

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 Subdivision Application

Date: 2/17/25

Owner/Applicant Name: Mitchell Thomas

Mailing Address: P.O. Box 187 - Casco, ME 04015

Telephone: 207-650-8464 Email: mrthomas23.mrt@gmail.com

Property Owner: Brittany Demmons

Property Location: King Hill Rd Overlook Way Map & Lot: R02 Lot 42-4

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

Zoning District: Rural Waivers requested: _____

A list must be submitted for waivers

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

Wayne T. Wood & Co (Wayne Wood PLS#1328)

30 Wood Dr - Gray, ME 04039 207-657-3330

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: 2/17/25 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:

Review Escrow: \$2,000.00

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

Applicants Total: \$ _____

A preliminary plan must be submitted within six months of a sketch plan.

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

TOWN OF NAPLES
Checklist and Findings of Fact
Major Subdivision

Name of Proposed Subdivision: Amended Lot #4 King Hill Estates

Name of Applicant: Mitchell Thomas Owner: Brittany Demmons

Date Submitted: _____

Sketch Plan Submissions		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
Required						
	Roads and lot layout on topo map	✓				
	Existing site conditions (buildings, wetlands, perennial streams, etc.	✓				
	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.					
Preliminary Plan Submissions		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
	1. Location Map (1 inch = 50 ft.) All areas within 2,000 ft. of property lines in subdivision.	✓				
	2. Subdivision name/title and town on plan.	✓				
	3. Name/address of record owner, sub divider and designer of plan.	✓				
	4. Number of acres in subdivision, property lines, easements, buildings and watercourses.	✓				
	5. Any subdivisions adjacent to property and owner of record of adjacent property.	✓				
	6. Minimum guidelines of applicable zoning boundaries affecting subdivision.	✓				
	7. Location and size of water mains, culverts and drains proposed or existing on property.		✓			
	8. Names, locations and width of existing and proposed streets (including grades and profiles), highways, easements, parks and open spaces.	✓				
	9. Contour lines; intervals to be determined by Planning Board.					
	10. Soils suitability reports for area in subdivision (total area and lot by lot).	✓				
	11. Typical cross sections of the proposed grading for roadways.		✓			
	12. Date, true north graphic scale.	✓				
	13. Deed description and survey map certified by registered land surveyor.	✓				
Preliminary Plan Submissions		Submitted by Applicant	NA	Applicant Request	Rc vd.	Waive

					to be waived	By PB
14.	Water supply provisions.	✓				
15.	Proposed sewage disposal systems.	✓				
16.	If private sewage system, location and results of tests.	✓				
17.	Drainage plan for collecting and discharging stormwater drainage.					
18.	Preliminary bridge or culvert designs.			✓		
19.	Proposed lot lines with dimensions and approximate location of buildings.	✓				
20.	Location of temporary markers as allow.					
21.	Land proposed for open space requirement			✓		
22.	Location of all natural features to be reserved.			✓		
23.	Soil erosion and sedimentation control plan composed by Cumberland County Soil & Water Conservation District (CCS & W).	✓				

Final Plan Submissions		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
1.	All information presented on the Preliminary Plan and location map and any amendments required by Planning Board.					
2.	Official stamp of land surveyor, architect, engineer or consultant who prepared plan.					
3.	Street names, pedestrian ways, lots, easements and areas to be reserved for or dedicated to public use.	✓				
4.	Engineered locations, bearings and lengths of streets, lot lines and boundary lines physically shown on ground.	✓				
5.	Length of all straight lines, deflection angles, radii, length of curves and central angles of all curves, tangent distances and tangent bearings for each street.	✓				
6.	Designated open space areas on plan; reference to title holder/holders.		✓			
7.	Lots and blocks within subdivision numbered in accordance with local practice.	✓				
8.	Permanent reference monuments according to specifications herein and locations referenced on Final Plan.					
9.	Open space title and deed documents.		✓			
10.	Written approval of open space documents by municipal officers.		✓			
11.	Performance bond to secure completion of all required improvements and written approval by municipal officers as to the sufficiency of said bond.					

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: _____

Letter of Intent

Naples Planning Board

March 17, 2025

To whom it may concern,

I, Mitchell Thomas, representing property owner, Brittany Demmons, intend to divide a 7.92-acre parcel of land, located in King Hill Estates, map R02 lot 42-4, into two lots, 4a containing 4.47 acres, and 4b containing 3.45 acres, as outlined in the provided proposed plan by Wayne Wood.

Sincerely,

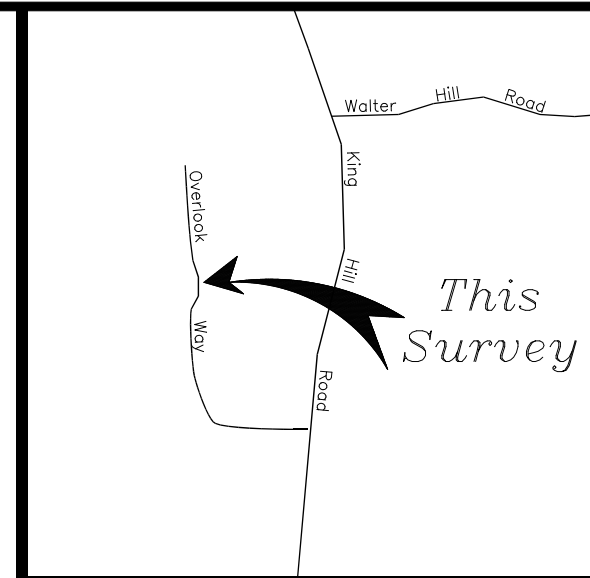
Mitchell Thomas

Mrthomas23.mrt@gmail.com

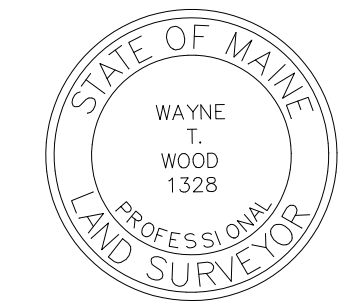
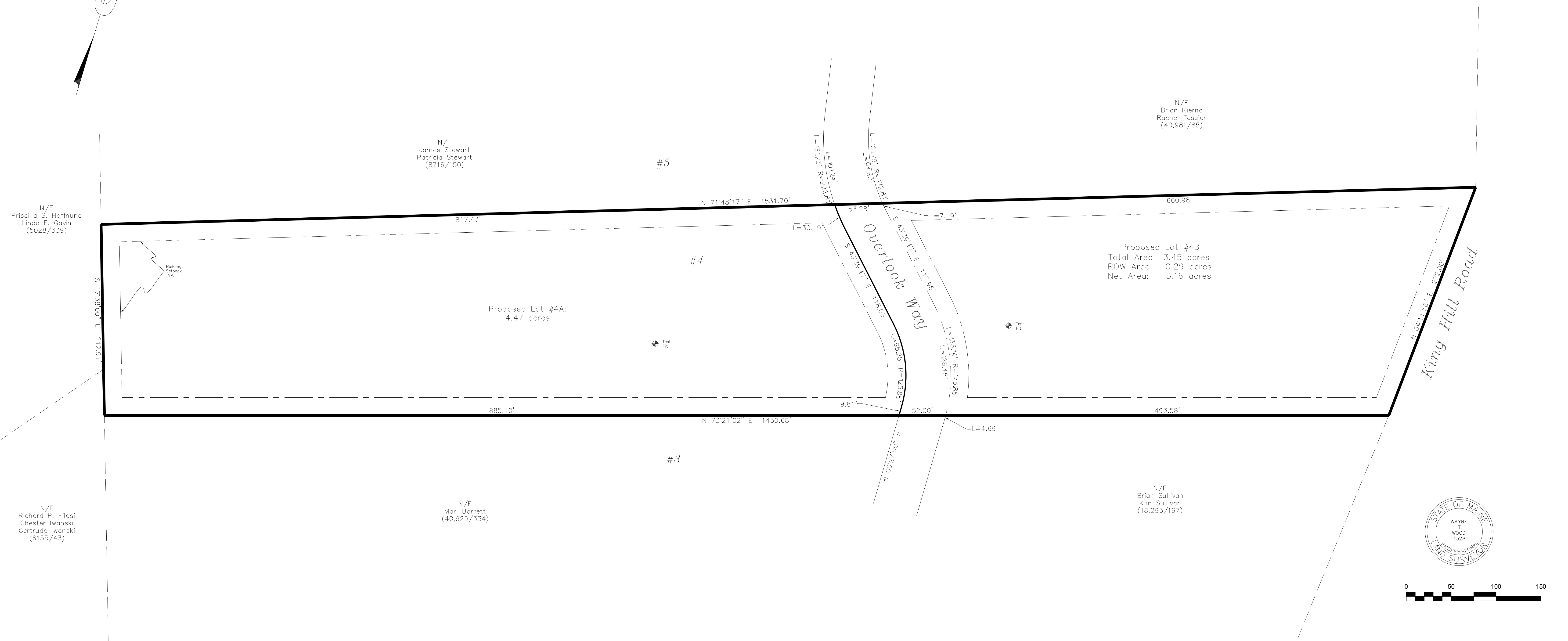
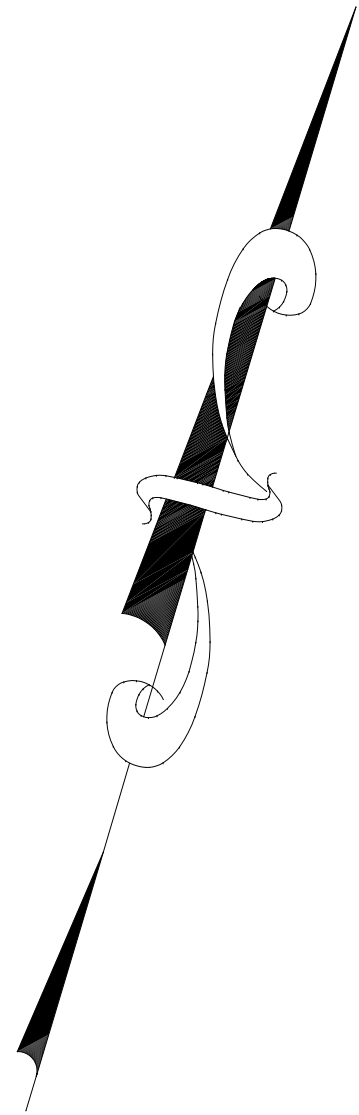
207-650-8464

NOTES

1. Owner of record is Brittany Demmons by Deed of Sale by Personal Representative of the Estate of Alan Scot Konzelman as recorded in the Cumberland County Registry of Deeds in Book 41,129 on Page 82.
2. The subject parcel is shown on the Town of Naples, Maine Tax Map #R02 as Lot #42-A and is in the Rural Zoning District.
3. All bearings are referenced to Magnetic North of the Year 1985 per the plan in Plan Reference #1.
4. The purpose of this revision is to split Lot 4 as shown on the "King Hill Estates" Subdivision into two separate parcels.
5. These lots are to be serviced by individual on site drilled wells and septic systems.
6. All construction on these lots shall follow "Best Management Practices for Soil Erosion and Sedimentation Control" as per the MDEP, current edition.



VICINITY MAP



PLAN REFERENCES

1. "Subdivision plan of Land in Naples, Maine for Rolland W. & Deborah L. Hale "King Hill Estates" dated Mar.86 by Brown & Taylor Associates, recorded in the Cumberland County Registry of Deeds in Plan Book 157 on Page 9.
2. "Plan of Revision to Overlook Way "King Hill Estates" ~ Naples, Maine for Roland W. & Deborah L. Hale" dated Nov. 1986 by Brown & Taylor Associates, recorded in the Cumberland County Registry of Deeds in Plan Book 160 on Page 60.
3. "Plan of Property in Town of Naples, Maine made for James W. and Patricia E. Stewart" dated March 2005 by Ronald Keniston, recorded in the Cumberland County Registry of Deeds in Plan Book 205 on Page 246.
4. "Amended Subdivision Plan ~ King Hill Estates ~ King Hill Road ~ Naples, Maine for Town of Naples" dated September 2021 by Survey, Inc., recorded in the Cumberland County Registry of Deeds in Plan Book 221 on Page 579.

Approved Town of Naples Planning Board:

Date: _____

State of Maine, Cumberland, ss.
 REGISTRY OF DEEDS
 Received _____ 20____
 at ____h____m____M and recorded in
 Plan Book _____Page_____
 Attest: _____
 Register

AMENDED

Lot #4 ~ King Hill Estates Subdivision
 On
 Overlook Way & King Hill Road
 In
 Naples, Maine
 For Owner of Record:
Brittany Demmons
 P. O. Box 187 ~ Casco, ME 04015

WAYNE T. WOOD & CO.
 Gray, Maine 04039
 Drawn By: K LW/WTW
 Scale: 1" = 50'
 Checked By: WTW
 Field Crew: n/a

(207)657-3330
 Date
 January 2025
 Job No.
 225016