

# 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)

### Sketch Plan Application

Change of Use       Minor Site Plan       Major Site Plan       Subdivision

Owner/Applicant Name: Sunny L. Quintal

Mailing Address: PO Box 274, Naples, ME 04059

Telephone: 207-615-5626 Email: Sunnyquintal@gmail.com

Property Owner: same

Property Location: 978 Roosevelt Trail Map & Lot: U25-037

Any easements, covenants, or deed restrictions related to the property? easement to Hebert F. Witham, his heirs + assigns

Zoning District: village      Waivers requested\*:  Yes  No  
\*A list must be submitted for waivers

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

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: 10/22/24      Signature: Sunny L. Quintal

### Planning Board Fee Schedule:

Advertising: \$50.00 <del>\$50.00</del>	Aquatic Structure (noncommercial): \$50.00
Fee per abutter: \$10.00 <del>\$50.00</del>	Review Escrow:
Under 1,000 sq. ft. gross floor area: \$300.00	Minor Application: \$1,000.00
1,000 – 10,000 sq. ft. gross floor area: \$400.00 <del>\$400.00</del>	Major Application: \$2,000.00
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 an application, sketch plan, and a letter of intent.**

Dear Town of Naples Planning Board Members and Code Enforcement,

I grew up in Windham and have always had a fondness for the Town of Naples, especially The Causeway. It has been a lifelong dream of mine to own and operate a small inn or hotel. Approximately four and a half years ago I had convinced my then husband that I could explore my dream when our daughter, then 14, went off to college. Unfortunately, I unexpectedly lost my husband six months later. I continued to raise my daughter and work in the commercial insurance industry over the last four years, but I knew more than ever that life is short, and I really wanted to still pursue my dream.

I started looking for the right property for my dream with my real estate agent a couple of years ago and last fall I found myself in lucky when the property at 978 Roosevelt Trail was listed for sale by the previous owners, The Jordans. Shortly after I went under contract for the purchase of my dream property, I met my fiancé, Sam Lobel. Sam grew up in Raymond and lucky for me has also been very fond of Naples since childhood. He is also extremely supportive of me going after my dream and decided to come along for the adventure. My daughter graduated high school this past June, I sold our prior residence when she went to college and our two families have now merged into one in the single-family home on the property. We are now ready to invest in the renovation of the existing commercial space which was used previously by the Jordans as a retail store.

Ideally, we will continue to live in the house to be close by to manage the business(es) and we will turn the first floor of the commercial space into the hotel lobby, the restaurant (which will be open year-round for breakfast, lunch, and dinner), an incidental retail space and potentially one or two hotel rooms. Upstairs we will turn an existing room along with space that is currently not finished into two or three more hotel rooms. Outside we will add parking and an outdoor dining area for the summer months. The final phase of the project, hopefully in the near future would be to potentially add another building at the back of the property with hotel rooms or tiny houses to be used as additional hotel rooms, but we plan to come back to you when we are financially ready for that potential next phase assuming the market shows a need for more hotel rooms in the area.

We have been in contact with Andy Morrell of BH2M regarding the engineering and surveying of the project and Jason Gaudreau of TradeMasters regarding the general contracting of the project. We are excited to get started finalizing the plot and floor plans with Andy and Jason once we have your approval to move forward with the intended uses. Thank you in advance. I look forward to meeting you at the November 19<sup>th</sup> board meeting when I am happy to answer all questions you may have regarding the project. If you have any questions you would like answered before then, please feel free to contact me at [sunnyquintal@gmail.com](mailto:sunnyquintal@gmail.com) or 207-615-5626.

Sincerely,

Sunny Quintal

Home of Naples'  
New Boutique  
Lodging  
&  
Restaurant



## Benefits for Naples:

- ❖ The exterior of the property will be refreshed
- ❖ Boutique lodging will encourage visitors to stay in the area longer
- ❖ The restaurant and hotel rooms will be open year-round which will encourage more tourism in the off season and provide another dining option for residents of Naples and surrounding towns

**Bites & Bevvies**  
— at CAUSEWAY LANDING —

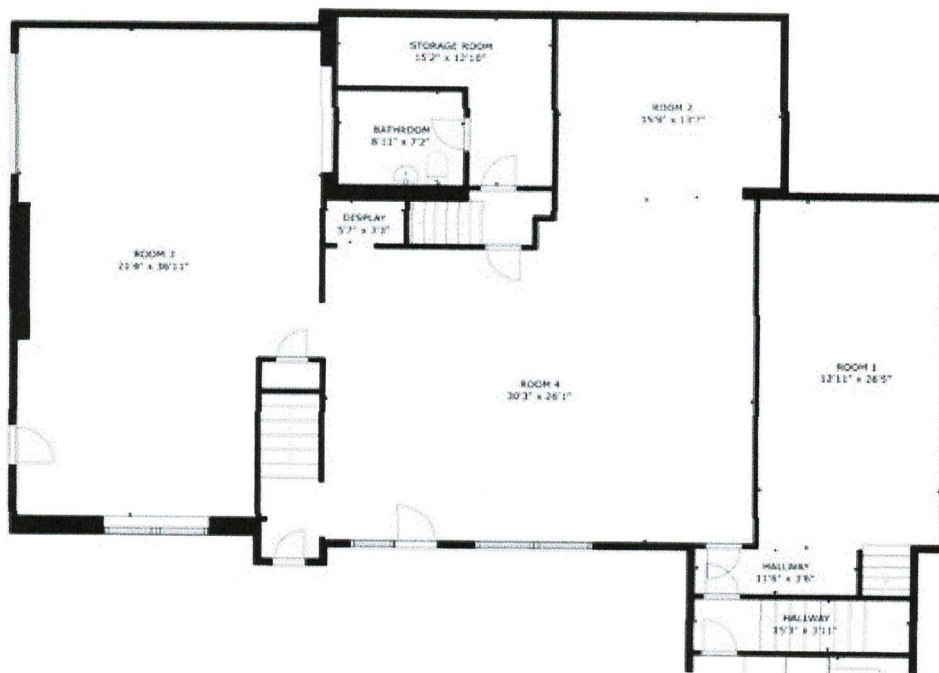
- ❖ Open year-round for breakfast, lunch and dinner
- ❖ With a menu concept not already existing in surrounding towns, diners from far and near will come to Naples
- ❖ Simple food, but an elegant design different from other dining options in town

*Existing Parking*



*Proposed parking along existing fence*

# Existing Floor Plan of 1st Floor



# Initial 1st Floor Plan Remodel

