



Kate M <kmatthews@townofnaples.org>

Development of Lot 8A Brandy View Terrace

1 message

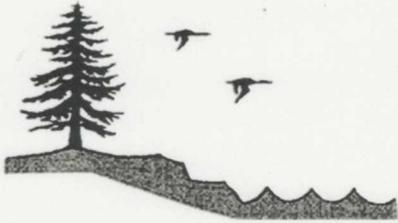
Chuck Nurnberger <charles.nurnberger@gmail.com>

Wed, Nov 27, 2019 at 3:14 PM

To: Renee Carter <naplesceo@townofnaples.org>

Cc: Kate Matthews <kmatthews@townofnaples.org>

About a week ago Chase Custom Homes applied for permits to build a single family home on lot 8A as depicted on Naples land map U -3. After careful research by the Code Enforcement Officer and staff it was uncovered the subdivision was never approved by the Naples Planning Board. The property was purchased in 2015 with the understanding that it was legal to build on. Subsequent to the purchase In 2015 the property was surveyed by Survey Inc. Windham Me 04062. In order to move forward with the construction, approval from the Planning Board is necessary for the issuance of the required permits.



TOWN OF NAPLES PLANNING BOARD APPLICATION

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

Minor Site Plan Review Application

Date: NOVEMBER 27, 2019

Owner/Applicant Name: CHARLES E. NURNBERGER
Mailing Address: 2 ARBORCREST ROAD AMESBURY MA 01913
Telephone: 781-820-8230 Email: CHARLES.NURNBERGER@GMAIL.COM
Property Owner: CHARLES E. NURNBERGER
Property Location: BRANDYVIEW TERR. NAPLES Map & Lot: U3 - Lot #8A
Any easements, covenants, or deed restrictions related to the property? YES

Zoning District: RURAL Waivers requested: NONE
A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: _____
SURVEY, INC P.O. Box 210
WINDHAM ME 04062

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: 11/27/2019 Signature: Charles E. Nurnberger

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: \$ 100.00

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.

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

Preliminary Application		Submitted by Applicant	Not Applicable	Requested to be waived	Rcvd. By PB	Waived by PB
Required						
	Letter of Intent					
	Application form					
	Fees					
	List of any waivers requested					
	8 copies of plans					
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:					
	Owners name, address and signature					
	Name and addresses of all abutting property owners					
	Zoning classifications(s) of the property and the location of zoning district boundaries if the property is located in two or more zoning districts.					
	The location of all building setbacks as required by the Town Ordinances.					
	The location, size and character of all signs and exterior lighting.					
	The lot area of the parcel, street frontage and minimum lot size and frontage.					
	The location of all buildings within fifty (50) feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.					
	All surface water features within 500 feet of the project boundaries, including perennial streams and wetlands.					
	A statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required.					
	Drainage plan to describe the location and size of road culverts, road and other similar features.					
	Copies of any proposed or existing easements, covenants and deed restrictions.					
	Copies of all required state approvals and permits					
	A list of waivers of any town requirements or ordinance provisions requested.					

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.

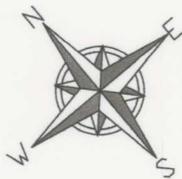
B. Project- Specific Conditions of Approval:

Naples Planning Board Chairman

Date:

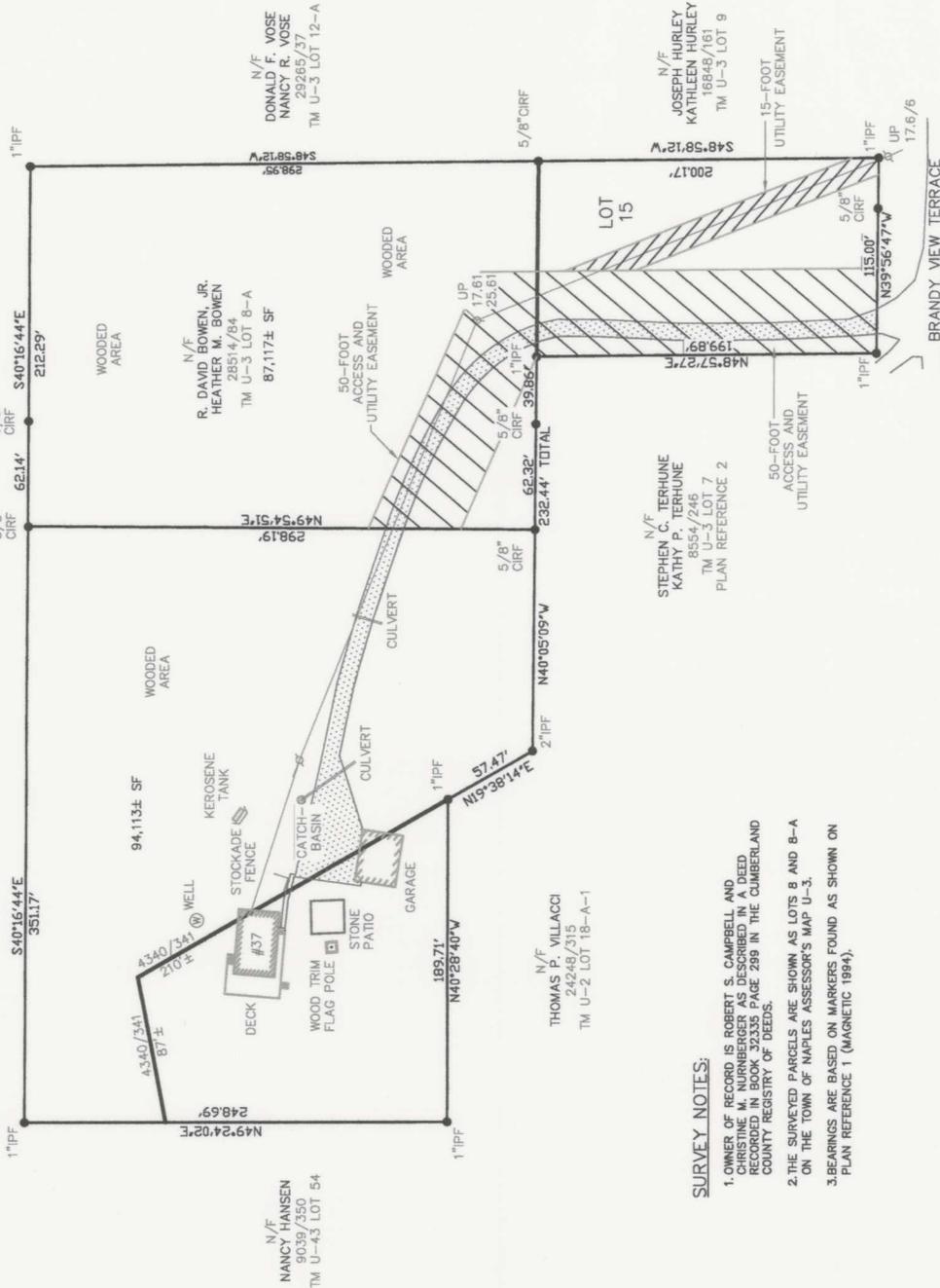
Specific conditions of approval for this project are enumerated in Appendix I.

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.



N/F
NANCY HANSEN
9039/350
TM U-43 LOT 54

N/F
DONALD F. VOSE
NANCY R. VOSE
29265/37
TM U-3 LOT 12-A



N/F
NANCY HANSEN
9039/350
TM U-43 LOT 54

94,113± SF
WOODED AREA

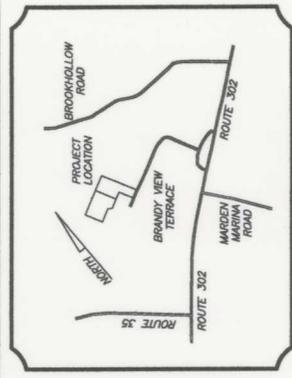
N/F
R. DAVID BOWEN, JR.
HEATHER M. BOWEN
28514/84
TM U-3 LOT 8-A
87,117± SF
WOODED AREA

N/F
DONALD F. VOSE
NANCY R. VOSE
29265/37
TM U-3 LOT 12-A

N/F
STEPHEN C. TERHUNE
KATHY P. TERHUNE
8654/248
TM U-3 LOT 7
PLAN REFERENCE 2

N/F
JOSEPH HURLEY
KATHLEEN HURLEY
16848/161
TM U-3 LOT 9

N/F
THOMAS P. VILLACCI
29248/315
TM U-2 LOT 16-A-1



LOCATION MAP
(NOT TO SCALE)

PLAN REFERENCES

- STANDARD BOUNDARY SURVEY BRANDYVIEW ROAD NAPLES MAINE OWNER OF RECORD DENISE L. PATRIQUIN DATED NOVEMBER 1995 BY SURVEY, INC.
- STANDARD BOUNDARY SURVEY ON BRANDY NEW ROAD NAPLES CUMBERLAND COUNTY MAINE PREPARED BY STEPHEN C. AND KATHY P. TERHUNE DATED JANUARY 30, 1997 BY DES LAURIERS AND ASSOCIATES, INC. RECORDED IN PLAN BOOK 197 PAGE 62 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- STANDARD SURVEY PROPERTY PLAN BRANDY VIEW TERRACE NAPLES, MAINE MADE FOR NANCY J. VERRILL DATED OCTOBER 5, 1998 BY JOHN D. PALMITER RECORDED IN PLAN BOOK 198 PAGE 328 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- BRANDYVIEW TERRACE—LAYOUT OF ADDITIONAL HOUSE LOTS 11, 12, 13, 14, 15 AND 16 IN DEVELOPMENT OF GERTRUDE KNIGHT NAPLES MAINE BY RONALD C. KESMAN DATED APRIL 1972 AND RECORDED IN PLAN BOOK 93 PAGE 7 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

SURVEY NOTES:

- OWNER OF RECORD IS ROBERT S. CAMPBELL AND CHRISTINE M. NURNBERGER AS DESCRIBED IN A DEED RECORDED IN PLAN BOOK 3255 PAGE 239 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THE SURVEYED PARCELS ARE SHOWN AS LOTS B AND B-A ON THE TOWN OF NAPLES ASSESSOR'S MAP U-3.
- BEARINGS ARE BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1 (MAGNETIC 1994).

BOUNDARY SURVEY
BRANDY VIEW TERRACE
NAPLES, MAINE

ROBERT S. CAMPBELL
CHRISTINE M. NURNBERGER
37 BRANDY VIEW TERRACE
NAPLES, MAINE 04055
(CLIENT/RECORD OWNER)

SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

DWN: WCS
CHK: DJP
DATE: DECEMBER 2015
JOB NO. 15105