

TOWN OF NAPLES PLANNING BOARD APPLICATION

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

www.townofnaples.org

Sketch Plan Application

Change of Use Minor Site Plan Major Site Plan Subdivision

Owner/Applicant Name: Caleb Kennedy

Mailing Address: 611 Cumberland Street Westbrook

Telephone: 207 653 2579 Email: Calebk519@gmail.com

Property Owner: Roberta Niehaus Paul Niehaus

Property Location: King Hill Road Map & Lot: lot 39 ^{tax map 102}

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

Zoning District: _____ Waivers requested*: Yes No

*A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: Robert C. Libby, Jr
390 B Main Street Gorham, Maine (207) 839-2771 x 208

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: 1-7-2025 Signature: Caleb Kennedy

Planning Board Fee Schedule:

- Advertising: \$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
- Modification of approved plan: \$100.00
- Commercial Initial permit: \$100.00
- Commercial Annual Renewal: \$50.00

Aquatic Structure (noncommercial): \$50.00
Review Escrow:

- Minor Application: \$1,000.00
- Major Application: \$2,000.00

Applicants Total: \$ _____

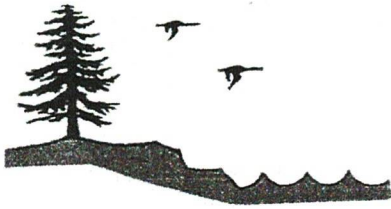
Please include 9 copies of an application, sketch plan, and a letter of intent.

Dear town of Naples Planning Board and Code Enforcement members,

My name is Caleb Kennedy I am 22 years old and actively trying to purchase a section of land from Roberta and Paul Niehaus on King hill road, my intentions with this property are to build my first home. I have been actively working with Dotens construction and Hammond lumber to develop a building package and house plans. I have also been working with Robert Libby Jr at BH2M to develop my property surveys. It is my understanding that to purchase these 2 acres I need to start a minor subdivision. I am excited and more than willing to do what it takes to make this happen. However, this is my first time doing such a task so please be patient while I work through the process. With your approval of this minor subdivision, I will get soil testing and septic designs done while I wait for the drawings sets from Hammond lumber. If you have any questions or concerns that should be addressed, please feel free to reach out either by phone or email.

Calebk519@gmail.com

207-653-2579



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Phone: (207) 693-6364 / Fax: (207) 693-3667

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Minor Subdivision Application

Date: 1-7-25

Owner/Applicant Name: Caleb Kennedy

Mailing Address: 611 Cumberland Street Westbrook Maine

Telephone: 207 653 2579 Email: CalebK519@gmail.com

Property Owner: Roberta J, Niehaus Paul Niehaus

Property Location: King hill road, Naples Map & Lot: tax map Re2 Lot 39

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

Zoning District: _____ Waivers requested: _____

Name, address, & phone # of applicants engineer, land surveyor or planner: Robert C. Libby, Jr
380B Main Street Gorham, Maine (207) 839-2771 x208

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: 1-7-2025 Signature: Caleb Kennedy

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: \$ _____

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: Deb's Place

Name of Applicant: Caleb Kennedy Owner: Roberta Niehaus, Paul Niehaus

Date Submitted: _____

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

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:

_____ **Planning Board Chair** **Dated:** _____

PURCHASE AGREEMENT

This Land Purchase Agreement is entered into as of the 5 day of May 2024 by and among/between:

SELLER: Roberta J. Niehaus

Located At: 630 Richville Rd

BUYER: Caleb E Kennedy.

Located At: 11 Mountain road Raymond Maine 04071

Each Seller and Buyer may be referred to in this Agreement individually as a "Party" and collectively as the "Parties."

1. **Property.** Seller hereby agrees to sell to Buyer, and Buyer hereby agrees to purchase from seller (the "Transaction"), all of Seller's right, title and interest in the real property together with any and all rights (including mineral, water, gas, oil) improvements, easements, licenses, permits and appurtenances to the real property (the "Property"). The Property, approximately 2 Acres of land, is located at.

ADDRESS:

LEGAL DESCRIPTION:

[include any or all of the following: Tax Parcel ID, Map information, Subdivision (lot and block), Section/Township, Survey (Metes and Bounds)]

2. **PURCHASE PRICE.** The purchase price for the Property is \$55,000 (Fifty-Five Thousand Dollars)

Unless otherwise stated in the Agreement, all payments shall be made in proceeds that are immediately available to Seller by one of the following methods:

Official bank check

Wire transfer

Certified check

Other: Pending finance Merrimack County Savings bank

Signatures

SELLER:

(Paul Nicholas) for Roberta J. Nicholas

BUYER

Caleb Kennedy

DATE:

5/14/24

DATE:

5/14/24

**SUGGESTED DEED DESCRIPTION
PROPOSED LOT (87,478 S.F.)
KING HILL ROAD
NAPLES, MAINE**

May 9, 2024

A certain lot or parcel of land located on the easterly sideline of King Hill Road, so-called, in the Town of Naples, County of Cumberland and State of Maine; said parcel being more particularly described as follows:

Beginning at a capped iron rod set (PLS #2190) on the easterly sideline of said King Hill Road at the southwesterly corner of land now or formerly of Kyla Hewey and Cody Labbe; said point of beginning being N 12°-49'-00" W a tie distance of 689.95 feet from a point on the easterly sideline of said King Hill Road at the northwesterly corner of land now or formerly of Heather Williams and the southwesterly corner of remaining land of Roberta Niehaus;

thence from said point of beginning N 71°-56'-17" E along the land of said Hewey & Labbe and along remaining land of Roberta Niehaus a distance of 772.00 feet to a capped iron rod to be set (PLS #2190);

thence S 11°-46'-10" E along the remaining land of Roberta Niehaus a distance of 114.00 feet to a capped iron rod to be set (PLS #2190);

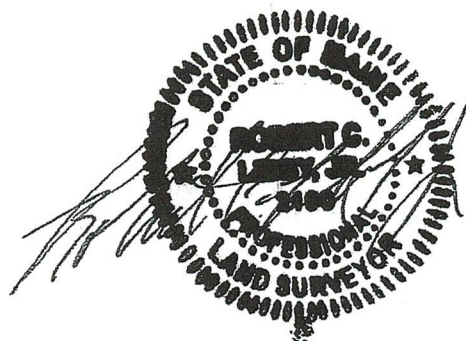
thence S 71°-56'-17" W along the remaining land of Roberta Niehaus a distance of 772.00 feet to a capped iron rod to be set (PLS #2190) and the easterly sideline of said King Hill Road;

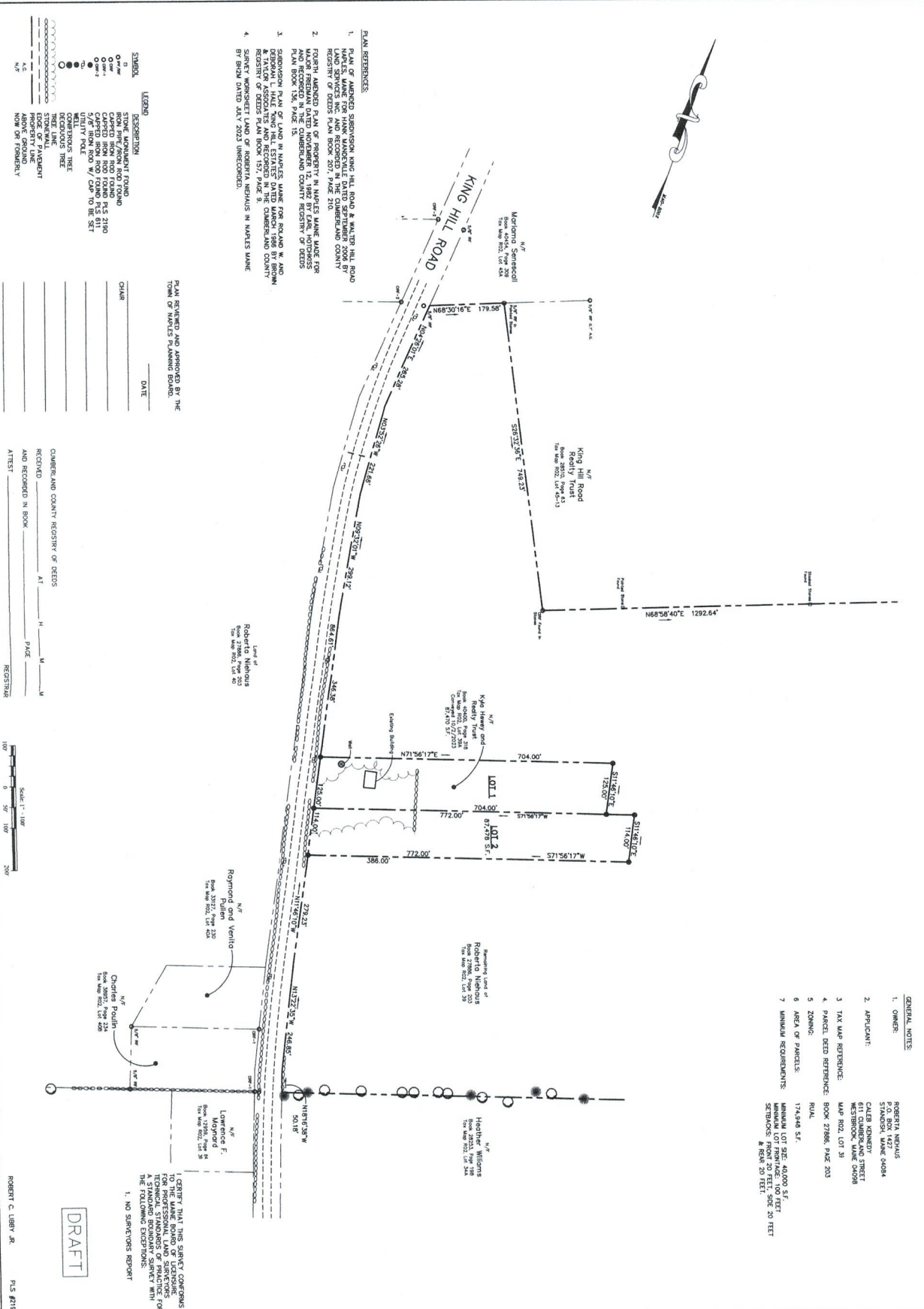
thence N 11°-46'-10" W along the easterly sideline of said King Hill Road a distance of 114.00 feet to the point of beginning.

The above described parcel contains 87,478 s.f. (2.008 acres). All bearings refer to magnetic north as observed in 2002.

Reference is made to a plan titled "Survey Worksheet, Land of Roberta Niehaus, King Hill Road, Naples, Maine", dated July 2023, by BH2M, Inc., Job Number 23104.

ddKingHillPropLot





- PLAN REFERENCES**
1. MAJESTY DESIGN SUBDIVISION, KING HILL ROAD & WALTER HILL ROAD MAPLE, MAINE FOR HANF MANORVILLE DATED SEPTEMBER 2006 BY JANO SERVICES INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTER UNDER PLAT OF ROBERTA NIEHAUS IN MAJESTY MAINE MAPLE FOR MAJESTY DESIGN SUBDIVISION IN MAINE MAPLE MAINE AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS PLAT 0038 124, 124-1 AND IN MAINE MAPLE FOR ROYAL W. AND DEBORAH L. HALE TRACT HILL ESTATES DATED MARCH 1988 BY BROWN & BROWN ENGINEERS AND ARCHITECTS IN MAINE MAPLE MAINE BY BROWN DATED MAY 2023 UNRECORDED.
 2. MAJESTY DESIGN SUBDIVISION, KING HILL ROAD & WALTER HILL ROAD MAPLE, MAINE FOR HANF MANORVILLE DATED SEPTEMBER 2006 BY JANO SERVICES INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTER UNDER PLAT OF ROBERTA NIEHAUS IN MAJESTY MAINE MAPLE FOR MAJESTY DESIGN SUBDIVISION IN MAINE MAPLE MAINE AND RECORDED IN THE CUMBERLAND COUNTY REGISTER OF DEEDS PLAT 0038 124, 124-1 AND IN MAINE MAPLE FOR ROYAL W. AND DEBORAH L. HALE TRACT HILL ESTATES DATED MARCH 1988 BY BROWN & BROWN ENGINEERS AND ARCHITECTS IN MAINE MAPLE MAINE BY BROWN DATED MAY 2023 UNRECORDED.
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PLAN REVIEWED AND APPROVED BY THE TOWN OF MAPLES PLANNING BOARD.

DATE	CHAIR

CUMBERLAND COUNTY REGISTER OF DEEDS
 RECEIVED _____ AT _____ PAGE _____
 AND RECORDED IN BOOK _____ REGISTER _____



- GENERAL NOTES**
1. OWNER: ROBERTA NIEHAUS, 611 CUMBERLAND STREET, MAINE MAPLE, MAINE 04054
 2. APPLICANT: CALLE KENNEDY, 111 CUMBERLAND STREET, MAINE MAPLE, MAINE 04054
 3. TAX MAP REFERENCE: 611 CUMBERLAND STREET, MAINE MAPLE, MAINE 04054
 4. PARCEL DEED REFERENCE: BOOK 27888, PAGE 203
 5. ZONING: RURAL
 6. AREA OF PARCELS: 174,946 S.F.
 7. MINIMUM LOT SIZE: 40,000 S.F.
 8. MINIMUM LOT FRINGE: 100 FEET
 9. MINIMUM LOT FRINGE: 100 FEET
 10. MINIMUM LOT FRINGE: 100 FEET
 11. MINIMUM LOT FRINGE: 100 FEET
 12. MINIMUM LOT FRINGE: 100 FEET
 13. MINIMUM LOT FRINGE: 100 FEET
 14. MINIMUM LOT FRINGE: 100 FEET
 15. MINIMUM LOT FRINGE: 100 FEET
 16. MINIMUM LOT FRINGE: 100 FEET
 17. MINIMUM LOT FRINGE: 100 FEET
 18. MINIMUM LOT FRINGE: 100 FEET
 19. MINIMUM LOT FRINGE: 100 FEET
 20. MINIMUM LOT FRINGE: 100 FEET

DRAFT

1. NO SURVEYORS REPORT

ROBERT C. LIBBY, JR. P.L.S. #2190

<p>FOR Celeb Kennedy 111 Cumberland Street Westbrook, Maine 04098</p>		<p>BH2M Berry, Huff, McDonald, Milligan Inc. Engineers, Surveyors 3808 Main Street Westbrook, Maine 04098 Tel. (207) 839-2771 Fax (207) 839-8250</p>		<p>REVISION NO. DATE DESCRIPTION</p>	
<p>MINOR SUBDIVISION PLAN LAND OF ROBERTA NIEHAUS KING HILL ROAD MAPLE, MAINE</p>		<p>RECORDED DATE BY SCALE CHECKED DRAWN IN CHARGE</p>		<p>NO. DATE DESCRIPTION</p>	