



January 14, 2020

Renee Carter  
Town of Naples  
PO Box 1757  
Naples, ME 04055

**Re: Application for Site Plan Review  
Building expansion and renovation at Naples Marina**

Dear Renee & Planning Board Members:

Please find enclosed a Site Plan application with supporting plans and materials for a proposed renovation and expansion project at the Naples Marina property located on Tax Map U-1, Lot 5. The project is intended to include modifications to the existing marina office and Captain Jack's restaurant that consist of renovation of the existing building and a building addition. The new building will have a total footprint of 88 feet by 46 feet and will expand both the indoor and outdoor seating on the upper level. The lower level will be a showroom for the marina use.

Approximately 50 feet of the existing adjacent building will be removed to allow for adequate vehicle circulation and parking. Overall there will be a net reduction in the amount of building footprint on the property, and the impervious area will be unchanged because the new building is being constructed over an existing gravel surface parking area. The stormwater drainage patterns will be generally unchanged from the current condition.

The capacity of the septic system will be increased and we anticipate utilizing advanced pretreatment rather than expanding the size of the leach field. An engineered wastewater disposal system application will be submitted to the State for review and approval. The existing septic tanks, grease traps and pump station will require relocation.

As shown on the site plan, the building expansion is not proposed within close proximity to a property boundary, so we request a waiver from the requirement to provide a boundary survey for this renovation and expansion project.

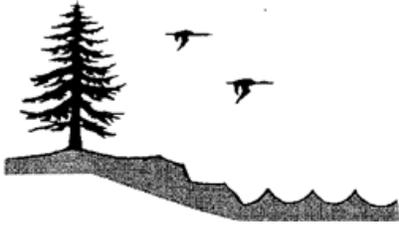
Upon your review of the enclosed information, please contact us if you have questions or if you need additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

*Dustin Roma*

Dustin M. Roma, P.E.



# TOWN OF NAPLES PLANNING BOARD APPLICATION

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

[www.townofnaples.org](http://www.townofnaples.org)

## Major Site Plan Review Application

Date: 1-14-2020

Owner/Applicant Name: ALLEN LAND COMPANY, LLC

Mailing Address: PO BOX 1499, NAPLES, ME 04055

Telephone: (207) 939 - 9722 Email: JCABOATS@YAHOO.COM

Property Owner: SAME AS APPLICANT

Property Location: NAPLES MARINA Map & Lot: MAP U-1 / LOT 5

Any easements, covenants, or deed restrictions related to the property? YES, RIGHT-OF-WAY

Zoning District: VILLAGE & SHORELAND Waivers requested: SEE ATTACHED CHECKLIST

A list must be submitted for waivers

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

DUSTIN ROMA, DM ROMA CONSULTING ENGINEERS, (207) 310 - 0506, DUSTIN@DMROMA.COM

PO BOX 1116, WINDHAM, ME 04062

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

Date: 1-14-2020 Signature: \_\_\_\_\_

### Fee Schedule:

Advertising: \$50.00

Aquatic Structure (non commercial): \$50.00

Fee per abutter: \$7.00

Review Escrow: TBD

Under 1,000 sq. ft. gross floor area: \$300.00

1,000 – 10,000 sq. ft. gross floor area: \$400.00

Over 10,000 sq. ft. gross floor area: \$400.00

\*\*Plus \$25.00 for each 1,000 sq. ft. over 10,000

Development without building: \$400.00

Modification of approved plan: \$100.00

Commercial Initial permit: \$100.00

Commercial Annual Renewal: \$50.00

Applicants Total: \$ \_\_\_\_\_

**Please include 9 copies of all supporting documents, including a letter of intent, when submitting your application to the Town Secretary. Completed applications should be received 21 days before the meeting date.**

**TOWN OF NAPLES**  
**Planning Board Checklist of Submitted Materials**  
**For**  
**SITE PLAN REVIEW**

<b>Preliminary Application</b>		Submitted by Applicant	Not Applicable	Applicant Request to be waived	Rcvd. By PB	Waived by PB
Required						
	Letter of Intent	X				
	Application form	X				
	Fees	X				
	List of any waivers requested	X				
	8 copies of plans	X				
<b>Final Application</b>						
	Site Plan (drawn at a scale sufficient to review items in section 6 of the ordinance but not more than 100 feet to the inch and showing:	X				
	Owners name, address and signature	X				
	Perimeter survey of parcel made and certified by a registered land surveyor			X		
	Total area of any land within 500 feet of the proposed project which is owned by the applicant	X				
	Zoning classifications of the property and location of zoning district boundaries if the property is located in two or more zoning districts	X				
	Soil types and location of soil boundaries as certified by a registered engineer or certified soil scientist	X				
	Location of all building setbacks as required by town ordinances	X				
	Location, size and character of all signs in exterior lighting		X			
	Lots area of the parcel, street frontage and minimum lot size and frontage	X				
	Location of all existing and proposed buildings, driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements and landscaping	X				
	Location of all buildings within 50 feet of the parcel and the location of intersecting roads are driveways within 200 feet of the parcel	X				
	Existing and proposed topography of the site at 2 foot print to war intervals if major changes to the existing topography are being proposed	X				
	All surface water features within 500 feet of the project boundaries including perennial streams and wetlands	X				
	Location and dimensions of on-site pedestrian and vehicle or vehicle dealer	X				

	access ways, parking areas, loading and unloading facilities, design of entrances and exits of vehicles to and from the site on to public streets, curve and sidewalks	X				
	Location of all Wells and septic systems within 150 feet of the property boundary	X				
	Existing land cover and vegetation conditions	X				
	Drainage plan to describe the location and size of road culprits, road drainage, ditches, phosphorus and run off control measures and other similar features			X		
	On-site soil and investigation report by a DHS licensed site evaluator			X		
	Statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required	X				
<b>Soil and erosion control plan app approved by the Cumberland County soil and water conservation District show when</b>						
	Existing and proposed method of handling storm water runoff		X			
	Direction and flow of the run off through the use of air rose		X			
	Location, location and size of all catch basins, dry wells, drainage ditches, Swales, retention basins and storm sewers		X			
	Engineering calculation used to determine drainage requirements based upon a 25 year storm frequency, if the project will significantly alter the existing patterns due to such factors such as the amount of new impervious surfaces being proposed		X			
	Phosphorus and analysis; required if the proposed project is within the Shoreland zone or the non-vegetative areas exceed 40,000 ft. <sup>2</sup> . If required, the analysis of prosperous loading shall utilize the methods contained in the latest revised edition of the manual underlying phosphorus control and Lake watersheds and underline, published by the main DTP, and shall require third-party review		X			
	A utility plan showing provisions for the water supply and wasteland disposal, including the size and location of all piping, holding tanks, leach field, etc.		X			
	Building plan showing all of the floors and elevations		X			
	Evidence of applicants right and or title to the property, and copies of any proposed or existing easements, convey ends and deed restrictions		X			
	Description and he sign a proposed temporary and permanent signs, including location, size and lighting		X			
	Copies of all required state approvals and permits		X			

Any of the requirements may be waived by the planning board if it is deemed that because of the special circumstances of the site as long as the burden is upon the applicant and would not adversely affect a building landowners and the general health, safety and welfare of the town. Please note any request for waivers will be requested as part of the application process, and any waivers that are granted must be listed on the final plan.

## **DECISION**

Based upon the applicant's presentation and the application materials and supporting documents submitted by the applicant, the Planning Board approved/denies the application for Major Site Plan approval.

Approval with conditions:

The application is approved, subject to the meeting the following conditions:

A. Standard conditions of approval:

1. This approval is limited to development only as described and shown on the plans and documents presented.
2. The project must comply at all times with all applicable federal, state and local approval to which it is subject.
3. Copies of all required State permits and/or letters of approval (DOT, Fire Marshall, DEP, etc.) shall be submitted to the Naples Code Enforcement Officer prior to completion of project.
4. Any required stormwater and phosphorus controls shown on the site plan must be inspected by a licensed engineer or other certified individual and a signed statement that the controls were installed as presented in the plans is to be provided to the Naples CEO prior to the building being placed in service.
5. For amendment to previously approved site plan, all previously conditions of approval, if any, shall remain in force unless explicitly changed by the Planning Board.

B. Project- Specific Conditions of Approval:

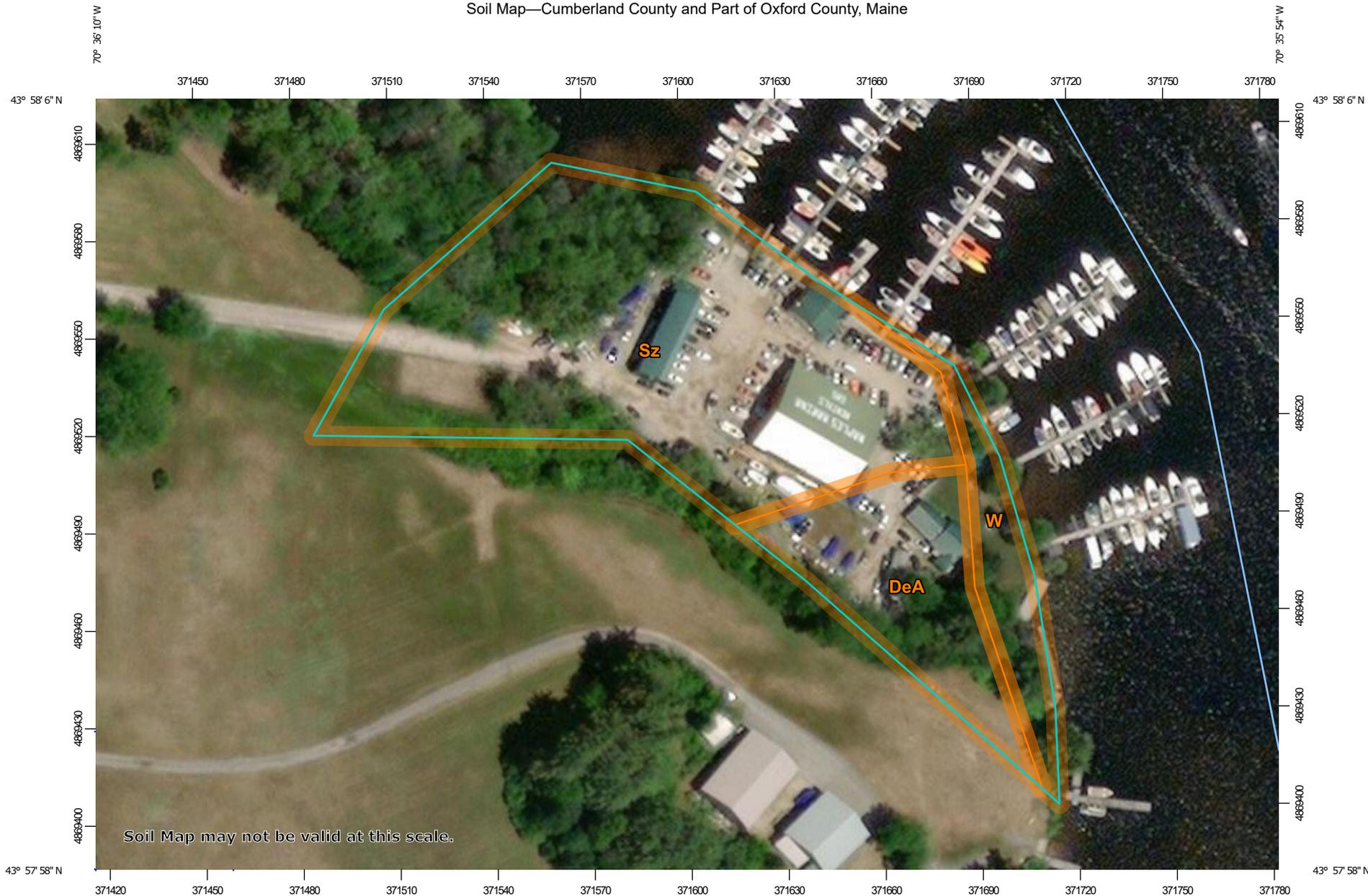
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Naples Planning Board Chairman

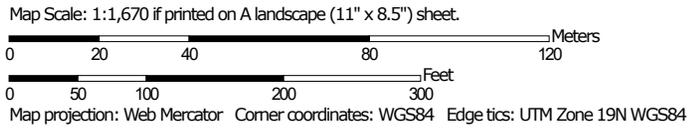
Date:

Specific conditions of approval for this project are enumerated in Appendix I.

Soil Map—Cumberland County and Part of Oxford County, Maine



Soil Map may not be valid at this scale.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 16, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2013—Oct 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeA	Deerfield loamy fine sand, 0 to 3 percent slopes	0.9	19.9%
Sz	Swanton fine sandy loam	3.1	70.5%
W	Water	0.4	9.6%
<b>Totals for Area of Interest</b>		<b>4.4</b>	<b>100.0%</b>

## Cumberland County and Part of Oxford County, Maine

### Sz—Swanton fine sandy loam

#### Map Unit Setting

*National map unit symbol:* blk4  
*Elevation:* 10 to 900 feet  
*Mean annual precipitation:* 36 to 48 inches  
*Mean annual air temperature:* 39 to 46 degrees F  
*Frost-free period:* 90 to 160 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Swanton and similar soils:* 85 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Swanton

##### Setting

*Landform:* Outwash plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Talf  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Parent material:* Loamy glaciolacustrine deposits

##### Typical profile

*H1 - 0 to 9 inches:* fine sandy loam  
*H2 - 9 to 32 inches:* fine sandy loam  
*H3 - 32 to 65 inches:* silty clay

##### Properties and qualities

*Slope:* 0 to 3 percent  
*Depth to restrictive feature:* More than 80 inches  
*Natural drainage class:* Poorly drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to moderately high (0.00 to 0.20 in/hr)  
*Depth to water table:* About 0 to 18 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water storage in profile:* High (about 9.3 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 4w  
*Hydrologic Soil Group:* C/D

*Hydric soil rating: Yes*

## **Data Source Information**

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
Survey Area Data: Version 13, Sep 11, 2017

## Cumberland County and Part of Oxford County, Maine

### DeA—Deerfield loamy sand, 0 to 3 percent slopes

#### Map Unit Setting

*National map unit symbol:* blh5

*Elevation:* 150 to 1,200 feet

*Mean annual precipitation:* 30 to 50 inches

*Mean annual air temperature:* 37 to 45 degrees F

*Frost-free period:* 90 to 160 days

*Farmland classification:* Farmland of statewide importance

#### Map Unit Composition

*Deerfield and similar soils:* 86 percent

*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Deerfield

##### Setting

*Landform:* Outwash terraces

*Landform position (two-dimensional):* Toeslope

*Landform position (three-dimensional):* Tread

*Down-slope shape:* Linear

*Across-slope shape:* Linear

*Parent material:* Sandy glaciofluvial deposits derived from granite and gneiss

##### Typical profile

*H1 - 0 to 10 inches:* loamy sand

*H2 - 10 to 24 inches:* loamy sand

*H3 - 24 to 65 inches:* sand

##### Properties and qualities

*Slope:* 0 to 3 percent

*Depth to restrictive feature:* More than 80 inches

*Natural drainage class:* Moderately well drained

*Capacity of the most limiting layer to transmit water (Ksat):* High to very high (6.00 to 20.00 in/hr)

*Depth to water table:* About 18 to 36 inches

*Frequency of flooding:* None

*Frequency of ponding:* None

*Available water storage in profile:* Low (about 3.2 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified

*Land capability classification (nonirrigated):* 2w

*Hydrologic Soil Group:* A

*Hydric soil rating:* No

## **Data Source Information**

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
Survey Area Data: Version 13, Sep 11, 2017