



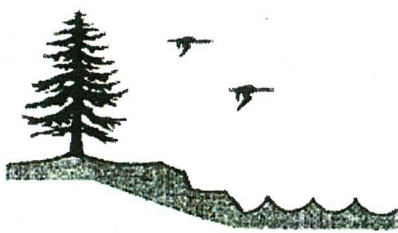
**Town of Naples
Planning Board Meeting/Site Walk/Public Hearing
Tuesday, October 7, 2025**

**Site Walk
5:00pm**

The Naples Planning Board will conduct a site walk for an application for a Major Subdivision Application for a 7-lot single family residential subdivision to be located at 528 Sebago Road, as shown on Map/Lot R07/63 in the Rural Zoning District. The board will meet at the location on October 7, 2025 @ 5:00pm. The public is welcome to attend the site walk.

**Planning Board Meeting
6:00 PM
15 Village Green Lane
Agenda**

1. Call to Order & Pledge of Allegiance
2. Attendance
 - A. Do any board members have any conflicts of interest with the items brought in front of the board this evening.
3. Review of Meeting Minutes from 9/2/2025
4. Old Business— None
5. Tabled Business— None
6. New Business—Public Hearing
 - A. A request by New England Boat Shop Inc., represented by Mark Swanton for an amendment to a major site plan for a lot line modification. The lot is located at 1872 Roosevelt Trail; Map/Lot R03/38 in the Commercial Zone.
7. Public Participation for Planning Board Matters
8. Other business
9. Next meeting is
 - A. October 21, 2025
10. Adjourn



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: 9-9-25

Owner/Applicant Name: New England Boat Shop Inc

Mailing Address: 1872 Roosevelt trail Naples ME 04055

Telephone: 207 693 9310 Email: NEBoatShop@gmail.com

Property Owner: Mark A. Swanton

Property Location: 1872 Roosevelt Trail Map & Lot: R03-038

Any easements, covenants, or deed restrictions related to the property? NO

Zoning District: Commercial Waivers requested: _____

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: _____

Survey Inc. Windham ME.

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, statutes, and regulation of the Town, State and Federal governments.

Date: 9-9-25 Signature: [Signature]

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 (per advertisement $\times 2$) = 100.00 Aquatic Structure (non-commercial): \$50.00

Fee per abutter: $\$12.00 \times 9 = 108.00$

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

Planning Board Engineering & Legal Peer Review Escrow: \$2,000.00

Modification (Amendment) of approved plan: \$250.00

Commercial Annual Renewal: \$50.00

Copies = $\$1.00$ per page = 24.00 Applicants Total: \$ 482.00

You must submit 9 paper copies and 1 digital copy of this application, letter of intent, and all supporting documents 28 days prior to the meeting to be considered by the planning Board.

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	✓				
	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	✓				
	Perimeter survey of parcel made and certified by a registered land surveyor	✓				
	Total area of any land within 500 feet of the proposed project which is owned by the applicant	✓				
	Zoning classifications of the property and location of zoning district boundaries if the property is located in two or more zoning districts	✓				
	Soil types and location of soil boundaries as certified by a registered engineer or certified soil scientist		✓			
	Location of all building setbacks as required by town ordinances	✓				
	Location, size and character of all signs in exterior lighting		✓			
	Lots area of the parcel, street frontage and minimum lot size and frontage	✓				
	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	✓				
	Location of all buildings within 50 feet of the parcel and the location of intersecting roads are driveways within 200 feet of the parcel	✓				
	Existing and proposed topography of the site at 2 foot print to war intervals if major changes to the existing topography are being proposed		✓			
	All surface water features within 500 feet of the project boundaries including perennial streams and wetlands		✓			
	Location and dimensions of on-site pedestrian and vehicle or vehicle dealer		✓			

	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		✓			

To : Town of Naples Planning board

From : New England Boat Shop

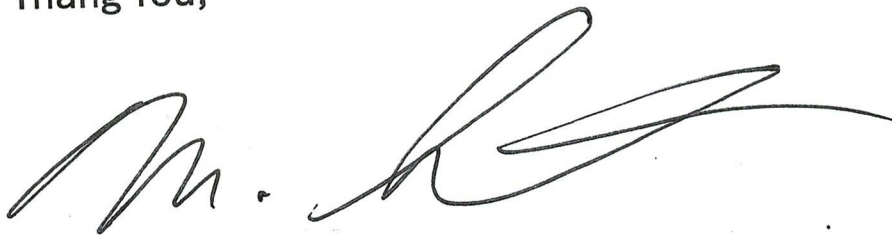
New England Boat Shop Inc seeks to purchase a parcel of property approx.. 70 feet X 396 feet adjacent to our existing property.

The adjacent property consists of an existing parking lot and woods.

New England Boat Shop is requesting permission from the Town of Naples to re-purpose approximately 50 feet X 50 feet of existing parking lot currently owned and being used by B F A Holdings.

New England Boat Shop to move existing fence to the new purposed lot line and respect a 20 foot wild space as a natural buffer. We seek your input to be compliant with the existing town ordinances.

Thang You,

A handwritten signature in black ink, appearing to read 'M. Swanton', with a long horizontal flourish extending to the right.

Mark A. Swanton

Survey, Inc.

P.O. Box 210
Windham, Maine 04062
(207) 892-2556

info@surveyincorporated.com

25-113

August 14, 2025

Revised September 4, 2025

Exhibit A

Proposed 29,815 SF Parcel

A certain parcel of land situated on the southwesterly side of Roosevelt Trail in the Town of Naples, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the southwesterly sideline of Roosevelt Trail at land now or formerly of Mark Swanton Properties, LLC as described in a deed recorded in Book 40071 Page 173 in the Cumberland County Registry of Deeds;

Thence S 55° 42' 30" W, by and along land of Mark Swanton Properties, LLC, a distance of 399.90 feet;

Thence N 34° 17' 30" W a distance of 75.00 feet;

Thence N 55° 42' 30" E a distance of 394.82 feet to the southwesterly sideline of Roosevelt Trail;

Thence southeasterly, by and along the southwesterly sideline of Roosevelt Trail, along a curve concave to the right having a radius of 2814.80 feet, an arc distance of 75.17 feet to the Point of Beginning.

The parcel contains approximately 29,815 square feet.

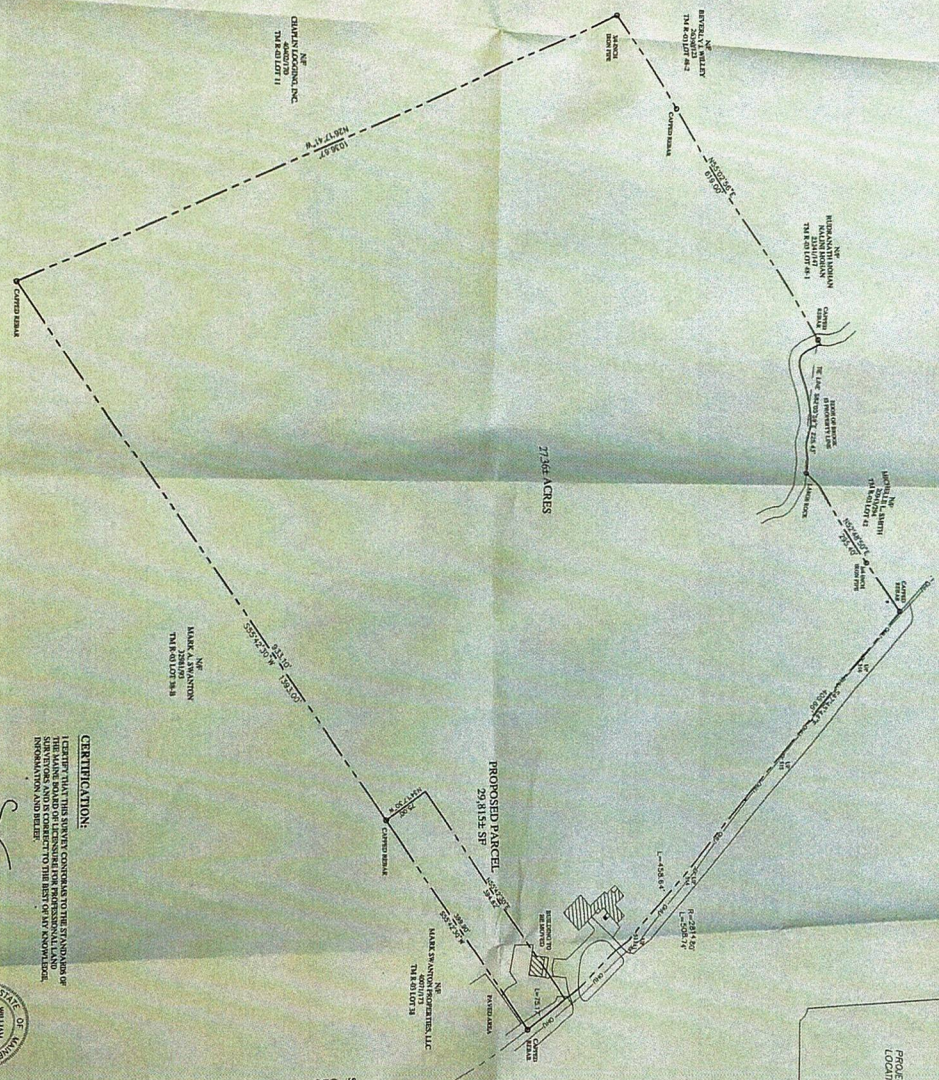
Bearings are Grid North.

Reference is made to a plan entitled "Boundary Survey 1884 Roosevelt Trail Naples, Maine for: Thomas Blakeney BFA Holdings LLC" dated July 2025 revised through 9-4-25 by Survey Inc.



PLAN REFERENCES:

- (1) MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY PLAN STATE 7, 1960 AND 1965 MAINE STATE HIGHWAY 1995 DIST. FILE NO. 3, 196 SUBDIVISION PLAN.
- (2) PLAN OF LAND AND LOCATION IN MAPLES, MAINE ADJUSTED DRAINAGE PLAN, 1960.
- (3) PLAN OF LAND AND LOCATION IN MAPLES, MAINE ADJUSTED DRAINAGE PLAN, 1960.
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- (6) PLAN OF LAND AND LOCATION IN MAPLES, MAINE ADJUSTED DRAINAGE PLAN, 1960.
- (7) PLAN OF LAND AND LOCATION IN MAPLES, MAINE ADJUSTED DRAINAGE PLAN, 1960.
- (8) PLAN OF LAND AND LOCATION IN MAPLES, MAINE ADJUSTED DRAINAGE PLAN, 1960.
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- (10) PLAN OF LAND AND LOCATION IN MAPLES, MAINE ADJUSTED DRAINAGE PLAN, 1960.



CERTIFICATION:
 I CERTIFY THAT THE SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF PROFESSIONAL LAND SURVEYORS AND INFORMATION AND BEHOLD.

WILLIAM C. SHIPPIN
 P.L.S. 3118



SURVEY NOTES:

- (1) THE SOURCE OF RECORD IS THE MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY PLAN STATE 7, 1960 AND 1965 MAINE STATE HIGHWAY 1995 DIST. FILE NO. 3, 196 SUBDIVISION PLAN.
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BOUNDARY SURVEY
 1884 ROOSEVELT TRAIL
 MAPLES, MAINE

THOMAS BLAKENEY
BFA HOLDINGS LLC
 PO BOX 70
 HARRISON, MAINE 04040
 (OWNER OF RECORD)

SURVEY BY:
SURVEY, INC.
 P.O. BOX 210
 WINDHAM, ME 04092
 (OWNER OF RECORD)

DATE: JULY 2023
 203 NO. 25-113