

**DM ROMA**  
CONSULTING ENGINEERS

May 15, 2018

Renee Carter, Code Enforcement Officer  
Town of Naples  
PO Box 1757  
Naples, Maine 04055

**Re: Site Plan Amendment Application  
Commercial Development at 212 Roosevelt Trail  
Marston's Tree Service – Applicant**

Dear Renee:

On behalf of the record owner Marston's Tree Service we have prepared the enclosed application and revised design plans for approval of a modification to an approved site plan on property located at 212 Roosevelt Trail in Naples. The property consists of two parcels identified on the Town of Naples Assessor's Map U-05 as lots 21 and 21-A for a combined area of approximately 3.25 acres. The property is zoned Commercial.

This modification request has two primary purposes. The first objective is to divide Lot 21, which fronts on Roosevelt Trail, into two separate lots. Each of the new lots has been designed so that the existing and proposed buildings do not encroach on the required 20-foot setbacks, and the lots contain the required dimensional standards contained in the Town's Minimum Lot Size Ordinance. The second objective is to obtain Town approval to operate the existing building located on Lot 21-A for commercial use.

Upon your review of the enclosed submission, please do not hesitate to contact me if you have any questions or require any additional information.

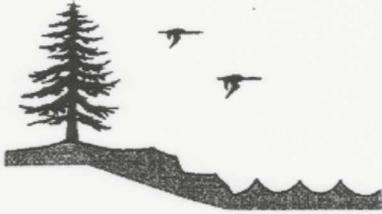
Sincerely,

DM ROMA CONSULTING ENGINEERS

*Dustin Roma*

Dustin M. Roma, P.E.  
President

Cc: John Marston - Applicant



# 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: May 15, 2018

Owner/Applicant Name: MARSTON'S TREE SERVICE

Mailing Address: PO BOX 1599, NAPLES, ME 04055

Telephone: \_\_\_\_\_ Email: TREWORK@YAHOO.COM

Property Owner: JOHN MARSTON

Property Location: ROOSEVELT TRAIL & JACKSON COVE RD Map & Lot: MAP U-05, LOTS 21 & 21A

Any easements, covenants, or deed restrictions related to the property? SEE DEEDS

Zoning District: COMMERCIAL Waivers requested: \_\_\_\_\_

A list must be submitted for waivers

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

DUSTIN ROMA, PE DM ROMA CONSULTING ENGINEERS, PO BOX 1116, WINDHAM, ME 04062

207-310-0506 DUSTIN@DMROMA.COM

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: 5-15-18 Signature: Dustin Roma

### 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.



## LIST OF ABUTTING LANDOWNERS

### MARSTON'S TREE SERVICE, NAPLES, MAINE

Map	Lot	Owner & Address
U-5	12	Old Sour Holdings, LLC 79 Lewis Road Naples, ME 04055
U-5	18	Malcolm Proctor Julie Proctor 192 Roosevelt Trail Naples, ME 04055
U-5	19	John Goulette Shari Goulette P.O. Box 4024 Naples, ME 04055
U-5	20	Kathleen Worster Durward Worster 14 Jackson Cove Road Naples, ME 04055
U-5	24-1A	Dennis Laliberte 20 Kansas Road Naples, ME 04055
U-5	24-2	Kerri-Rose, LLC 10 Cassie Lane Hampton, NH 03842
U-12	26C	Ralph Deangelis 224 Linwood Street Lynn, MA 01905
U-12	26A	Stephen Petley Katherine Petley 543 Levenseller Road East Holden, ME 04429

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS, that WE, **RALPH M. DEANGELIS and JANICE E. DEANGELIS** of Boxford, County of Essex, Commonwealth of Massachusetts;

For consideration paid, grant to: **MARSTON'S TREE SERVICE, INC.** a Maine Corporation with a place of business in Naples, County of Cumberland, State of Maine;

Whose mailing address is: P.O. Box 1599, Naples, ME 04055

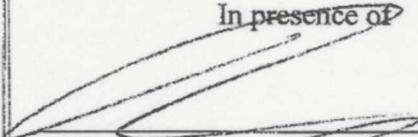
With warranty covenants, the land in Naples, County of Cumberland, State of Maine, described as follows:

See Exhibit A attached hereto and incorporated herein by reference.

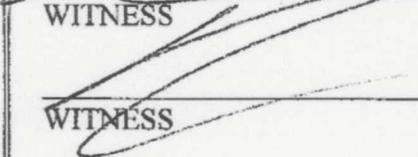
WITNESS my hand and seal this 4 day of the month of August, 2006.

Signed, Sealed and Delivered

In presence of



WITNESS



WITNESS

  
RALPH M. DEANGELIS

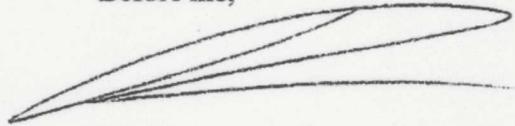
  
JANICE E. DEANGELIS

STATE OF MAINE  
CUMBERLAND, ss.

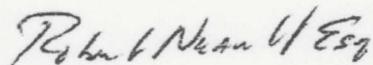
August 4, 2006

Then personally appeared before me the above-named Ralph M. DeAngelis and Janice E. DeAngelis and acknowledged the foregoing instrument to be their free act and deed.

Before me,



NOTARY PUBLIC/ATTORNEY AT LAW  
Printed Name:



MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land with any improvements thereon situated on the westerly side of Route 302 in Naples, Cumberland County, Maine bounded and described as follows:

Beginning at an iron pin set on the westerly side of Route 302 which marks the easterly corner of land known as Hillbrook Acres; thence S 48°22'46" W 157.95 feet to a point; thence S 49°14'03" W 213.12 feet to an iron pin at land now or formerly of DeAngelis; thence S 29°34'49" E along land now or formerly of DeAngelis 189.18 feet to an iron pin; thence N 59°09'20" E 209.33 feet to an iron pin; thence N 67°11'54" E 167.31 feet to the sideline of Route 302; thence running northwesterly along the sideline of Route 302 to the point and place of beginning.

The above parcel of land contains 1.938 acres and is shown on a survey prepared by William J. Tully, RLS #567, dated September, 1986 prepared for H. Nilsen Fielding.

There is included in this conveyance the right to use the right-of-way southeasterly of the above described premises merely as a means of ingress and egress to Route #302. There is specifically excluded from this conveyance any right to use said right-of-way as it exists Southwesterly of the above-described premises.

Being the same premises as described in a Warranty Deed of Holm N. Fielding and Alice E. Fielding to Ralph M. DeAngelis and Janice E. DeAngelis dated October 18, 1999 recorded in the Cumberland County Registry of Deeds, Book 15126, Page 108.

Received  
Recorded Register of Deeds  
Aug 07:2006 11:29:34A  
Cumberland County  
John B OBrien

Corrective Release Deed

That: Ralph M. DeAngelis and Janice <sup>E. J.W.</sup> DeAngelis of 224 Linwood Street, Lynn, Commonwealth of Massachusetts 01905-1248

Release Unto:

Marston's Tree Service, Inc., a Maine corporation whose mailing address is 212 Roosevelt Trail, Naples, County of Cumberland and State of Maine 04055

Concerning land in Naples, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land situated southwesterly of Route #302, but not abutting thereon, situated in the Town of Naples, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at an iron pin on the southwesterly side of Route 302, which marks the easterly corner of land known as Hillbrook Acres and the northerly corner of land previously conveyed by DeAngelis to Marston's Tree Service, Inc. (Book 24242, Page 333); THENCE South 43° 51' 20" West by and along said Hillbrook Acres land a distance of 158.28 feet to a point; THENCE South 44° 41' 04" West and continuing by and along said formerly owned by Hillbrook Acres land a distance of 212.99 feet to an iron pin and the TRUE POINT OF BEGINNING;

Beginning at this TRUE POINT OF BEGINNING, THENCE South 44° 21' 23" West and continuing by and along said formerly owned by Hillbrook Acres land a distance of 310.76 feet (previously recorded as 276.5 +/- feet) to an iron pin; THENCE South 41° 00' 14" East by and along remaining land of DeAngelis a distance of 125.28 feet to an iron pin; THENCE South 48° 37' 37" East and continuing by and along remaining land of DeAngelis a distance of 83.53 feet to an iron pin where it intersects with Jackson Cove Road, with Jackson Cove Road being the demarcation point and final determination of distance which is on the northerly sideline of Jackson Cove Road so-called; THENCE in a generally northeasterly direction by and along said northerly sideline of Jackson Cove Road with Jackson Cove Road as the demarcation boundary, as it trends a distance of 280.7 (+/-) feet (previously recorded as 295.5 +/- feet) to a point at the land of Marston's Tree Service, Inc.; THENCE North 34° 07' 10" West by and along said Marston's Tree Service, Inc. land a distance of 189.18 feet to the westerly corner thereof and the point of beginning.

Corrective Release Deed  
DeAngelis to Marston's Tree Service, Inc.

Also conveyed herewith is a right of use of the private owned road known as Beverly Cove Road or Jackson Cove Road, in common with the Grantors and others for ingress, egress. Specifically excluded is the any right of use of right of way as it exists southwesterly of the MARSTON property.

Also included is utility access (cable, electric and telephone) over the private road known locally as Beverly Road or Jackson Cove Road as it currently exists leading from State Route 302 to a new driveway approximately 120 feet from the beginning of Jackson Cove Road where it intersects with Route 302.

Specifically excluded is any future excavation related to utilities or any other type of access under the privately owned road such as culvert installations, rip-rap "stoneage" for ditches, and any water retention or water holding areas or water flow ponds. These types of changes and any excavation on the privately owned road for any underground utilities needs the approval of the road property owner and must be in compliance with federal, state and local ordinances and laws.

This Deed corrects a prior Deed from Ralph M. DeAngelis and Janice D. DeAngelis to Marston's Tree Service, Inc., dated August 11<sup>th</sup>, 2007 and recorded in the Cumberland County Registry of Deeds in Book 25503, Page 254.

Witness our hands and seals this 27<sup>th</sup> day of August, 2016

Gloria Jo Roth  
Witness  
Gloria Jo Roth  
Witness

Ralph M. DeAngelis  
Ralph M. DeAngelis  
Janice D. DeAngelis  
Janice D. DeAngelis  
E. Jo

Marston's Tree Service, Inc.

Helen J. Loh  
Witness

by: [Signature]  
John Marston, President

SEAL

Suzannah H. Forsythe  
SUZZANAH H. FORSYTHE  
Notary Public, Maine  
My Commission Expires March 18, 2022

Corrective Release Deed  
DeAngelis to Marston's Tree Service, Inc.

State of Maine  
County of Cumberland

August 27 2016

gls

Then personally appeared the above named Ralph M. DeAngelis and Janice D.E. DeAngelis and acknowledged the foregoing instrument to be their free act and deed,

Before me Suzannah H. Forsythe  
Notary Public - ~~Attorney at Law~~

SEAL

Type or print name: Suzannah H. Forsythe

My Commission Expires: SUZZANAH H. FORSYTHE  
Notary Public, Maine  
My Commission Expires March 18, 2022

Received  
Recorded Register of Deeds  
Sep 02, 2016 10:56:25A  
Cumberland County  
Nancy A. Lane