



November 19, 2021

Kate Matthews, Code Enforcement Officer  
Town of Naples  
PO Box 1757  
Naples, ME 04055

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

Dear Kate & Planning Board Members:

We have made revisions to the plans that were submitted previously to expand the building at Naples Marina, and have enclosed the plans for Planning Board review. After further analysis of the site constraints, we have decided to move the existing marina and restaurant building that is currently located at the edge of the water so that it is 100 ft from the lake. This will make the restaurant use conforming under the current shoreland zone regulations. Once the building is moved, a building addition will be constructed so that the new building footprint will be approximately 80 ft by 85 ft with an attached 16 ft by 48 ft deck. The existing 110 ft by 90 ft marina building that is located in the center of the property will be removed to allow for the new building to be constructed. All proposed buildings and parking areas will be located within the portion of the property that is already developed as impervious surface, so there will be no increase in the amount of non-vegetated area on the property, which currently stands at approximately 98,000 square feet. We are proposing to install a 10-ft wide grass strip adjacent to the new retaining wall and wooden boardwalk that will help to filter the stormwater runoff that drains from the parking areas towards the lake. A crushed stone surface approximately 15 to 20 feet wide will be installed around the perimeter of the building to provide pedestrian spaces and to promote infiltration of stormwater runoff from the building roof and adjacent parking areas.

We are not proposing any modifications to the wastewater leach field, septic tanks or pump station at this time. The tanks and pump are located in a gravel surface driveway that will remain the same use after the construction activities are complete.

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

A handwritten signature in black ink, appearing to read 'Dustin M. Roma'.

Dustin M. Roma, P.E.