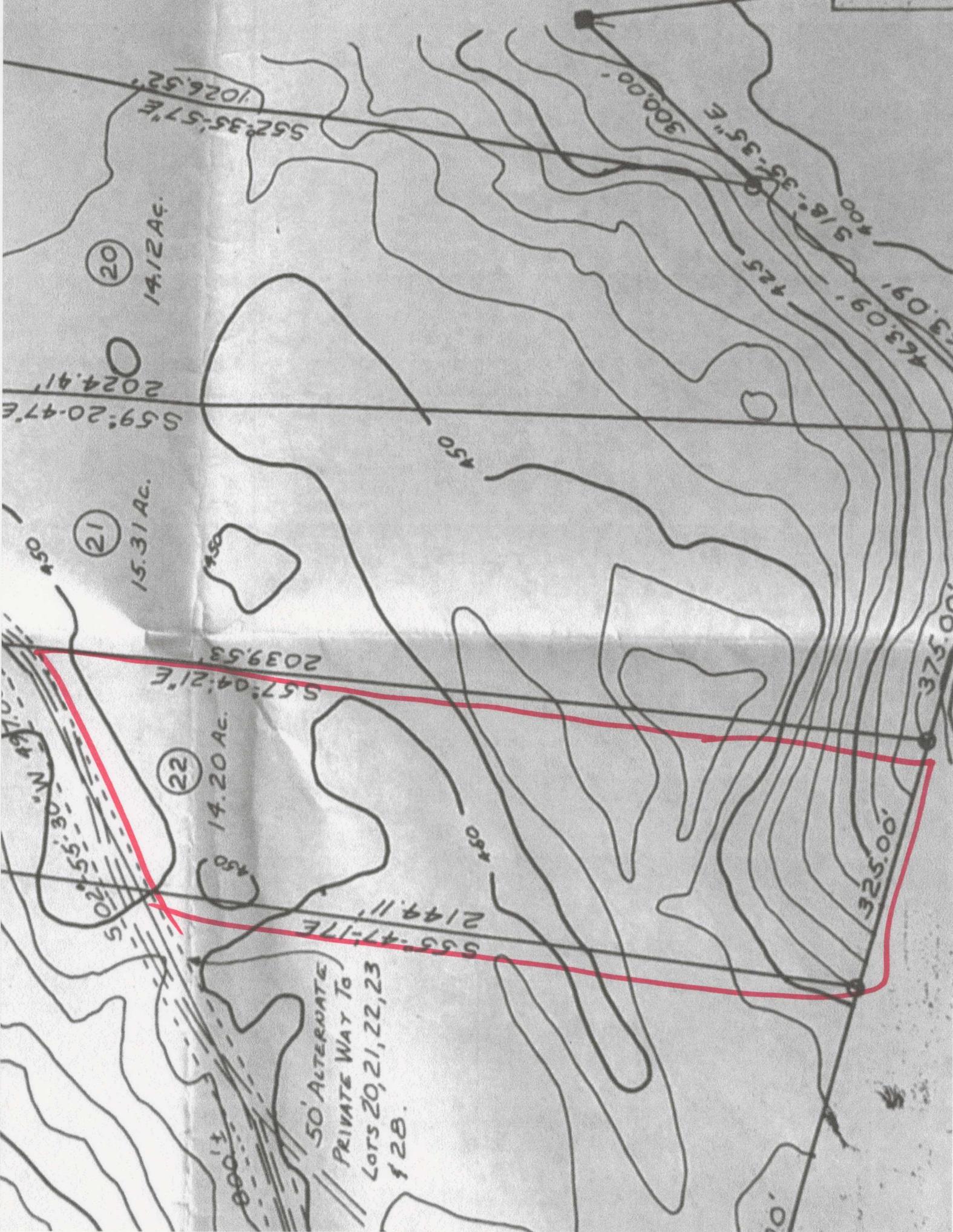
We are not looking to chop up the parcel into many smaller lots in order to make as much money as we can in this very hot real estate market. My husband and I are just trying to continue putting food on the table for our family.

Thank you for your consideration,

Greg & Rosalie Hayes



Site of Home



(20) 14.12 AC.

(21) 15.31 AC.

(22) 14.20 AC.

50' ALTERNATE PRIVATE WAY TO LOTS 20, 21, 22, 23 f2B.

S52°35'57"E
1026.52'

S59°20'47"E
2024.41'

S57°04'21"E
2039.53'

S53°47'17"E
2149.11'

S18°36'35"E
400'
300.00'
425'
463.09'
160.09'

325.00'

375.00'

S02°55'30"W
497.00'

450'

450'

450'

450'

20'

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT: That Gregory A. Moyes of 578 Sebago Road, Naples ME 04055 for consideration paid grant(s) to Gregory A. Moyes and Rosalie M. Moyes of 578 Sebago Road, Naples ME 04055 as joint tenants with rights of survivorship, with WARRANTY COVENANTS:

A certain lot or parcel of land with improvements thereon, situated in the Town of Naples, County of Cumberland and State of Maine, and being lot #22 as depicted on Plan entitled "Subdivision Plan of Wildwood Acres", Naples, Maine, owner Roland W.Hale, said plan dated 1982 and recorded in the Cumberland County Registry of Deeds on November 10, 1982 and Plan 136, Page 9.

This conveyance is made subject to "Conditions of Approval" as set forth on said plan as follows:

- 1. Right of Ways to all forty acre lots to remain private.
- 2. Drainage Control to consist of the followings:
 - A. 50 foot wide buffer along road right of way on Lots 1, 2, 3, 4, 5, 8, 9, 10, 11, 22, 23, 24 and 25. Driveways on these lots should be located so that run off from the house and yard does not by-pass the buffer and drain down the driveway.
 - B. 50 foot wide buffer along North (downslope) boundary of Lots 15, 16, 17, 18 and 19.
 - C. 50 foot wide buffer along any intermittent, drainage channels, particularly those on Lots 5, 6, 7, 8, 9, 10 and 11.
- 3. Buffer zone is an area designated to be left in a natural state. Vegetation will not be disturbed and will be allowed to remain natural.

Also conveying another lot or parcel of land, - with any buildings thereon situated in Naples, County of Cumberland and State of Maine, -and being a portion of Lot 23 as depicted on Plan entitled "Subdivision Plan of Wildwood Acres", Naples, Maine, owner Roland P. Hale, said plan dated July 1982 and recorded in the Cumberland County Registry of Deeds in Plan. Book 136, Page 9, and bounded and described as follows: Commencing at an iron pin on the southeasterly side of the road leading from North Sebago to Naples known as Route 114, which said iron pin marks the most westerly corner of said road and the land of said Hale; thence South 46 degrees 04 minutes 37 seconds East 74.62 feet to the westerly end of the stone wall; thence South 40 degrees 29 minutes 06 second East along said stone wall 1263.75 feet to a corner in said wall; thence North 34 degrees 12 minutes 43 seconds East 346.13 feet to the southerly boundary of other land of said Hale: thence North 55 degrees 47 minutes 17 seconds West along the southerly boundary of land of said Hale 1292.49 feet to the point of beginning.

Said parcel of land being triangular in shape and containing 5.03 acres, more or less.

Excepting and reserving from the above described parcel of land, to Roland W. Dale and Deborah L. Hale, their heirs and assigns, a right of way or easement in common with others, by vehicle or otherwise, including utility easements, over and across fifty (50) foot wide right of way as it presently exists over the northeasterly corner of the above described premises.

RE: 2009-10932

Received
Recorded Registrar of Deeds
for 10-2009 07/11/11A
Cumberland County
Francis E. Lovins

Notary Public/Judge of the Peace
Commission expiration:

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Wendy L. Brown
Wendy L. Brown
10/13/11