

DM ROMA

CONSULTING ENGINEERS

January 13, 2022

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**

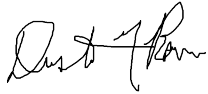
Dear Kate & Planning Board Members:

After completing the final architectural design of the building expansion at Naples Marina and Captain Jacks Restaurant, it was necessary to modify the footprint to accommodate the elevator and sprinkler room. Attached is a revised site plan and revised building elevations showing the proposed modifications. The revisions are minor and do not require any modification to the parking, drives or other site plan features. The proposed revisions also do not alter the impervious cover on the property.

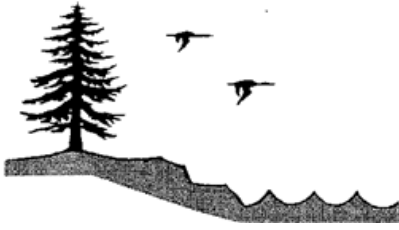
We wish to be included on the next available agenda with the Planning Board to discuss approval of the requested changes. Upon your review of the enclosed information, please contact us if you have questions or if you need additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS



Dustin M. Roma, P.E.



TOWN OF NAPLES PLANNING BOARD APPLICATION

P.O. Box 1757, Naples, Maine 04055
Phone: (207) 693-6364 / Fax: (207) 693-3667
www.townofnaples.org

Major Site Plan Review Application

Date: 1-13-2022

Owner/Applicant Name: ALLEN LAND COMPANY, LLC

Mailing Address: PO BOX 1499, NAPLES, ME 04055

Telephone: 693 - 6254 Email: JCABOATS@YAHOO.COM

Property Owner: ALLEN LAND COMPANY, LLC

Property Location: 34 NAPLES MARINA LANE Map & Lot: MAP U-1, LOT 5

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

Zoning District: LIMITED COMMERCIAL SHORELAND Waivers requested: SEE CHECKLIST

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 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: 1-13-2022 Signature: Dustin Roma

All applications will be reviewed by a town-contracted planner to ensure all information necessary is provided. After your submission, we will contact you with the total price and the date that your application will be reviewed by the Planning Board.

Fee Schedule:

Advertising: \$50.00 Aquatic Structure (non-commercial): \$50.00

Fee per abutter: \$10.00

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

Review Escrow: \$2,000.00

Modification of approved plan: \$100.00

Commercial Annual Renewal: \$50.00

Applicants Total: \$_____

Please include one hard copy, and one digital copy of all supporting documents, including a letter of intent when submitting your application. After it is reviewed by a town-contracted planner, 9 final copies will be needed before your hearing date is scheduled.

TOWN OF NAPLES
Planning Board Checklist of Submitted Materials
For
SITE PLAN REVIEW

Preliminary Application		Submitted by Applicant	Not Applicable	Applicant Request to be waived	Rcvd. By PB	Waived by PB
Required						
	Letter of Intent	X				
	Application form	X				
	Fees	X				
	List of any waivers requested					
	8 copies of plans	X				
Final Application						
	Site Plan (drawn at a scale sufficient to review items in section 6 of the ordinance but not more than 100 feet to the inch and showing:	X				
	Owners name, address and signature	X				
	Perimeter survey of parcel made and certified by a registered land surveyor			X		
	Total area of any land within 500 feet of the proposed project which is owned by the applicant	X				
	Zoning classifications of the property and location of zoning district boundaries if the property is located in two or more zoning districts	X				
	Soil types and location of soil boundaries as certified by a registered engineer or certified soil scientist	X				
	Location of all building setbacks as required by town ordinances	X				
	Location, size and character of all signs in exterior lighting		X			
	Lots area of the parcel, street frontage and minimum lot size and frontage	X				
	Location of all existing and proposed buildings, driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements and landscaping	X				
	Location of all buildings within 50 feet of the parcel and the location of intersecting roads are driveways within 200 feet of the parcel	X				
	Existing and proposed topography of the site at 2 foot print to war intervals if major changes to the existing topography are being proposed	X				
	All surface water features within 500 feet of the project boundaries including perennial streams and wetlands	X				
	Location and dimensions of on-site pedestrian and vehicle or vehicle dealer	X				

	access ways, parking areas, loading and unloading facilities, design of entrances and exits of vehicles to and from the site on to public streets, curve and sidewalks	×				
	Location of all Wells and septic systems within 150 feet of the property boundary	×				
	Existing land cover and vegetation conditions	×				
	Drainage plan to describe the location and size of road culprits, road drainage, ditches, phosphorus and run off control measures and other similar features	×				
	On-site soil and investigation report by a DHS licensed site evaluator		×			
	Statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required					
Soil and erosion control plan app approved by the Cumberland County soil and water conservation District show when						
	Existing and proposed method of handling storm water runoff	×				
	Direction and flow of the run off through the use of air rose	×				
	Location, location and size of all catch basins, dry wells, drainage ditches, Swales, retention basins and storm sewers		×			
	Engineering calculation used to determine drainage requirements based upon a 25 year storm frequency, if the project will significantly alter the existing patterns due to such factors such as the amount of new impervious surfaces being proposed		×			
	Phosphorus and analysis; required if the proposed project is within the Shoreland zone or the non-vegetative areas exceed 40,000 ft. ² . If required, the analysis of prosperous loading shall utilize the methods contained in the latest revised edition of the manual underlying phosphorus control and Lake watersheds and underline, published by the main DTP, and shall require third-party review		×			
	A utility plan showing provisions for the water supply and wasteland disposal, including the size and location of all piping, holding tanks, leach field, etc.	×				
	Building plan showing all of the floors and elevations	×				
	Evidence of applicants right and or title to the property, and copies of any proposed or existing easements, convey ends and deed restrictions	×				
	Description and he sign a proposed temporary and permanent signs, including location, size and lighting		×			
	Copies of all required state approvals and permits	×				

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.

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.

0056594

BK 16595 PG200

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That JOSEPH J. BREUNIG, JR., of Naples, Cumberland County, State of Maine;

For consideration paid, grant to: ALLEN LAND CO., LLC a Maine limited liability company with a place of business in Naples, County of Cumberland and State of Maine;

Whose mailing address is: c/o James C. Allen, RR#2, Box 245, Naples, Maine 04055

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

See Exhibit A attached hereto and incorporated herein by reference.

Being the same premises as described in a deed of Naples Real Estate Association to Joseph J. Breunig, Jr. dated July 25, 1986 and recorded in the Cumberland Registry of Deeds at Book 7290, Page 192.

WITNESS my hand and seal this 24th day of the month of July, 2001.

Signed, Sealed and Delivered
In presence of

WITNESS

Joseph J. Breunig, Jr.
JOSEPH J. BREUNIG, JR.

STATE OF MAINE
CUMBERLAND, ss.

July 24, 2001

Then personally appeared before me the above-named Joseph J. Breunig, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]

NOTARY PUBLIC/ATTORNEY AT LAW

Robert Alan H. Esq.

MAINE REAL ESTATE ASSOCIATION

Exhibit A

A certain lot or parcel of land, together with the buildings thereon, and water installations appurtenant thereto, situated in the Town of Naples, County of Cumberland and State of Maine and on the southwesterly shore of Chute River, so-called, said river flowing in a general southerly direction from Long Lake to Brandy Pond, the lot herein conveyed being bounded and described as follows:

Commencing at an iron pipe driven in the ground at the northwesterly end of a retaining wall built along the southwesterly shore of said Chute River; thence in a general southeasterly direction, and along the northerly side of said retaining wall (being the side nearest the water's edge) a distance of fifty-six (56') feet, more or less, to a point at the westerly end of a boat ramp; thence continuing in a general southeasterly direction, and along the shore of Chute River, and crossing said boat ramp, a distance of twenty-one (21') feet, more or less, to a continuation of said retaining wall; thence in a general southeasterly direction and along the northerly side of said retaining wall a distance of two hundred thirty-five (235') feet, more or less, to an angle in said retaining wall; thence northeasterly, and along said retaining wall, a distance of nineteen (19') feet, more or less, to an angle in said wall; thence southeasterly, and along said retaining wall, a distance of twenty-three (23') feet, more or less, to an angle in said wall; thence southwesterly and along said retaining wall, a distance of thirty-four (34') feet, more or less, to an iron pipe driven in the ground at or near the southwesterly end of said retaining wall; thence South seventy-four degrees thirty minutes West ($S 74^{\circ} 30' W$) by land now or formerly of Donald M. Paul, Sr. a distance of one hundred twenty-five and two tenths (125.2') feet to an iron pipe driven in the ground; thence South forty-nine degrees thirty minutes West ($S 49^{\circ} 30' W$) by said Paul land a distance of one hundred seventy-one and eight tenths (171.8') feet to an iron pin driven in the ground on line of land of one Bischoffberger; thence South seventy-one degrees thirty-eight minutes West ($S 71^{\circ} 38' W$) a distance of ten (10') feet to an iron pin set in concrete. Thence North eight degrees fifty-seven minutes West ($N 8^{\circ} 57' W$) a distance of one hundred forty-one (141') feet to an iron pipe driven in the ground; thence North twenty-three degrees thirty-nine minutes West ($N 23^{\circ} 39' W$) a distance of seventy-four and fourteen one hundredths (74.14') feet to an iron pipe driven in the ground; thence North forty-seven degrees West ($N 47^{\circ} W$) a distance of seventy-seven and one tenth (77.1') feet to an iron pipe driven in the ground near the southwesterly side of a paved private right-of-way or roadway; thence North forty-two degrees forty-seven minutes East ($N 42^{\circ} 47' E$) crossing said right-of-way a distance of two hundred six (206') feet to an iron pipe driven in the ground at the northwesterly end of the first mentioned retaining wall, being the point of commencement.

The above-described courses are magnetic as of October 1963.

Also all rights in the land along the shore of said Chute River to low water mark easterly of the easterly bounds of said parcel.

Together with all rights and privileges of the Grantor herein in and to the right-of-way from the above-described parcel to Route 114 and Route 302, also known as the Corn-Shop Road, and subject to the reservations and exceptions set forth in the deed from Donald M. Paul, Sr. to G. Ralph Young dated January 16, 1965, and recorded in the Cumberland County Registry of Deeds in Book 2876, Page 51.

RECEIVED
RECORDED REGISTRY OF DEEDS

2001 AUG -2 PM 12: 43

CUMBERLAND COUNTY

John B. Abreu



LEFT ELEVATION-REV-01-12-2022



RIGHT ELEVATION-REV-01-12-2022

90° 0' 9" / 16'

PERMITTING AND CONSTRUCTION PLANS

NAPLES MARINA
ALLEN LAND DEVELOPMENT
NAPLES, ME 04055
SHOWROOM &
CAPTAIN JACKS ADDITION

DRAFTING BY:
JMACK DRAFTING & DESIGN
58 SANFORD ROAD
ALFRED, ME 04002
207-252-5277
JMDEVLP@GMAIL.COM

DATE	REVISION
12/26/2019	01/02/2020
01/04/2020	01/06/2020
09/25/2021	09/26/2021
09/27/2021	09/28/2021
09/30/2021	10/01/2021
11/19/2021	12/11/2021
12/21/2021	12/29/2021
12/30/2021	12/31/2021
01/02/2022	01/03/2022
01/12/2022	

SCALE: 1/4" = 1'
DRAWN: JMACK
FILE: JMACK-NAPLES MARINA-SHOW-JACKS

PERMITTING AND CONSTRUCTION PLANS

THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER

THE GENERAL CONTRACTOR HAS THE RIGHT TO MAKE ANY FIELD CHANGES THAT ARE BUILDING CODE RELATED, ROOM SIZES AND SOME DIMENSIONS ON THE PLAN MAY BE DIFFERENT DUE TO THESE ADJUSTMENTS. IT IS A RECOMMENDATION TO ADVISE WITH THE CODE ENFORCEMENT OFFICE ON ANY CHANGES.

JAMES SHAWMAY & ASSOCIATES, ALL RIGHTS RESERVED. YOU MAY NOT BUILD OR REPRODUCE THESE PLANS WITHOUT THE WRITTEN CONSENT OF SHAWMAY & ASSOCIATES. FOR MORE INFORMATION CONTACT THE BUILDING AGENCY OR JAMES SHAWMAY & ASSOCIATES AT 207-252-5277.

PAGE # 1



STREET ELEVATION-REV-01-12-2022



WATERSIDE-REV-01-12-2022

90'-0 9/16"

PERMITTING AND CONSTRUCTION PLANS

NAPLES MARINA
ALLEN LAND DEVELOPMENT
NAPLES, ME 04055
SHOWROOM &
CAPTAIN JACKS ADDITION

DRAFTING BY:
JMACK DRAFTING & DESIGN
58 SANFORD ROAD
ALFRED, ME 04002
207-252-5277
JMDEVLP@GMAIL.COM

THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER.

THE GENERAL CONTRACTOR HAS THE RIGHT TO MAKE ANY FIELD CHANGES THAT ARE BUILDING CODE RELATED, ROOM SIZES AND SOME DIMENSIONS ON THE PLAN MAY BE DIFFERENT DUE TO THESE ADJUSTMENTS. IT IS A RECOMMENDATION TO ADVISE WITH THE CODE ENFORCEMENT OFFICE ON ANY CHANGES.

ALL RIGHTS RESERVED. YOU MAY NOT REPRODUCE OR TRANSMIT THESE PLANS IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. FOR MORE INFORMATION, CONTACT THE DESIGNER AT THE ABOVE ADDRESS OR PHONE NUMBER.

DATE:	12/26/2019
REVISED:	01/02/2020
01/04/2020	01/06/2020
09/25/2021	09/26/2021
09/27/2021	09/28/2021
09/30/2021	10/01/2021
11/19/2021	12/31/2021
12/23/2021	12/29/2021
12/30/2021	12/31/2021
01/02/2022	01/03/2022
01/12/2022	

SCALE: 1/4" = 1'
 DRAWN: JMACK
 FILE: JMACK-NAPLES MARINA-SHOW-JACKS

PAGE # 2



90'-0 9/16"

PERMITTING AND CONSTRUCTION PLANS

THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER

THE GENERAL CONTRACTOR HAS THE RIGHT TO MAKE ANY FIELD CHANGES THAT ARE BUILDING CODE RELATED. ROOM SIZES AND SOME DIMENSIONS ON THE PLAN MAY BE DIFFERENT DUE TO THESE ADJUSTMENTS. IT IS A RECOMMENDATION TO ADVISE WITH THE CODE ENFORCEMENT OFFICE ON ANY CHANGES.

JAMES SHAPIRO & ASSOCIATES, ALL RIGHTS RESERVED. YOU MAY NOT REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION SYSTEM. CONTACT THE BUREAU, 4001 US HIGHWAY 90, SUITE 200, DUNEDIN, FL 33515-5277.

PERMITTING AND CONSTRUCTION PLANS

NAPLES MARINA
ALLEN LAND DEVELOPMENT

NAPLES, ME 04055

SHOWROOM &
CAPTAIN JACKS ADDITION



DRAFTING BY:
JMACK DRAFTING & DESIGN

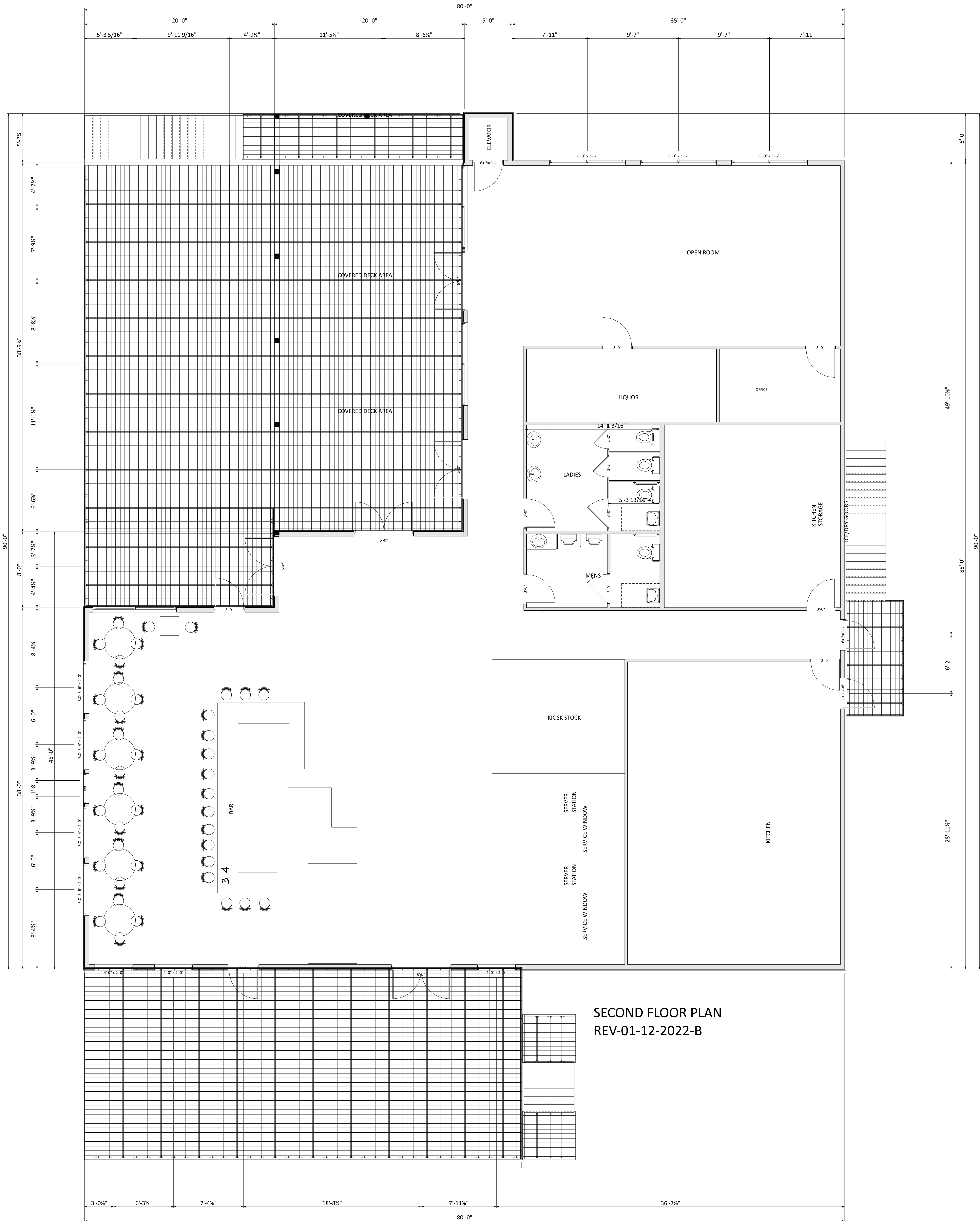
58 SANFORD ROAD
ALFRED, ME 04002

207-252-5277
JMDEVLP@GMAIL.COM

DATE	REVISION
12/26/2019	01/02/2020
01/04/2020	01/06/2020
09/25/2021	09/26/2021
09/27/2021	09/28/2021
09/30/2021	10/01/2021
11/19/2021	12/31/2021
12/23/2021	12/29/2021
12/30/2021	12/31/2021
01/02/2022	01/03/2022
01/12/2022	

SCALE: 1/4" = 1'
DRAWN: JMACK
FILE: JMACK-NAPLES-MARINA-SHOW-JACKS

MAIN FLOOR PLAN WITH PROPOSED ADDITION-REV-01-12-2022



SECOND FLOOR PLAN
REV-01-12-2022-B

PERMITTING AND CONSTRUCTION PLANS

THESE PLANS HAVE NOT BEEN PREPARED NOR REVIEWED BY A REGISTERED ARCHITECT NOR PROFESSIONAL ENGINEER.

THE GENERAL CONTRACTOR HAS THE RIGHT TO MAKE ANY FIELD CHANGES THAT ARE BUILDING CODE RELATED. ROOM SIZES AND SOME DIMENSIONS ON THE PLAN MAY BE DIFFERENT DUE TO THESE ADJUSTMENTS. IT IS A RECOMMENDATION TO ADVISE WITH THE CODE ENFORCEMENT OFFICE ON ANY CHANGES.

JAMES SHAWING & ASSOCIATES, ALL RIGHTS RESERVED. YOU MAY NOT REPRODUCE OR TRANSMIT THIS DOCUMENT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. FOR MORE INFORMATION, CONTACT THE BUREAU OF PERMITTING AND CONSTRUCTION PLANS AT 207-252-5277.

PERMITTING AND CONSTRUCTION PLANS

NAPLES MARINA
ALLEN LAND DEVELOPMENT
NAPLES, ME 04055
SHOWROOM &
CAPTAIN JACKS ADDITION

PERMITTING AND CONSTRUCTION PLANS

DRAFTING BY:
JMACK DRAFTING & DESIGN
58 SANFORD ROAD
ALFRED, ME 04002
207-252-5277
JMDEVLP@GMAIL.COM

DATE:	12/26/2019
REVISED:	01/02/2020
01/04/2020	01/06/2020
09/25/2021	09/26/2021
09/27/2021	09/28/2021
09/30/2021	10/01/2021
11/19/2021	12/31/2021
12/23/2021	12/29/2021
12/30/2021	12/31/2021
01/02/2022	01/03/2022
01/12/2022	

SCALE: 1/4" = 1'

DRAWN: JMACK

FILE: JMACK-NAPLES-MARINA-SHOW-JACKS