



# 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)

## Minor Subdivision Application

Date: 5/14/21

Owner/Applicant Name: Michelle McLean

Mailing Address: 34 Jeffrey Woods Rd Windham ME 04062

Telephone: 207-408-9475 Email: pmcLean@ROADRUNNER.COM

Property Owner: Michelle McLean

Property Location: 262 Sebago Rd Naples Map & Lot: U23-13

Any easements, covenants, or deed restrictions related to the property? None Known

Zoning District: Rural Waivers requested: None

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner:  
Wayne Wood 20 Wood Dr. Gray ME 04057  
(207) 657-3330

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: 5-17-21 Signature: Michelle McLean

### Fee Schedule:

Advertising: \$50.00  
Fee per abutter: \$10.00  
Residential Subdivision: \$500.00 + \$500 per proposed lot  
Commercial Subdivision: \$750 + \$750.00 per proposed lot  
Modification of approved plan: \$100.00 + \$500/\$750 per proposed lot  
Commercial Initial permit: \$100.00  
Review Escrow: \$1,000.00

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

**You must submit 9 copies of this application, the letter of intent, and all supporting documents 21 days prior to the meeting to be considered by the Planning Board.**

May 17,2001

262 Sebago Rd., Naples - Letter of Intent

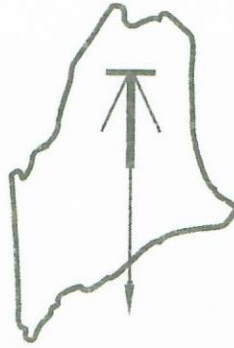
I, Michelle McLean, request to reconfigure my current lot (U23-013) into two proposed lots of 80,056 sq ft and 81,725 sq ft.

Respectfully,

*Michelle McLean*

Michelle McLean

WAYNE



WOOD & CO.

PROFESSIONAL LAND SURVEYING  
and LAND PLANNING  
30 Wood Drive, Gray, Maine 04039

WETLANDS DELINEATION  
Telephone (207) 657-3330  
wtwco@securespeed.net

**PROPERTY DESCRIPTION**

**For**

**Patrick McLean**

(81,725 sq.ft. lot on Sebago Road in Naples, Maine)

A certain lot or parcel of land situated on the Easterly side of the Sebago Road in the Town of Naples, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 2" iron pipe found set in the ground on the Easterly side line of the Sebago Road at the Southwesterly corner of land now or formerly of Nancy H. Miller (24,093/231);

Thence S 07°45'00" E along the said side line of the Sebago Road 424.00 feet to a 5/8" capped rebar (#1328) set in the ground on the Northwesterly side line of and unnamed camp road;

Thence N 58°36'48" E along the said side line of the unnamed camp road 291.38 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 29°30'42" W across land of the Grantor 375.06 feet to a 5/8" capped rebar (#1328) set in the ground on the Southerly side line of the said Miller;

Thence S 64°24'34" W along land of the said Miller 134.34 feet to the point of beginning. Containing 81,725 square feet.

All bearings are Magnetic of the year 1964.

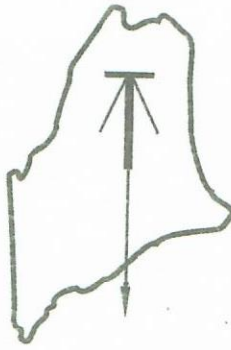
Meaning and intending to convey a portion of the premises conveyed to this Grantor by deed recorded in the Cumberland County Registry of Deeds in book 37,349 page 264.

221027-81,725sq.ft.

WAYNE

WOOD & CO.

PROFESSIONAL LAND SURVEYING  
and LAND PLANNING  
30 Wood Drive, Gray, Maine 04039



WETLANDS DELINEATION  
Telephone (207) 657-3330  
wtwco@securespeed.net

**PROPERTY DESCRIPTION**

For

**Patrick McLean**

(80.056 sq.ft. lot on State Park Road in Naples, Maine)

A certain lot or parcel of land situated on the Westerly side of the State Park Road in the Town of Naples, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a 2" iron pipe found set in the ground in a stone wall marking the assumed Westerly side line of the State Park Road at the Southeasterly corner of land now or formerly of Dale K. & Paula C. Morse (3178/82);

Thence S 24°33'26" E along the said side line of the State Park Road and the said stone wall 125.00 feet to a point;

Thence S 23°31'08" E continuing along the said side line of the State Park Road and the said stone wall 232.34 feet to a 1 1/4" iron pipe found set in the ground at the Northwesterly side line of and unnamed camp road;

Thence S 58°36'48" W along the said side line of the unnamed camp road 201.00 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 29°30'42" W across land of the Grantor 375.06 feet to a 5/8" capped rebar (#1328) set in the ground on the Southerly side line of land now or formerly of Nancy H. Miller (24,093/231);

Thence N 64°24'34" E along land of the said Miller 35.00 feet to a 1/2" iron pipe found set in the ground at the Southwesterly corner of land of the said Morse;

Thence N 63°28'34" E along land of the said Morse 201.30 feet to the point of beginning. Containing 80,056 square feet.

All bearings are Magnetic of the year 1964.

Meaning and intending to convey a portion of the premises conveyed to this Grantor by deed recorded in the Cumberland County Registry of Deeds in book 37,349 page 264.

221027-80,056sq.ft.

## 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:

---

Naples Planning Board Chairman

Date:

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

**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.**