

**Pineland**

Cumberland Hall  
41 Campus Drive, Suite 301  
New Gloucester, ME 04260

**Portland**

565 Congress Street, Suite 201  
Portland, ME 04101

February 11, 2022

1831

Kate Matthews, Code Enforcement Officer  
Town of Naples  
15 Village Green Lane  
Naples, ME 04055

**AMENDED SUBDIVISION APPLICATION  
LONG LAKE ACRES SUBDIVISION; JOHN & SHERRY CHASE**

Dear Kate:

On behalf of the applicants, John and Sherry Chase, we are pleased to submit nine (9) copies of the Minor Subdivision Application for an amendment to the Long Lake Acres Subdivision. The subdivision is located on the northeastern side of Route 302 and southwestern shore of Long Lake. The latest amendment to the subdivision was approved by the Town of Naples Planning Board in December 2020 and was recorded at the Cumberland County Registry of Deeds in Plan Book 220, page 485. A copy of the recorded plan is attached for reference.


Lots 1 and 2, which are identified as Lots 2-1 and 2-2 on the Town of Naples Tax Map U-38, are both owned by the applicant. As depicted on the attached Third Amended Subdivision Plan, the applicant proposes to modify the shared lot boundary between the two lots. The purpose of this amendment is to configure Lot 2, such that the existing garage and existing driveway serving the house on Lot 2 are all located on Lot 2. A 50-foot-wide access easement is proposed to provide access to Lot 1 via the existing driveway. No new development (impervious or ground disturbance) is proposed as part of this subdivision amendment.

In support of the application, the following items are attached:

- Attachment 1: Subdivision Application & Checklist
- Attachment 2: Site Location Map
- Attachment 3: Property Deed
- Attachment 4: Second Amended Subdivision Plan
- Attachment 5: Third Amended Subdivision Plan

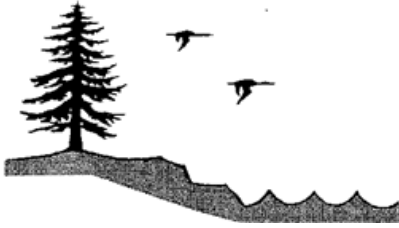
With the attached fee for modification of an approved plan, we are hopeful that sufficient information has been provided to deem this application as complete and suitable for placement on the next available Planning Board agenda. As you review the enclosed information, please call if you have any questions or require additional information. Thank you for your consideration.

Prepared by:  
Terradyn Consultants, LLC  
JEFFREY D. AMOS  
MS 10167  
LICENSED PROFESSIONAL ENGINEER  
Jeffrey D. Amos, P.E.



Enc.

cc: John Chase



# 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: 02/10/2022

Owner/Applicant Name: John & Sherry Chase

Mailing Address: P.O. Box 897 Westbrook, ME 04098

Telephone: 207-892-2700 Email: jchase@cchfi.com

Property Owner: John & Sherry Chase

Property Location: Big Bear Point Map & Lot: U-38/2-1 & 2-2

Any easements, covenants, or deed restrictions related to the property? See plan

Zoning District: Rural Area Waivers requested: None

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: Jeff Amos, P.E.  
Terradyn Consultants, LLC, 41 Campus Drive, Suite 301, New Gloucester ME 04260 (207) 926-5111

Wayne T. Wood & Company, 30 Wood Drive, Gray, ME 04039

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: 02/10/2022 Signature: 

### 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: \$ 320.00

**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.**

**TOWN OF NAPLES**  
**Checklist and Findings of Fact**  
**For**  
**Minor Subdivision**

Name of Proposed Subdivision: Amendment to Long Lake Acres Subdivision

Name of Applicant: John Chase Owner: John Chase

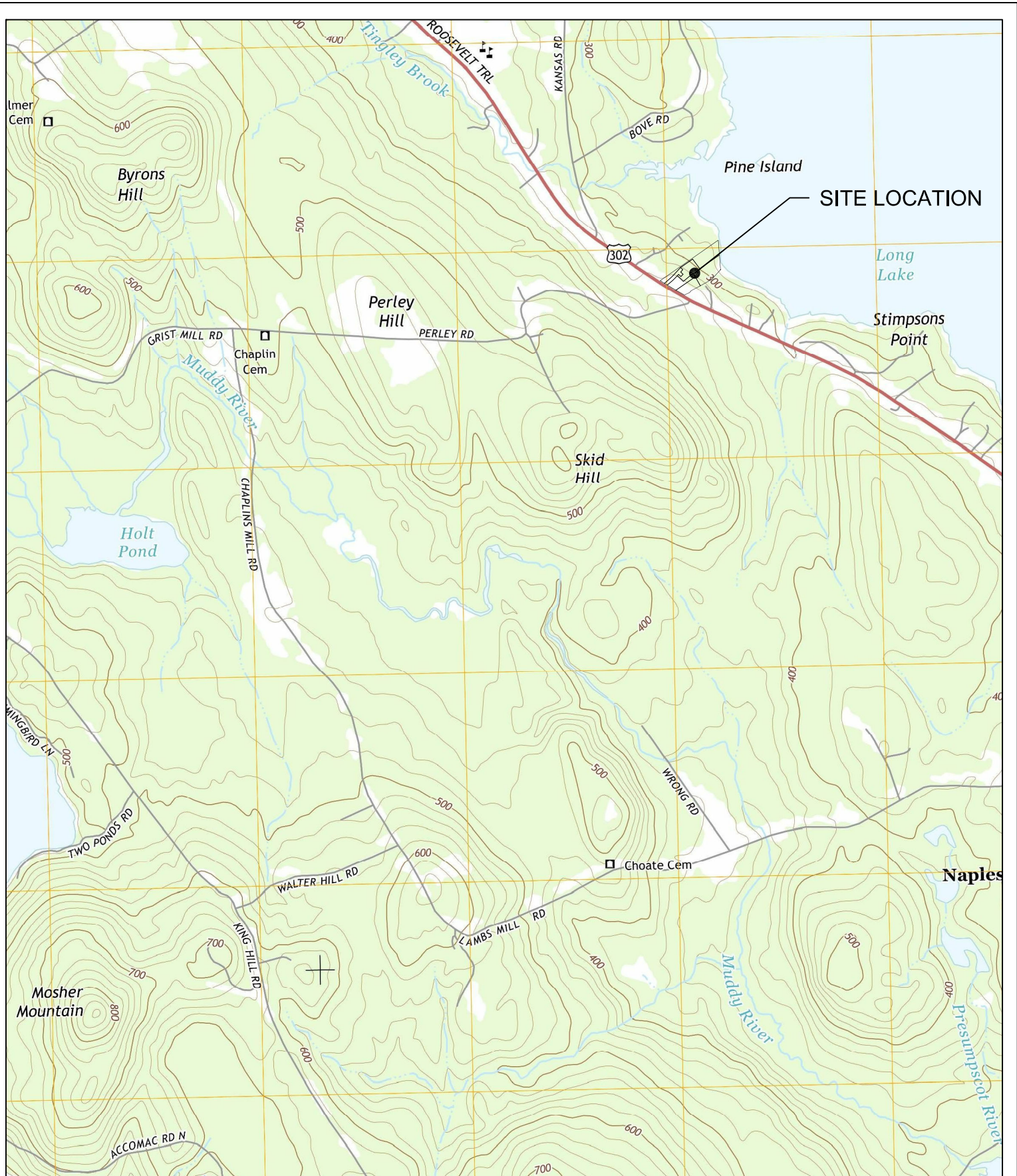
Date Submitted: 02/10/2022

<b>Sketch Plan Submissions</b>		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
Required						
	Roads and lot layout in relation to existing conditions topo map		X			
	Description or outline of existing conditions and the proposed development as necessary to supplement the map		X			
	Medium intensity soil survey including soil interpretation.		X			
	Available or proposed utilities.		X			
	Existing and proposed covenants or deed restrictions.		X			
	General information, regarding proposal as to typical lot size, price range, public access areas, or other pertinent information.		X			
<b>Final Plan Submissions</b>		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
<b><i>Needs to be submitted within 6 months of approval of Sketch Plan</i></b>						
	1. All information presented on the sketch plan and location map and any amendments required by Planning Board.	x				
	2. Official surveyed map to include the stamp of land surveyor, architect, engineer or consultant who prepared plan.	x				
	3. A soils report identifying changes in soil conditions down to one eight acre or as determined by the Planning Board.		x			
	4. On site sewage and water supply facilities shown and compliance with state and local minimums stated on the plan by a licensed engineer.		x			
	5. Proposed name of the subdivision or identifying title, and the name of the Municipality in which it is located.	x				
	6. The date, north point, graphic map scale, name and address of record owner and subdivider and names of adjoining property owners	x				
	7. A soil erosion and sediment control plan containing the endorsement of Cumberland County Soil and Water or Maine Soil and Water Conservation Commission or the discretion of the Planning Board.		x			

All of the information has been submitted and \_\_\_\_\_meets \_\_\_\_\_does not meet all of the requirements of the Town of Naples subdivision ordinance. The Planning Board has approved the \_\_\_\_\_sketch \_\_\_\_\_preliminary \_\_\_\_\_final with the following conditions and waivers:

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\_\_\_\_\_ **Planning Board Chair**                      **Dated:** \_\_\_\_\_



**LOCATION MAP**

PROJECT:  
AMENDMENT TO LONG LAKE ACRES  
BIG BEAR POINT

PREPARED FOR:  
JOHN CHASE  
P.O. BOX 897  
WESTBROOK, STATE 04098



207.926.5111 • info@terradyconsultants.com • www.terradyconsultants.com

**PINELAND**  
41 CAMPUS DRIVE, SUITE 301  
NEW GLOUCESTER, ME 04260

**PORTLAND**  
565 CONGRESS STREET, SUITE 201  
PORTLAND, ME 04101

PROJECT NO.

1831-1

DATE

11/22/2021

SCALE

1"=2,000'

SHEET

1

OF

1

0001067

BK 15943PG 188

**WARRANTY DEED**

ENVISION REALTY, LLC, a Maine Limited Liability Company with a place of business in Bridgton, County of Cumberland and State of Maine, for consideration paid, grants to JOHN F. CHASE, of Gorham, County of Cumberland and State of Maine, WITH WARRANTY COVENANTS, the real estate, with any improvements thereon, in Naples, County of Cumberland and State of Maine, bounded and described as follows:

Lot 1 shown on Plan of Long Lake Acres U.S. Route 302, Naples, Maine, compiled by Main-Land Development Consultants, Inc. dated November 13, 2000 recorded in Cumberland County Registry of Deeds Plan Book 200, Page 521.

This lot is conveyed with and subject to those easements and restrictions set forth in a Declaration by Grantor dated October 12, 2000 recorded Book 15791, Page 180, which are incorporated herein by reference; provided, however, the reference therein to Plan Book 200, Page 433 is changed to Plan Book 200, Page 521.

This conveyance is subject to all encumbrances of record.

For Grantor's title reference is made to its deed from Harold and Winnifred Jones dated August 1, 2000 recorded Book 15632, Page 250.

IN WITNESS WHEREOF, Envision Realty, LLC, by Philip R. Libby, its duly authorized representative, has caused this instrument to be executed in the corporate name this 4<sup>th</sup> day of January, 2001.

MAINE REAL ESTATE TAX PAID

[Signature]  
witness

ENVISION REALTY, LLC  
By: [Signature]  
Its: Manager Philip R. Libby

STATE OF MAINE  
Cumberland, ss.

Personally appeared the above named Philip R. Libby, Manager of said Envision Realty, LLC, known to me this 4<sup>th</sup> day of January, 2001, and acknowledged the foregoing instrument to be his free act and deed in said capacity.

[Signature]  
Notary Public/Attorney at Law  
RICHARD J. ABBONDANZA  
Print or type name  
My commission expires: \_\_\_\_\_

RECEIVED  
RECORDED REGISTRY OF DEEDS:

2001 JAN -5 AM 10: 14

CUMBERLAND COUNTY  
John B O'Brien

**WARRANTY DEED**

**ENVISION REALTY, LLC**, a Maine Limited Liability Company with a place of business in Bridgton, County of Cumberland and State of Maine, for consideration paid, grants to **SHERRY L. CHASE**, of Gorham, County of Cumberland and State of Maine, **WITH WARRANTY COVENANTS**, the real estate, with any improvements thereon, in Naples, County of Cumberland and State of Maine, bounded and described as follows:

Lot 2 shown on Plan of Long Lake Acres U.S. Route 302, Naples, Maine, compiled by Main-Land Development Consultants, Inc. dated November 13, 2000 recorded in Cumberland County Registry of Deeds Plan Book 200, Page 521.

This lot is conveyed with and subject to those easements and restrictions set forth in a Declaration by Grantor dated October 12, 2000 recorded Book 15791, Page 180, which are incorporated herein by reference; provided, however, the reference therein to Plan Book 200, Page 433 is changed to Plan Book 200, Page 521.

This conveyance is subject to all encumbrances of record.

For Grantor's title reference is made to its deed from Harold and Winnifred Jones dated August 1, 2000 recorded Book 15632, Page 250.

IN WITNESS WHEREOF, **Envision Realty, LLC**, by Philip R. Libby, its duly authorized representative, has caused this instrument to be executed in the corporate name this 4<sup>th</sup> day of January, 2001.

[Signature]  
witness

**ENVISION REALTY, LLC**  
Philip R. Libby  
By: [Signature]  
Its: Manager

STATE OF MAINE  
Cumberland, ss.

Personally appeared the above named Philip R. Libby, Manager of said Envision Realty, LLC, known to me this 4<sup>th</sup> day of January, 2001, and acknowledged the foregoing instrument to be his free act and deed in said capacity.

[Signature]  
Notary Public/Attorney at Law  
**RICHARD J. ACCONDRONZA**  
Print or type name  
My commission expires: \_\_\_\_\_

RECEIVED  
RECORDED REGISTRY OF DEED:

2001 JAN -5 AM 10: 15  
CUMBERLAND COUNTY  
John B O'Brien

MAINE REAL ESTATE TAX PAID

**GENERAL NOTES**

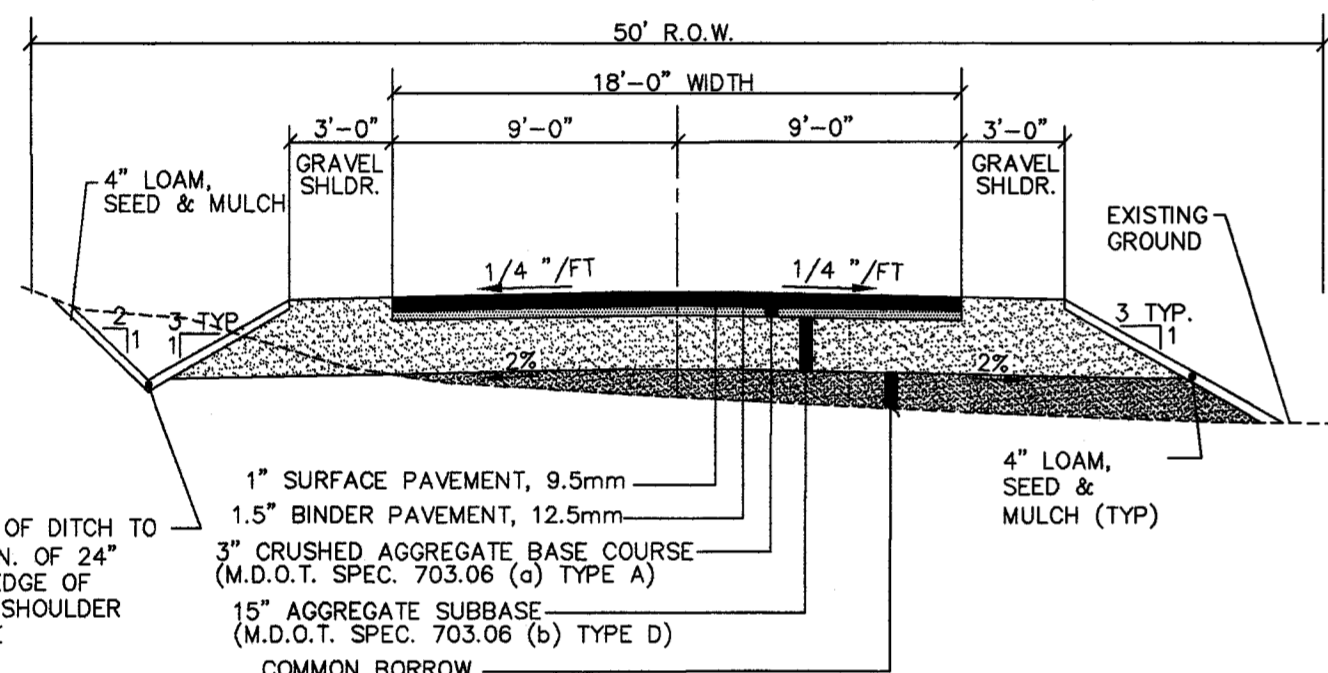
- THE PROJECT AREA IS SHOWN AS LOTS 2-1 & 2-2 ON THE TOWN OF NAPLES TAX MAP U-38 AND IS LOCATED IN THE RURAL AREA.
- BOUNDARY & TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN EXISTING CONDITIONS SURVEY BY WAYNE T. WOOD & COMPANY, DATED AUGUST 2018.
- THESE LOTS WILL BE SERVICED BY PRIVATE WELLS AND SEPTIC SYSTEMS.
- SPACE AND BULK CRITERIA:  
 MIN. LOT SIZE : 40,000 SF  
 MIN. ROAD FRONTAGE: 100'  
 MIN. FRONT SETBACK: 20'  
 MIN. SIDE SETBACK: 20'  
 MIN. REAR SETBACK: 20'
- THE PROJECT AREA DOES NOT CONTAIN ANY FLOOD HAZARD AREAS ACCORDING TO FLOOD INSURANCE RATE MAPS 230050 0005 B.
- THERE ARE NO WETLANDS ON THIS SITE AS DETERMINED BY STEVE MARCOTTE, C.G. OF SUMMIT GEOENGINEERING SERVICES.
- THIS PLAN IS AN AMENDMENT TO THE PLAN OF "LONG LAKE ACRES Subdivision Lots 1 & 2" RECORDED IN PLAN BOOK 219 PAGE 414 BY CHANGING THE PROPERTY LINE BETWEEN LOTS 2A & 3.
- OWNERS OF RECORD ARE JOHN & SHERRY CHASE BY DEEDS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15,943 PAGES 188- 190.

Approved by the Town of  
Naples Planning Board:

Signed: *[Signatures]*

Date: 12/15/20

The property shown on this plan may be developed and used as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of the approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

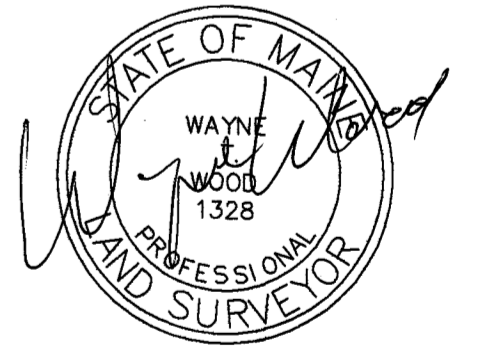
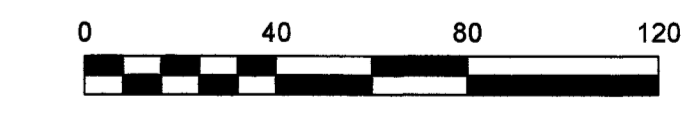
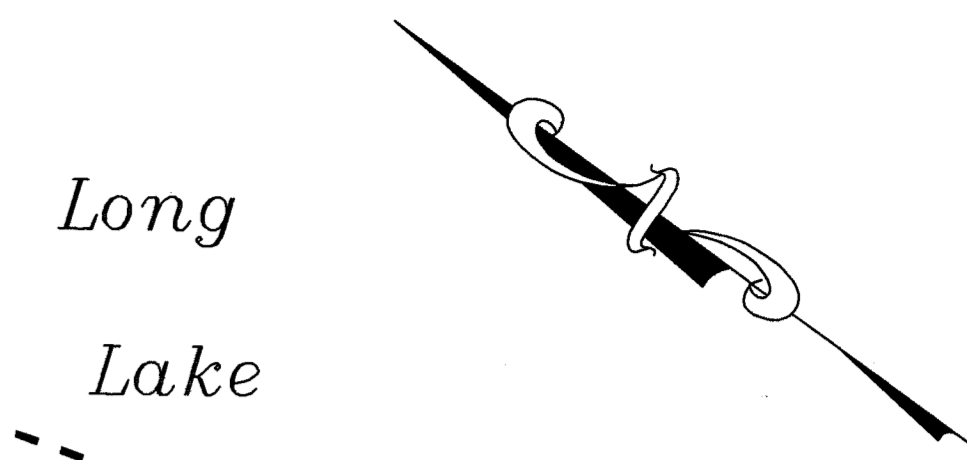
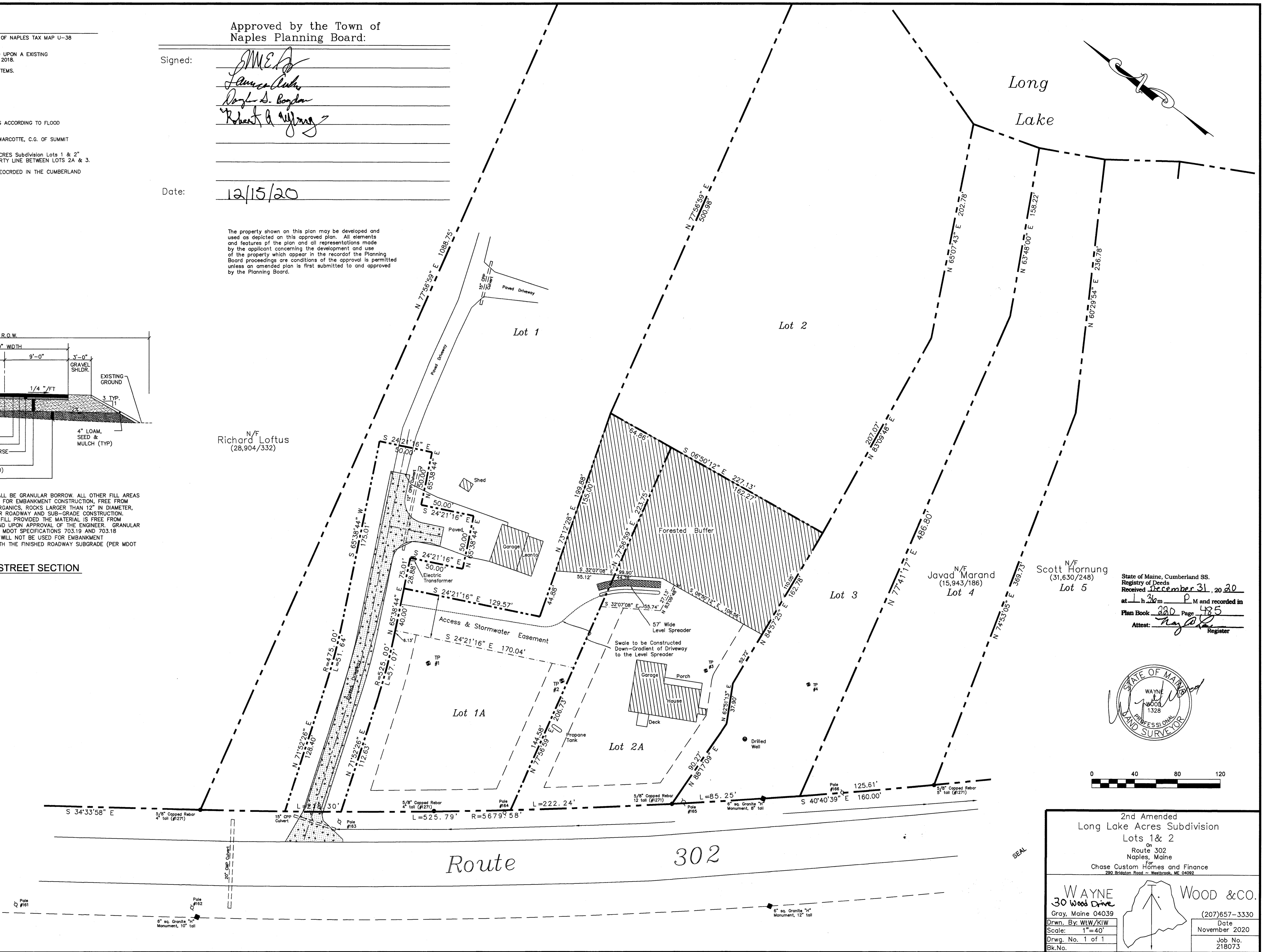


NOTE: FILL AREAS BENEATH DRIVING SURFACE SHALL BE GRANULAR BORROW. ALL OTHER FILL AREAS SHALL BE A COMMON BORROW MATERIAL SUITABLE FOR EMBANKMENT CONSTRUCTION, FREE FROM FROZEN MATERIAL, PERISHABLE RUBBLE, PEAT, ORGANICS, ROCKS LARGER THAN 12" IN DIAMETER, VEGETATION AND OTHER MATERIAL UNSUITABLE FOR ROADWAY AND SUB-GRADE CONSTRUCTION. EXCAVATED ON-SITE MATERIALS MAY BE USED FOR FILL PROVIDED THE MATERIAL IS FREE FROM UNSUITABLE MATERIAL DESCRIBED IN THIS NOTE AND UPON APPROVAL OF THE ENGINEER. GRANULAR BORROW AND COMMON BORROW SHALL ADHERE TO MDOT SPECIFICATIONS 703.19 AND 703.18 RESPECTIVELY. ROCKS LARGER THAN 8" DIAMETER WILL NOT BE USED FOR EMBANKMENT CONSTRUCTION WITHIN A DEPTH OF 2 FEET BENEATH THE FINISHED ROADWAY SUBGRADE (PER MDOT SPECIFICATIONS 703.10)

**TYPICAL MINOR STREET SECTION**  
NOT TO SCALE

**LEGEND**

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- PROPOSED SETBACK LINE
- EXISTING SETBACK LINE
- EXISTING EASEMENT
- PROPOSED EASEMENT
- ROAD CENTERLINE
- EXISTING MINOR CONTOUR
- EXISTING MAJOR CONTOUR
- PROPOSED CONTOUR
- EXISTING STORMDRAIN
- PROPOSED STORMDRAIN
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- PROPOSED EDGE OF GRAVEL
- EXISTING SIGN
- PROPOSED SIGN
- EXISTING BUILDING
- WETLAND AREA
- PROPOSED PAVEMENT
- PROPOSED GRAVEL
- RIPRAP
- PROPOSED FORESTED BUFFER



State of Maine, Cumberland SS.  
Registry of Deeds  
Received December 31, 20 20  
at 12:30 P.M. and recorded in  
Plan Book 220 Page 485  
Attest: *[Signature]*  
Register

2nd Amended  
Long Lake Acres Subdivision  
Lots 1 & 2  
on  
Route 302  
Naples, Maine  
Chase Custom Homes and Finance  
280 Bridgton Road - Westbrook, ME 04092

**WAYNE T. WOOD & CO.**  
30 Wood Drive  
Gray, Maine 04039  
Drwn. By: *[Signature]* (WTW/KIW)  
Scale: 1"=40'  
Drwg. No. 1 of 1  
Bk.No.

(207)657-3330  
Date: November 2020  
Job No. 218073

