

# TOWN OF NAPLES PLANNING BOARD APPLICATION

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

## Major Subdivision Application Request for Subdivision Amendment Old Songo Locks Estates

Date: June 27, 2018

Owner/Applicant Name: Joanne C. Jordan

Mailing Address: PO Box 454 Naples ME 04055

Telephone: 207-671-2368 Email: joanne.c.jordan@gmail.com

Property Owner: Joanne C. Jordan

Property Location: Old Songo Locks Estates - Lots 5,9,10 Map & Lot: Map 7 Lots 38-5,9,10  
Addresses 17, 31, 35 Escott Way

Any easements, covenants, or deed restrictions related to the property? Yes. See attachments.

Zoning District: Rural Residential Waivers requested: Yes. Amend Phosphorous Clearing Area  
A list must be submitted for waivers See attached Plans & Report

Name, address, & phone # of applicants engineer, land surveyor or planner: \_\_\_\_\_  
Donald Murphy, Wetland Scientist & Environmental Permitting

312 Bolsters Mills Road, Harrison, ME 04040 murphylanduse@gmail.com 207-693-2040

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: 6/28/18 Signature: Joanne C. Jordan

### Fee Schedule:

Advertising: \$50.00

Fee per abutter: \$7.00 x 11

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

Review Escrow: TBD

Applicants Total: \$ 227.00

**Request for Amendment of 'Old Songo Lock Estates' Phosphorous Control Plan**  
**Lots of Joanne Jordan, Escott Way, Naples, Maine**

**Location & Owner:**

Joanne C. Jordan, Subdivision Amendment for 17, 31, 35 Escott Way, Naples, Maine

TOWN OF NAPLES TAX MAP R-7 LOTS 38-5, 9, & 10

*Cumberland County Registry of Deeds:*

*Bk 28445 Pg 237 (Refer to Exhibit A for Deed)*

'OLD SONGO LOCKS ESTATES' SUBDIVISION – LOTS 5, 9, & 10

*Cumberland Registry Plan Book 204 Page 231 (See Exhibit B for Subdivision Plan)*

**Proposed 'Phosphorus Control Plan' Increase of Building Clearing Area:**

- This a request for an increase of the 10,000 sq. ft. limited clearing area for building on the lots of Old Songo Locks Estates per the original 'Subdivision Stormwater Plan for Phosphorus Control'. Lots 5, 9 and 10 are the remaining Escott Way lots of owner and developer Joanne C. Jordan. The addresses of these lots are 17, 31 and 35 Escott Way in Naples.
- The Naples Planning Board on 4/6/2004 approved the 'Old Songo Locks Estates' Stormwater Drainage Plan. It designated an allowable 10,000 sq. ft. building envelope on each subdivision lot and a designated phosphorus vegetation clearing area.  
*(See Exhibit B Subdivision Plan)*
- The Planning Board is aware of previous building clearing area issues on other lots in this subdivision. The subdivision lots of the original Stormwater Drainage Plan laid out by the engineers were not building lot site specific. The Plan did not consider each lot's unique topography and property line constrictions to fit the home, driveway, minimal lawn and septic system. The approved 10,000 sq. ft. building clearing area does not allow modest home sites on these project lots.  
*(See Exhibit D Subdivision Drainage Plan)*
- Ms. Jordan's proposed increases to the building lots clearing area conforms with the environmental protection goals of the Phosphorus Control Plan for these lots. The proposed Clearing Area Lot Plans maintain the balance of residential layout and environmental processing of stormwater drainage including phosphorus controls.

**THE OWNER IS REQUESTING THE PLANNING BOARD TO INCREASE CLEARING AREAS:**

1) Request on Tax Map R-7 Lot 38-5 to increase the Phosphorus Clearing Area from 10,000 sq. ft. to 20,000 sq. ft. and re-align the building area to match. A ten-foot vegetation setback is proposed along the lots northern property sideline.

*(See Exhibit F. for Proposed Clearing Plan detail)*

2) Request on Tax Map R-7 Lot 38-9 to increase the Phosphorus Clearing Area from 10,000 sq. ft. to 20,000 sq. ft. and re-align the building area to match.

*(See Exhibit G. for Proposed Clearing Plan detail)*

3) Request on Tax Map R-7 Lot 38-10 to increase the Phosphorus Clearing Area from 10,000 sq. ft. to 25,000 sq. ft. and re-align the building area to match. A ten-foot vegetation setback is proposed along the lots northern property sideline.

*(See Exhibit H. for Proposed Clearing Plan detail)*

**Town of Naples Planning Board Subdivision Phosphorus Plan:**

The approval of the 11 -lot subdivision Stormwater Plan 'Old Songo Locks Estates' by the Naples Planning Board on April 6, 2004 required utilizing the remaining natural vegetation on the lots as a phosphorus treatment buffer.

A general 10,000 square foot clearing limit was established for the building area on each of the 1-2 acre lots.

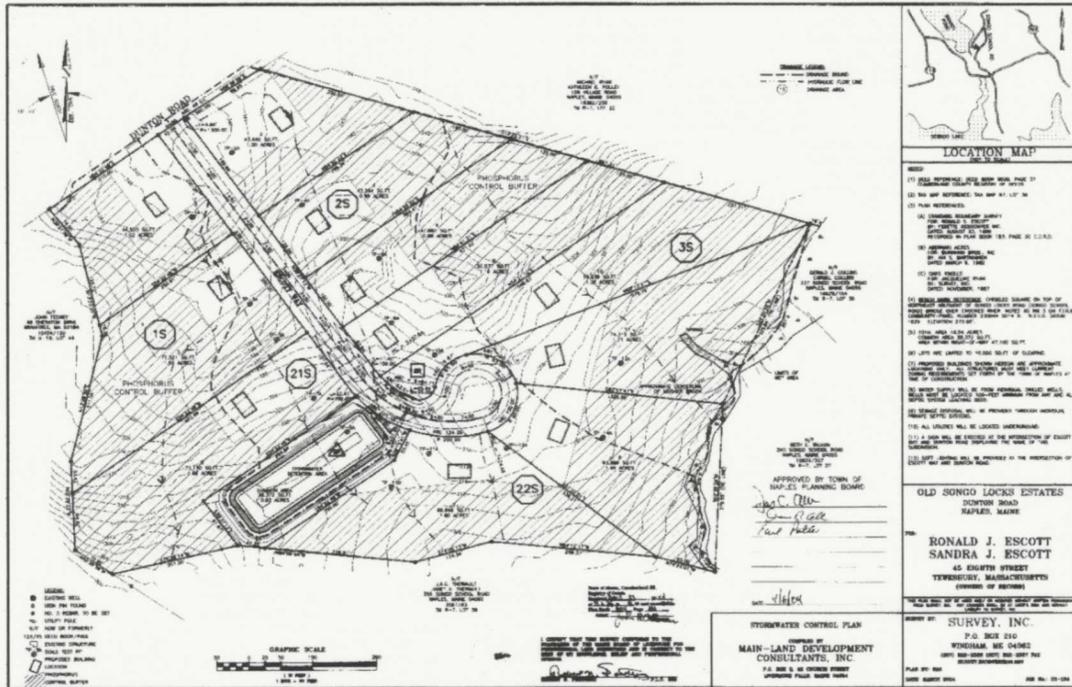
Stormwater run-off from lots and road drainage is treated by a stormwater retention pond on common land toward the cul-de-sac terminus of the subdivision.

The contours on lots toward the cul-de-sac generally average 3-8% slopes downslope to back and side property lines.

The Herman, Deerfield, Woodbridge Sandy Soils on the subdivision lots are rated well and moderately well drained allowing absorption of stormwater run-off for natural control of water quantity and quality treatment.

The native trees, shrubs, and ground vegetation to meet the run-off treatment requirements of Maine Department of Environmental Protection, Chapter 500: Stormwater Management.

**'Old Songo Locks Estates' Approved Subdivision Plan:**



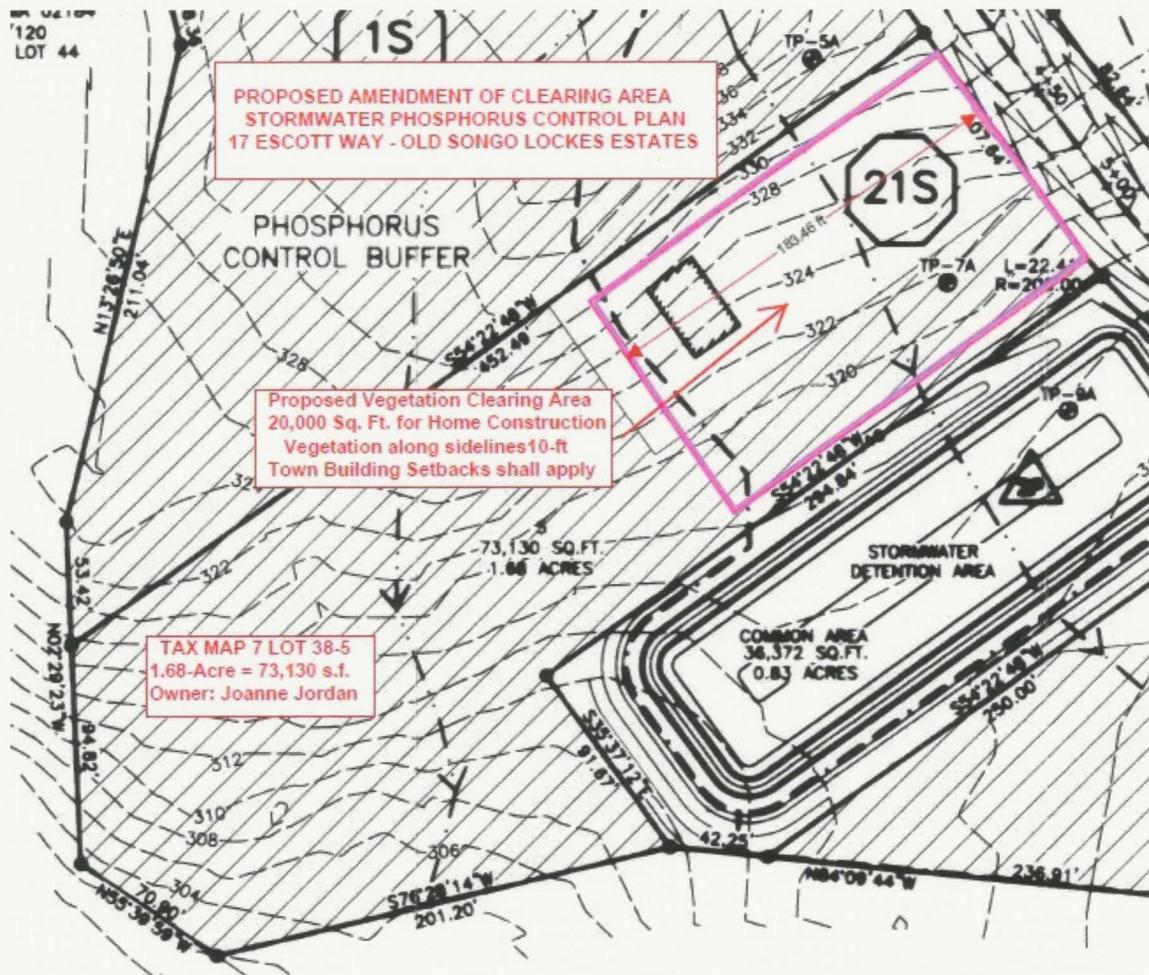
(Refer to Exhibit B for full 8.5" x 11" plan)

**Aerial Imagery of Subdivision Lots Area:**



(Refer to Exhibit E. for full 8.5" x 11" plan)

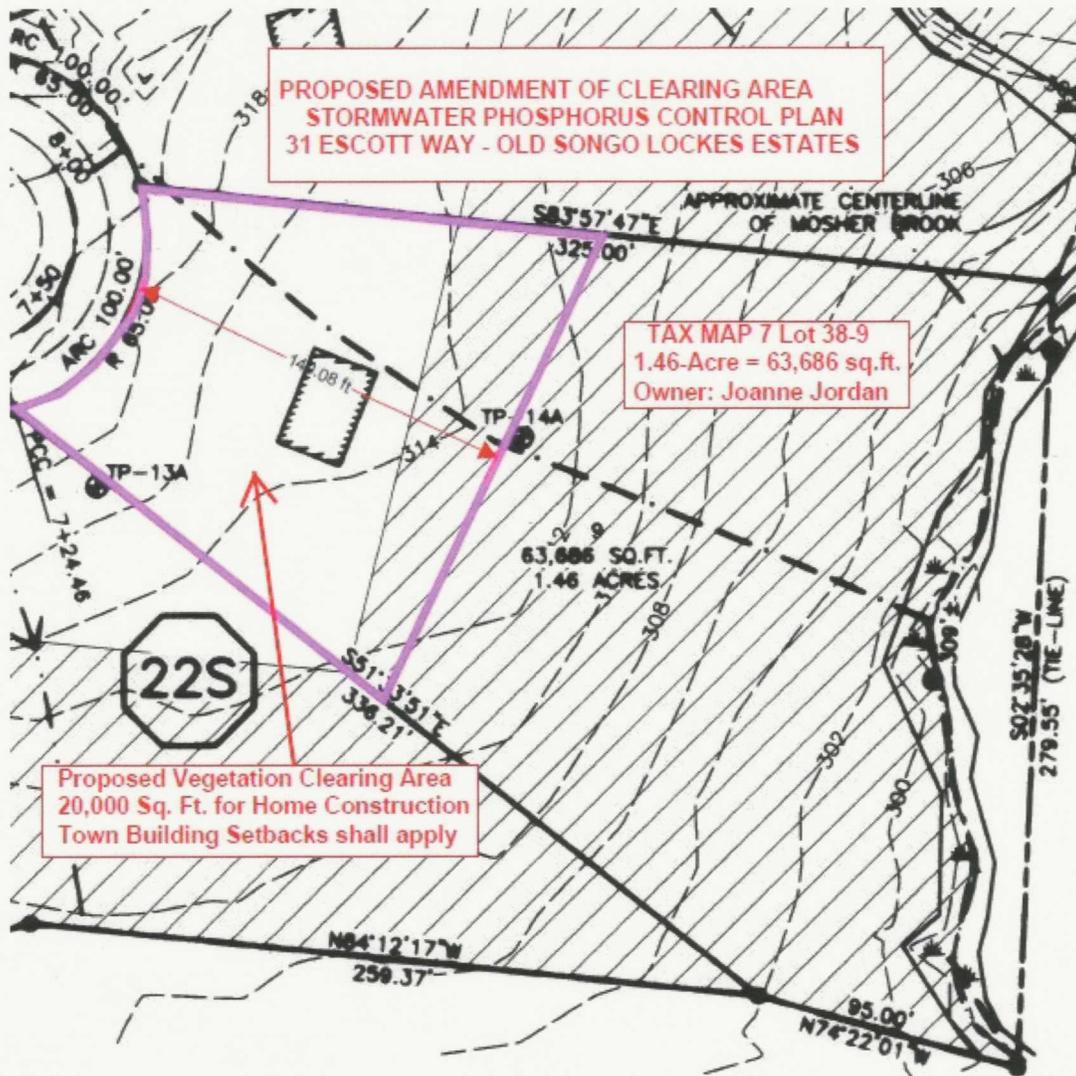
**Detail of Proposed Lot 5 Clearing Area Plan:**



(Refer to Exhibit F. for full 8.5" x 11" Proposed Clearing Area Plan)

- Request on Tax Map R-7 Lot 38-5 to increase the Phosphorus Clearing Area from 10,000 sq. ft. to 20,000 sq. ft. and re-align the building area to match.
- A ten-foot vegetation setback is proposed along the lots northern property sideline.
- Stormwater run-off drainage from Clearing Area for residence is additionally treated by subdivision Stormwater Detention Pond maintained by Homeowner Road Association.

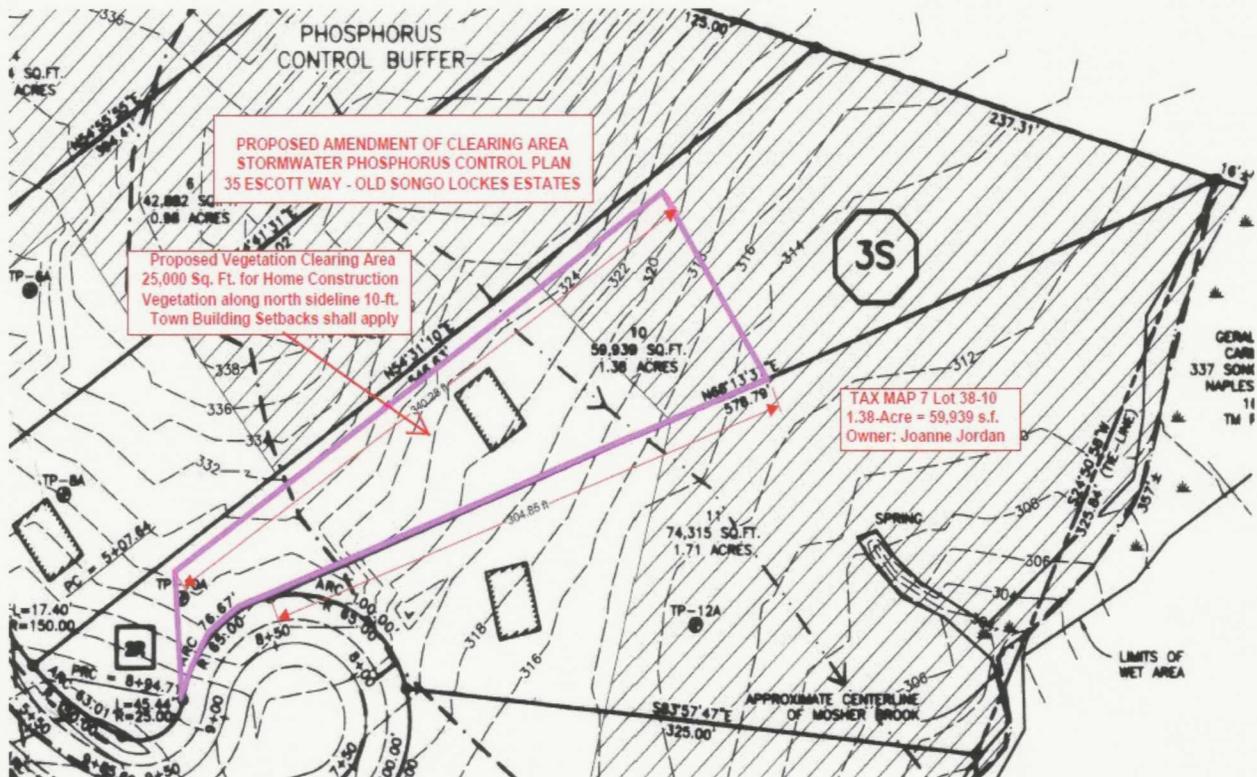
Detail of Proposed Lot 9 Clearing Area Plan:



(Refer to Exhibit G. for full 8.5" x 11" Proposed Clearing Area Plan)

- Request on Tax Map R-7 Lot 38-9 to increase the Phosphorus Clearing Area from 10,000 sq. ft. to 20,000 sq. ft. and re-align the building area to match.
- Original Phosphorus Plan did not require vegetation setback to property sideline.
- Stormwater run-off drainage from Clearing Area for residence is substantially treated by natural vegetation on lot toward downslope subdivision back property line.

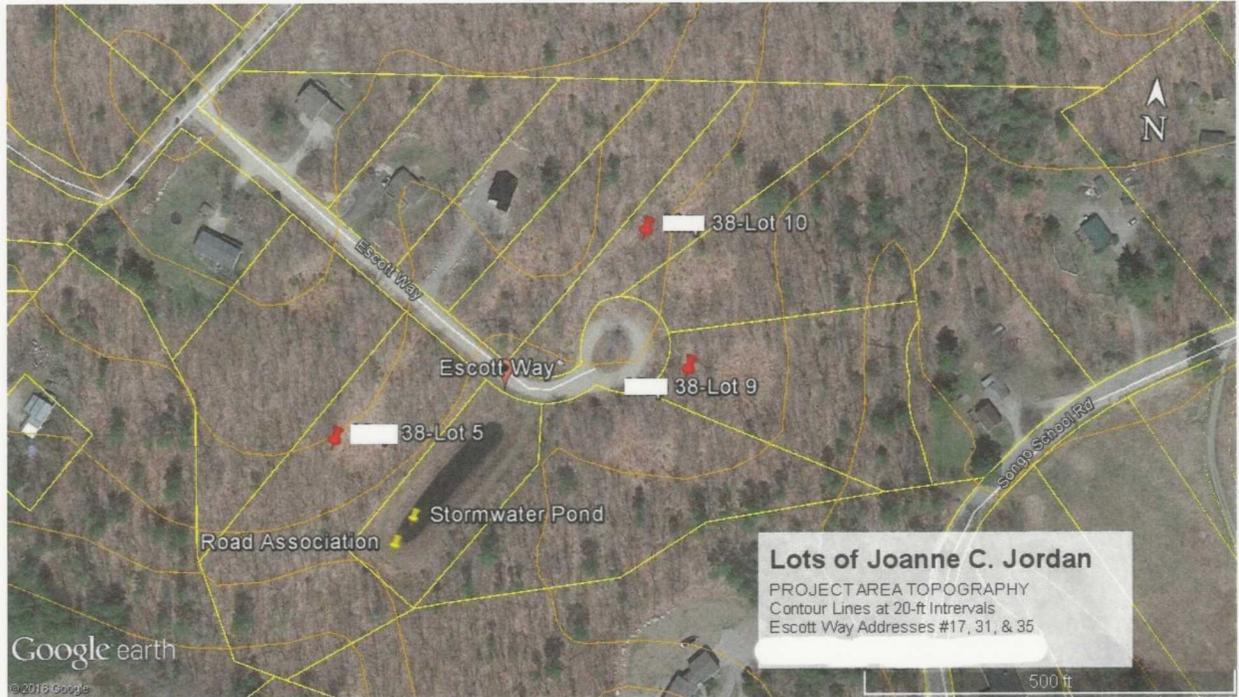
**Detail of Proposed Lot 10 Clearing Area Plan:**



*(Refer to Exhibit H. for full 8.5" x 11" Proposed Clearing Plan)*

- Request on Tax Map R-7 Lot 38-10 to increase the Phosphorus Clearing Area from 10,000 sq. ft. to 25,000 sq. ft. and re-align the building area to match.
- A ten-foot vegetation setback is proposed along the lots northern property sideline.
- The narrow layout of this lot to clear area for a long driveway to reach a least a wide enough portion of the lot that will support the residence, septic and minimal yard necessitates the request for the larger 25,000 sq. ft. clearing area.
- Stormwater run-off drainage from this lot is directed by contours and treated by natural vegetation downslope toward side and lower property lines.

**2016 Aerial GIS Plans of Lot with 20-ft USGS Contours:**



Above: The yellow lines are appx tax map locations; the rust colored lines are USGS 20-ft topo.  
Below: The green shaded area designates the aquifer location. (Refer to Exhibit I for Topo Plan)

**2016 Aerial GIS Map of Lots with Maine State Aquifer & Waterbodies:**



## USDA County Soils Mapping Designation on Lots:



*(Refer to Exhibit J. for full 8.5" x 11" map plan)*

The original subdivision soils investigation concurs with USDA Cumberland County Soil Survey mapped Hermon and Woodbridge soil types. These are sandy loam types of native soil on the lots that are rated as well and mostly well drained soils that absorb stormwater run-off. The slope averages 3-8%

### **Erosion & Sedimentation Control Plan for Construction:**

- Prior to any soil disturbance during construction proper Erosion & Sedimentation (E&S) Control measures shall be in place downslope of soil disturbance activity.
- This proposed work areas' E&S control measures may include silt fence, hay bale, or berms of bark mulch.
- Such Erosion & Sedimentation Control measures for this project shall follow the Maine Department of Environmental Protection's Best Management Practices as published.
- Proper DEP installation of a combination of silt fence, bark mulch and staked hay bales will be utilized to contain any sediment run-off from disturbed area.
- They shall remain in place during construction and until disturbed soil has been re-stabilized with vegetation.

**Conclusions:**

- The Owner requests the minimum necessary to resolve the residential construction issues on her remaining three lots in the subdivision. The Subdivision Application Amendment approval from the Planning Board will resolve these lot construction issues.
- This lot Phosphorus Clearing Area Plan *narrative* reviews the current site conditions, original Planning Board requirements, topographic area and lot site maps, site soils mapping, and balances typical modest residential home construction requirements.
- The requested waivers are to increase the building clearing lot area up to 20,000 sq. ft. rather than the original 10,000 sq. ft. on Lots 5 & 9 and 25,000 sq. ft. on Lot 10.
- Natural tree and vegetation areas outside the proposed designated clearing areas are maintained to naturally process stormwater drainage run-off.
- The larger building envelope is not excessive for such a typical residence with driveway, septic system, residence and a reasonable surrounding yard.
- The well drained sandy loam Herman and Woodbridge soils on these lots is environmentally rated to absorb stormwater run-off.
- Lots 5, 9 & 10 benefit from natural areas and drainage topography to subdivision lines. Lot 5 additionally benefits from drainage to stormwater management Detention Pond.
- The Owner requests this consideration for these waivers by the Planning Board to meet the goals of the Stormwater Control Plan to process phosphorous and nitrates.

**Site Work Conducted & Application Prepared by:**

Donald E. Murphy, *Wetland Scientist & Environmental Land Use Consultant*  
312 Bolsters Mills Road, Harrison, ME 04040  
Cell: 207-693-2040 / E-mail: [murphylanduse@gmail.com](mailto:murphylanduse@gmail.com)

*Report date 6/26/18*

## EXHIBITS INDEX

- A. Owner Deed Bk 28445 Pg 237
- B. Subdivision Plan of 'Old Songo Locks Estates' *Plan Bk 204 Pg 231*
- C. Town of Naples Tax Map R-7
- D. Detail of Lots Stormwater Drainage Plan *Planning Board Approved*
- E. Aerial Imagery of Subdivision Lots Area
- F. Proposed Clearing Area Plan Lot 5
- G. Proposed Clearing Area Plan Lot 9
- H. Proposed Clearing Area Plan Lot 10
- I. Aerial Imagery Plan of Topography *20-ft Contours*
- J. Aerial Imagery Plan of Soils *USDA Cumberland County Soils*

### QUITCLAIM DEED WITH COVENANT

KNOW ALL BY THESE PRESENTS, that **BANK OF NEW ENGLAND ("Grantor")**, a New Hampshire Banking Corporation, with a mailing address of 31 Pelham Road, Salem, Rockingham County, New Hampshire 03079, for consideration paid, GRANTS to **JOANNE C. JORDAN ("Grantee")**, an individual having a mailing address 254 Black Island Road, Oxford, Maine 04270, WITH QUITCLAIM COVENANTS, the land in Naples, Cumberland County, Maine, bounded and described as follows:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land situated in the Town of Naples, County of Cumberland and State of Maine, being part of Lot Numbered Twenty (20) in the second range of lots in said Town of Naples, and being the same land conveyed to Jesse Holden by Warren Shane by warranty deed dated August 25, 1906 and recorded in the Cumberland County Registry of Deeds in Book 797, Page 191. Also being the same lot or parcel of land conveyed to Josephine Aube by George A. Varney by warranty deed dated June 7, 1934 and recorded in said Registry of deeds in Book 1443, Page 242. Reference may be had to said deeds for description and chain of title.

Reference is made to a Boundary Line Agreement between Ronald J. Escott, Sandra J. Escott, Calvin L. Weeks, Geraldine A. Weeks and Virginia Wiggin dated November 21, 1989 and recorded in the Cumberland County Registry of Deeds in Book 9039, Page 37.

A more particular description of the above described property is shown on plan entitled "Old Songo Locks Estates" Dunton Road, Naples, Maine for Ronald J. Escott and Sandra J. Escott, surveyed by Survey, Inc., dated March 2004 and recorded in said Registry of Deeds in **Plan Book 204, Page 231**.

EXCEPTING Lots 1, 2, 3 and 11 as shown on a plan entitled Old Songo Locks Estates, Dunton Road, Naples, Maine dated March 2004 and recorded in the Cumberland County Registry of Deeds in Plan Book 204, Page 231.

Meaning and intending to describe and convey all the same premises described in a Quitclaim Deed with Covenant in Lieu of Foreclosure from Amvest Capital Partners, LLC to Grantor dated September 8, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28079, Page 149, with reference to a Corrective and Confirmatory Deed from Amvest

Capital Partners, LLC dated December 28, 2010 and recorded in said Registry in Book 28398, Page 289.

IN WITNESS WHEREOF, Grantor has executed or has caused this Deed to be executed this 5<sup>th</sup> day of January, 2011

Signed, Sealed and Delivered in the presence of:

[Signature]

BANK OF NEW ENGLAND

[Signature: Gary B Austin]

Printed Name: Gary B Austin

Title: Vice President

State of New Hampshire  
County of Rockingham, ss.

Jan 5, 2011

Then personally appeared the above named Gary B Austin, Vice President of Bank of New England and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of Bank of New England.

Before me,

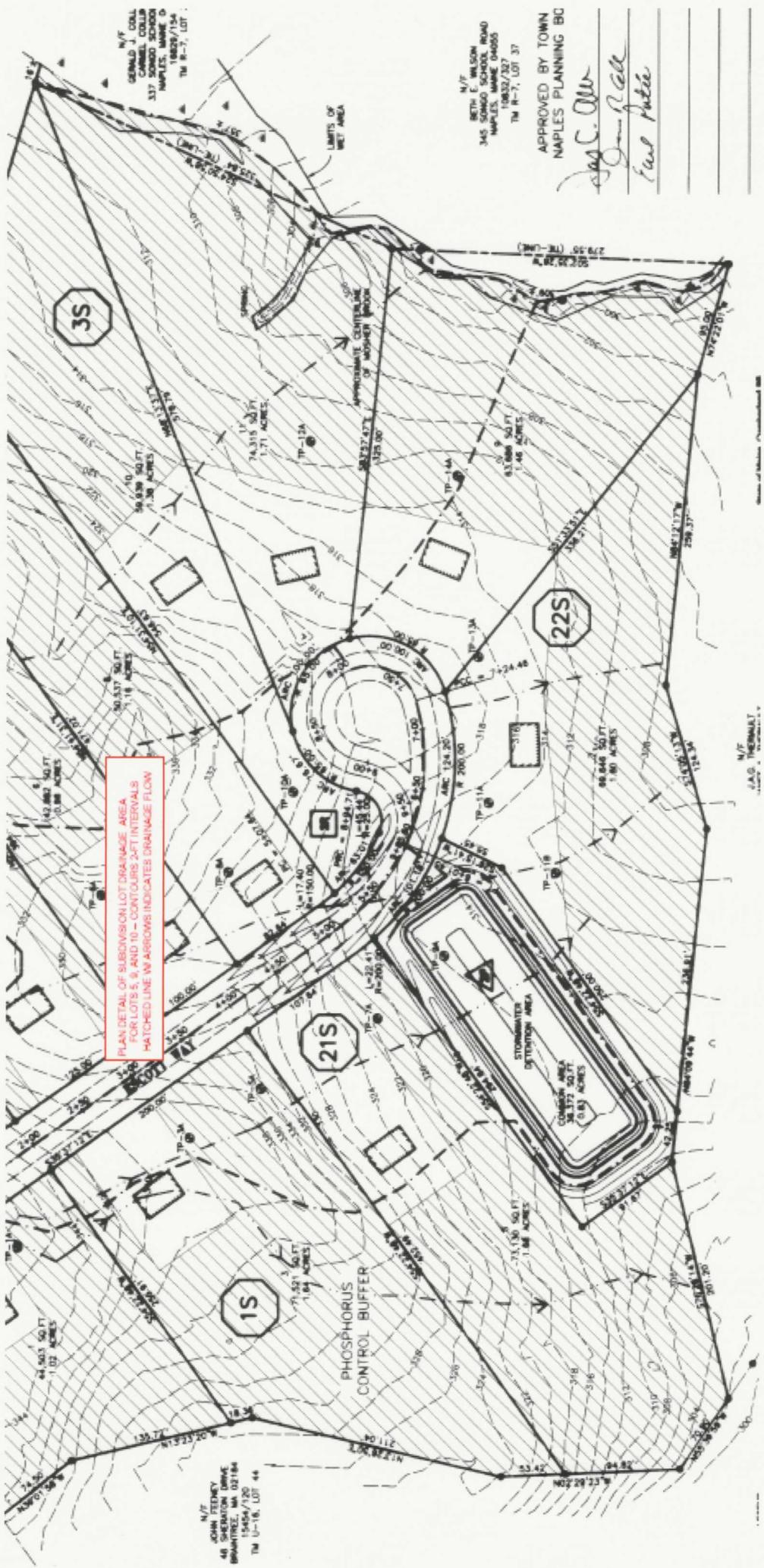
[Signature]

Notary Public/Attorney at Law

Print Name: Carrie S. Lemieux



Received  
Recorded Register of Deeds  
Jan 13, 2011 02:53:24P  
Cumberland County  
Pamela E. Lovley



PLAN DETAIL OF SUBDIVISION LOT DRAINAGE AREA FOR LOTS 9 AND 10 - CONTOURS & INTERVALS HATCHED LINE WITH ARROWS INDICATES DRAINAGE FLOW

N/T  
 GERALD J. COLL  
 CAMEL COLLS  
 337 SONNO SCHOOL  
 NAPLES, FLORIDA  
 18429/134  
 TM R-7, LOT 1

N/T  
 BETTY WILSON  
 345 SONNO SCHOOL ROAD  
 NAPLES, FLORIDA  
 18429/137  
 TM R-7, LOT 37

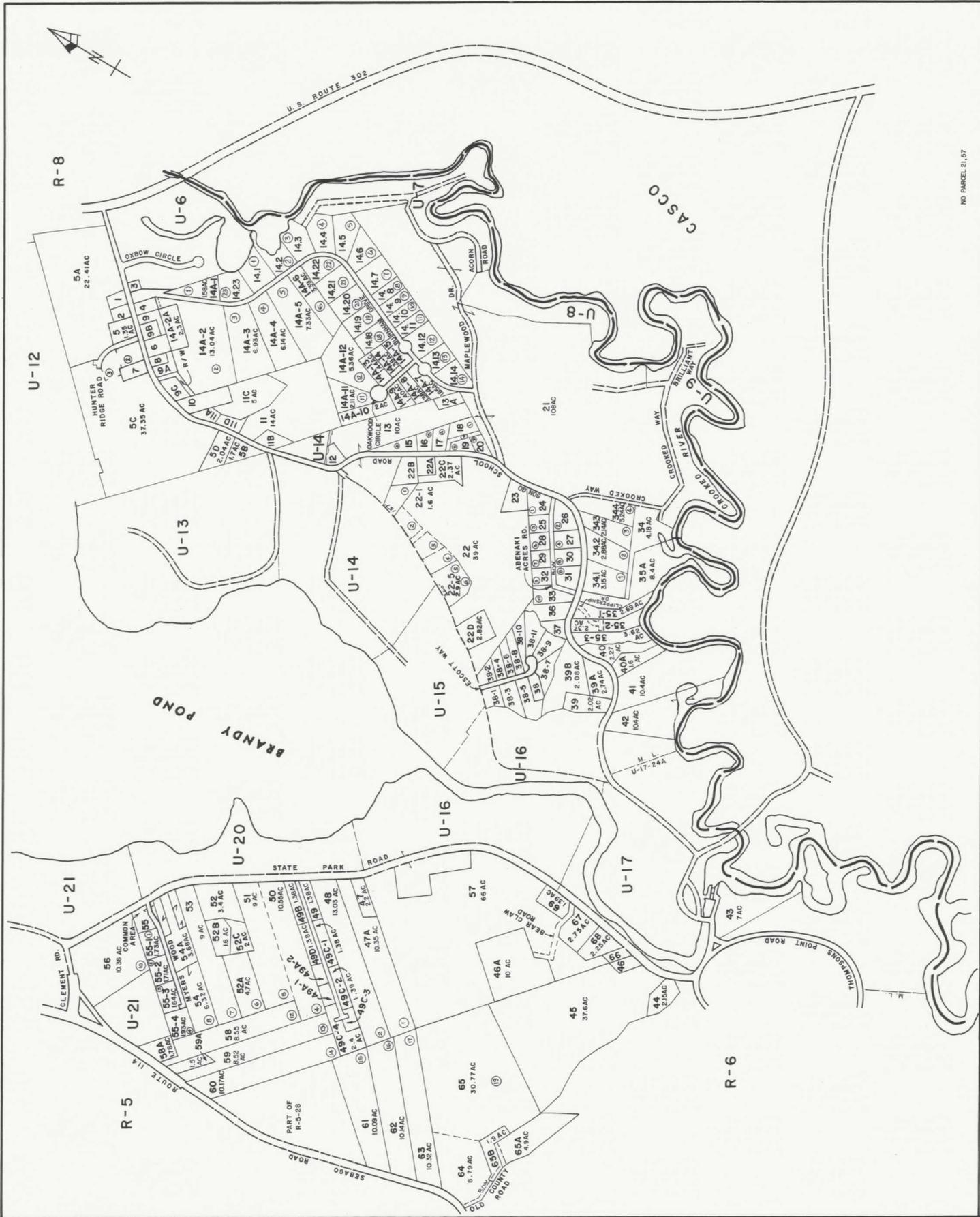
APPROVED BY TOWN  
 NAPLES PLANNING BOARD

*John R. Cole*  
*Paul Polite*

N/T  
 JOHN FEENEY  
 46 SHERATON DRIVE  
 BRANTREE, MA 02184  
 15405/120  
 TM U-16, LOT 44

N/T  
 JAS. FERNANDEZ  
 1214 34

Scale of 1" = 100' (Horizontal)



NO PARCEL 21, 57

FOR ASSESSMENT PURPOSES ONLY  
NOT FOR PROPERTY CONVEYANCES

JOHN E. O'DONNELL & ASSOCIATES  
AUBURN, MAINE  
1979

PROPERTY MAP  
**NAPLES, MAINE**

0 500 1000  
SCALE IN FEET

**R-7**



Aerial Imagery of Subdivision Lots Area

Town Tax Map R - 7

Escott Way

Lot 38-10

Lot 38-9

Lot 38-5

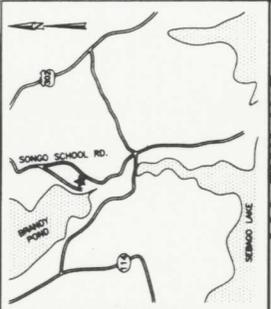
Stormwater Pond



500 ft

Google earth

© 2018 Google



- NOTES:**
- (1) DEED REFERENCE: DEED BOOK 803N, PAGE 37 CUMBERLAND COUNTY RECORDS OF DEEDS
  - (2) TAX MAP REFERENCE: TAX MAP W7, LOT 38
  - (3) PLAN REFERENCES:
  - (4) STAMPAID SURVEY: SURVEY FOR RONALD J. ESCOTT SANDRA J. ESCOTT RECORDED IN PLAN BOOK 183, PAGE 30 C.C.R.D.
  - (5) AERIALS: ACRES FOR BRADY POND, MAINE, DATED MARCH 8, 1982
  - (6) DANKS HILLS FOR JACQUELINE RYAN DATED NOVEMBER, 1987
  - (7) BEING MARKED: CHESTNUT SQUARE ON TOP OF NORTHEAST CORNER OF SONGO LAKE ROAD (SONGO SCHOOL ROAD) BRIDGE OVER CHESTNUT RIVER NOTED AS RM 3 ON F.I.R.M. 1928. ELEVATION 275.98'. ZONING DATA IS 16.1/1.6; DASH
  - (8) TOTAL AREA 18.54 ACRES COMMON AREA 36,272 SQ. FT. AREA WITHIN RIGHT-OF-WAY 41,100 SQ. FT.
  - (9) LOTS ARE LIMITED TO 10,000 SQ. FT. OF CLEARING.
  - (10) PROPOSED BUILDINGS SHOWN HEREON ARE APPROXIMATE LOCATIONS OF BUILDINGS AT THE TIME OF CONSTRUCTION. ZONING REQUIREMENTS SET FORTH BY THE TOWN OF NAPLES AT THE TIME OF CONSTRUCTION.
  - (11) WATER SUPPLY WILL BE FROM INDIVIDUAL DRILLED WELLS. SEWAGE DISPOSAL WILL BE THROUGH INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
  - (12) ALL UTILITIES WILL BE LOCATED UNDERGROUND.
  - (13) ALL UTILITIES WILL BE LOCATED AT THE INTERSECTION OF ESCOTT WAY AND DUNTON ROAD.
  - (14) ESCOTT WAY AND DUNTON ROAD DEPARTS THE NAME OF THE SUBDIVISION.
  - (15) SOFT LIGHTING WILL BE PROVIDED AT THE INTERSECTION OF ESCOTT WAY AND DUNTON ROAD.

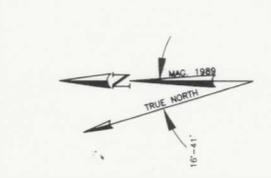
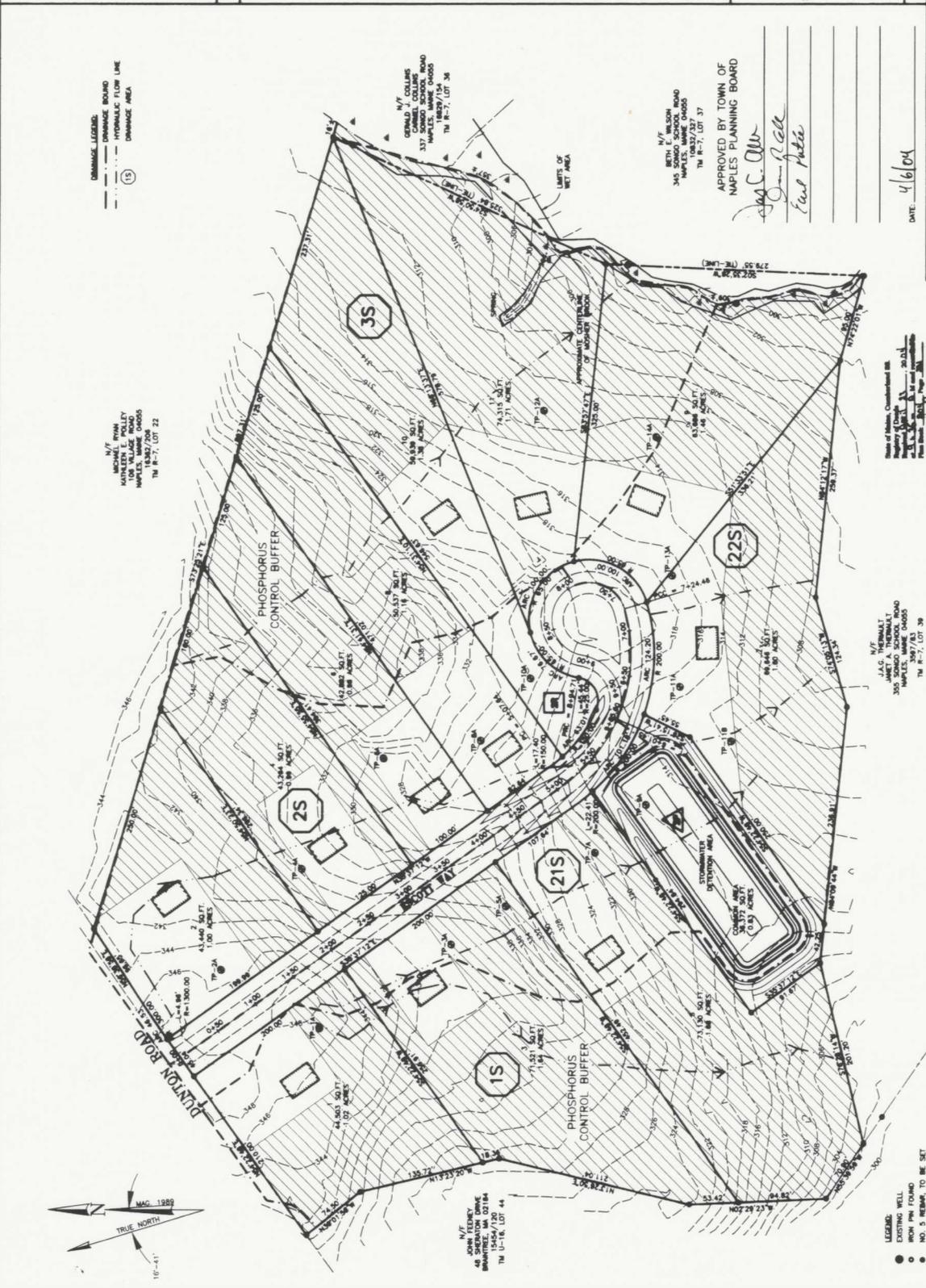
**OLD SONGO LOCKS ESTATES**  
 DUNTON ROAD  
 NAPLES, MAINE

**FOR:**  
 RONALD J. ESCOTT  
 SANDRA J. ESCOTT  
 45 EIGHTH STREET  
 TEWKSBUURY, MASSACHUSETTS  
 (OFFSPRING OF RECORD)

THIS PLAN SHALL NOT BE USED AND NOT BE REPRODUCED WITHOUT WRITTEN PERMISSION FROM SURVEY, INC. ANY VIOLATION OF THIS PLAN SHALL BE AT THE USER'S RISK AND WITHOUT LIABILITY TO SURVEY, INC.

**SURVEY, INC.**  
 P.O. BOX 210  
 WINDHAM, ME. 04082  
 (603) 866-3066 (603) 866-3887 FAX  
 SURVEY@COMPUSERV.NET

PLAN BY: (MS)  
 DATE: MARCH 2004



**APPROVED BY TOWN OF NAPLES PLANNING BOARD**

*J. C. O'Neil*  
*Paul Polite*

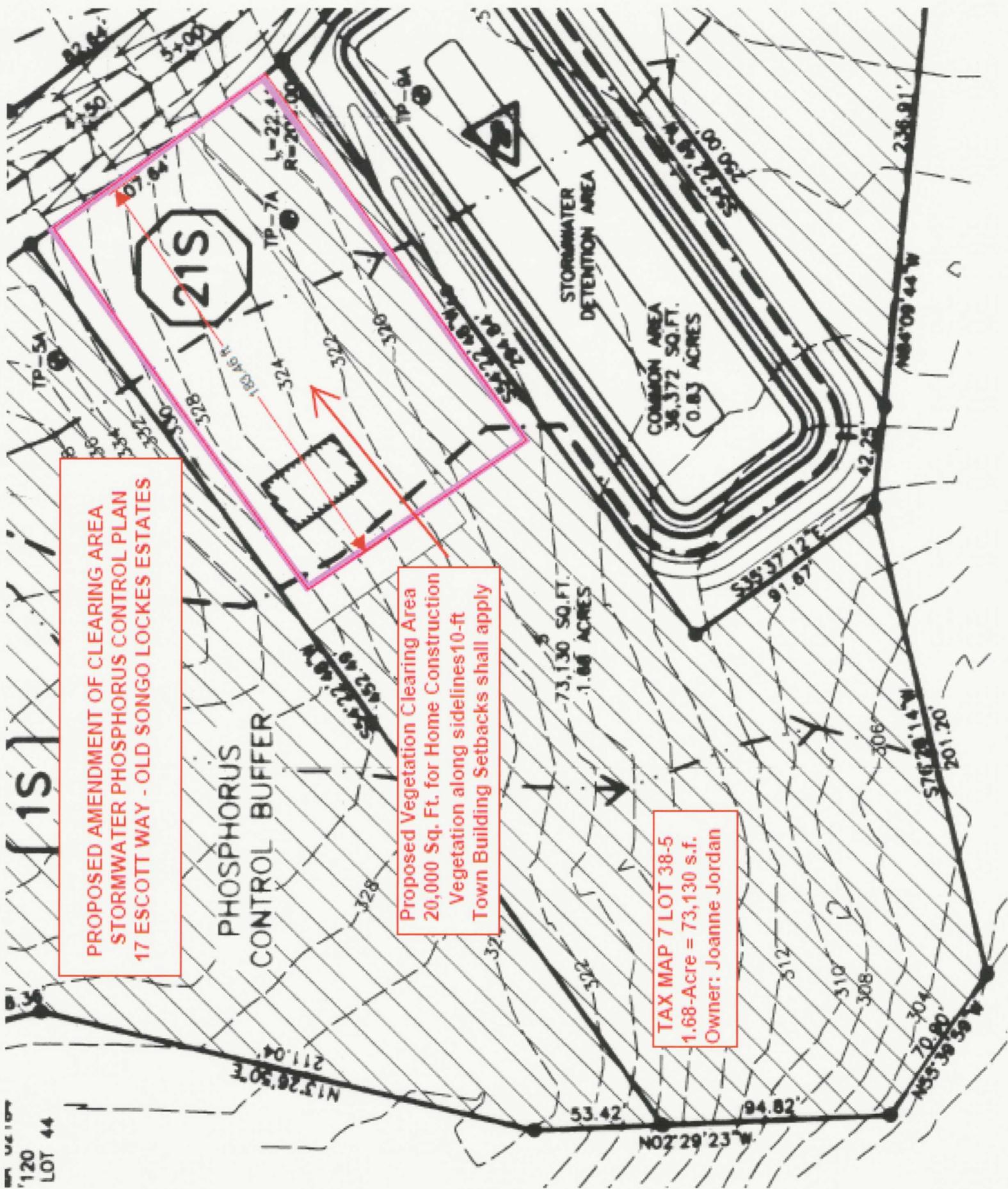
DATE: 4/6/04

**STORMWATER CONTROL PLAN**  
 COMPILED BY  
**MAIN-LAND DEVELOPMENT CONSULTANTS, INC.**  
 P.O. BOX 9-48 CUMBER STREET  
 LITTLETON FALLS, MAINE 04864

**GRAPHIC SCALE**  
 0 20 40 60 80 100 120 140 160 180 200  
 1" = 40' PER 1"

DATE: 4/6/04

DATE: MARCH 2004



PROPOSED AMENDMENT OF CLEARING AREA  
 STORMWATER PHOSPHORUS CONTROL PLAN  
 17 ESCOTT WAY - OLD SONGO LOCKES ESTATES

Proposed Vegetation Clearing Area  
 20,000 Sq. Ft. for Home Construction  
 Vegetation along sidelines 10-ft  
 Town Building Setbacks shall apply

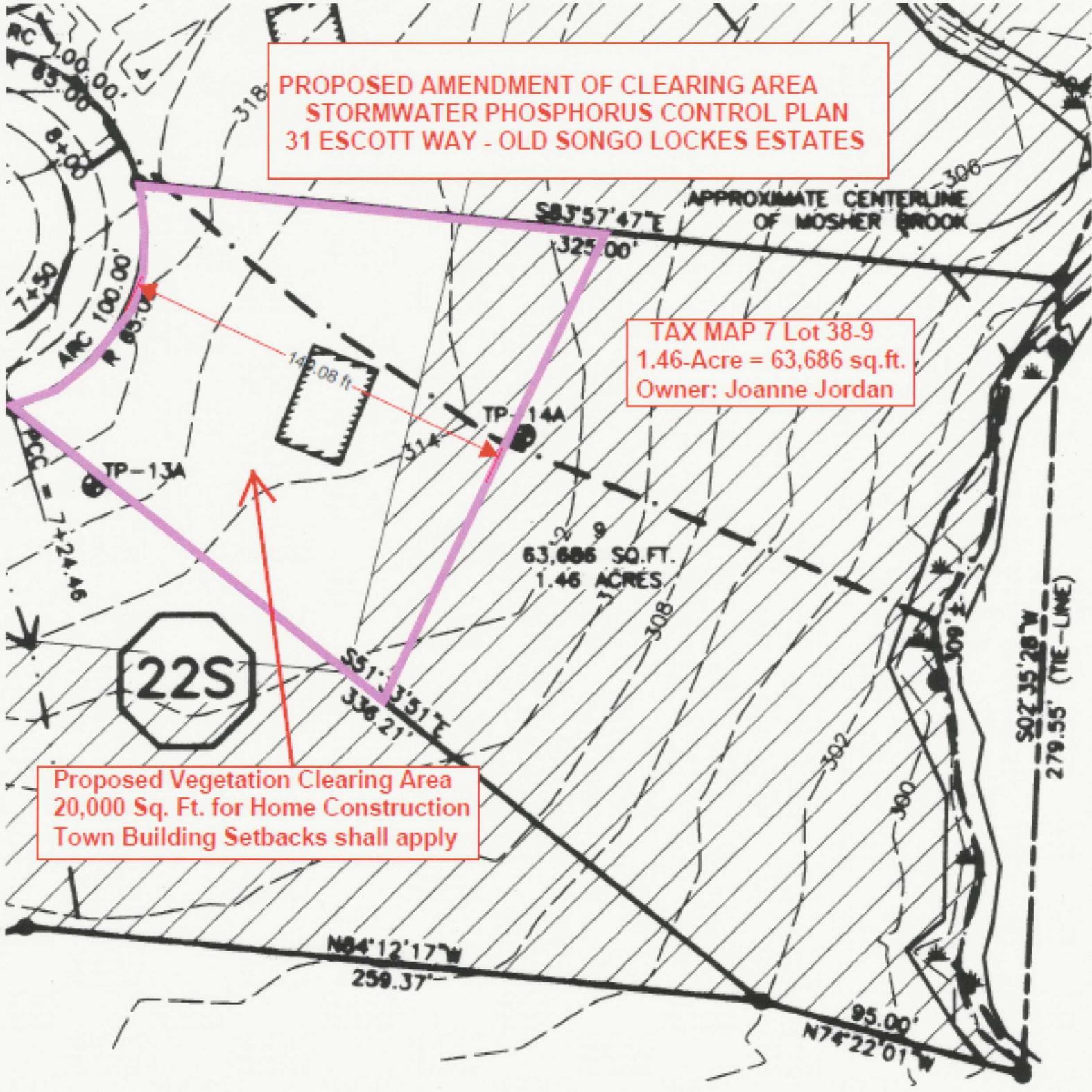
TAX MAP 7 LOT 38-5  
 1.68-Acre = 73,130 s.f.  
 Owner: Joanne Jordan

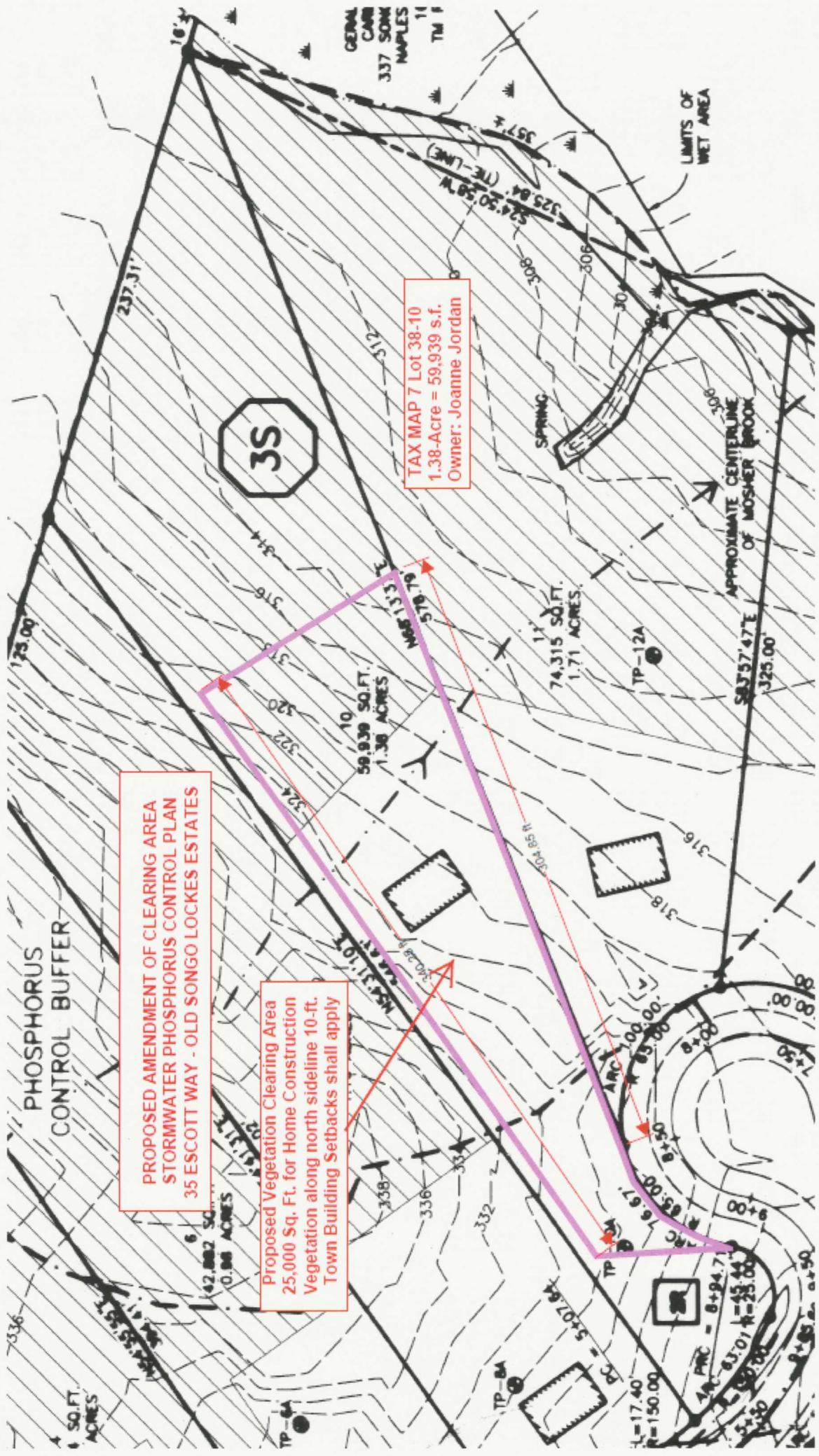
LOT 44

**PROPOSED AMENDMENT OF CLEARING AREA  
STORMWATER PHOSPHORUS CONTROL PLAN  
31 ESCOTT WAY - OLD SONGO LOCKES ESTATES**

**TAX MAP 7 Lot 38-9  
1.46-Acre = 63,686 sq.ft.  
Owner: Joanne Jordan**

**Proposed Vegetation Clearing Area  
20,000 Sq. Ft. for Home Construction  
Town Building Setbacks shall apply**





PHOSPHORUS CONTROL BUFFER

PROPOSED AMENDMENT OF CLEARING AREA  
 STORMWATER PHOSPHORUS CONTROL PLAN  
 35 ESCOTT WAY - OLD SONGO LOCKES ESTATES

Proposed Vegetation Clearing Area  
 25,000 Sq. Ft. for Home Construction  
 Vegetation along north sideline 10-ft.  
 Town Building Setbacks shall apply

TAX MAP 7 Lot 38-10  
 1.38-Acre = 59,939 s.f.  
 Owner: Joanne Jordan

GERALD CAMP  
 337 SQ. FT.  
 MAPLES  
 TM 11

LIMITS OF WET AREA

SPRING

APPROXIMATE CENTERLINE OF MOSHER BROOK

74,315 SQ. FT.  
 1.71 ACRES

TP-12A

S 83° 57' 47" E  
 583.5747' E

6 SQ. FT.  
 ACRES

L=17.40  
 R=150.00

ARC = 8+94.71  
 R=83.01 k=25.00

TP-8A

TP-8B

TP-8C

TP-8D

TP-8E

TP-8F

TP-8G

TP-8H

TP-8I

TP-8J

TP-8K

TP-8L

TP-8M

TP-8N

TP-8O

TP-8P

TP-8Q

TP-8R

TP-8S

TP-8T

TP-8U

TP-8V

TP-8W

TP-8X

TP-8Y

TP-8Z

TP-8AA

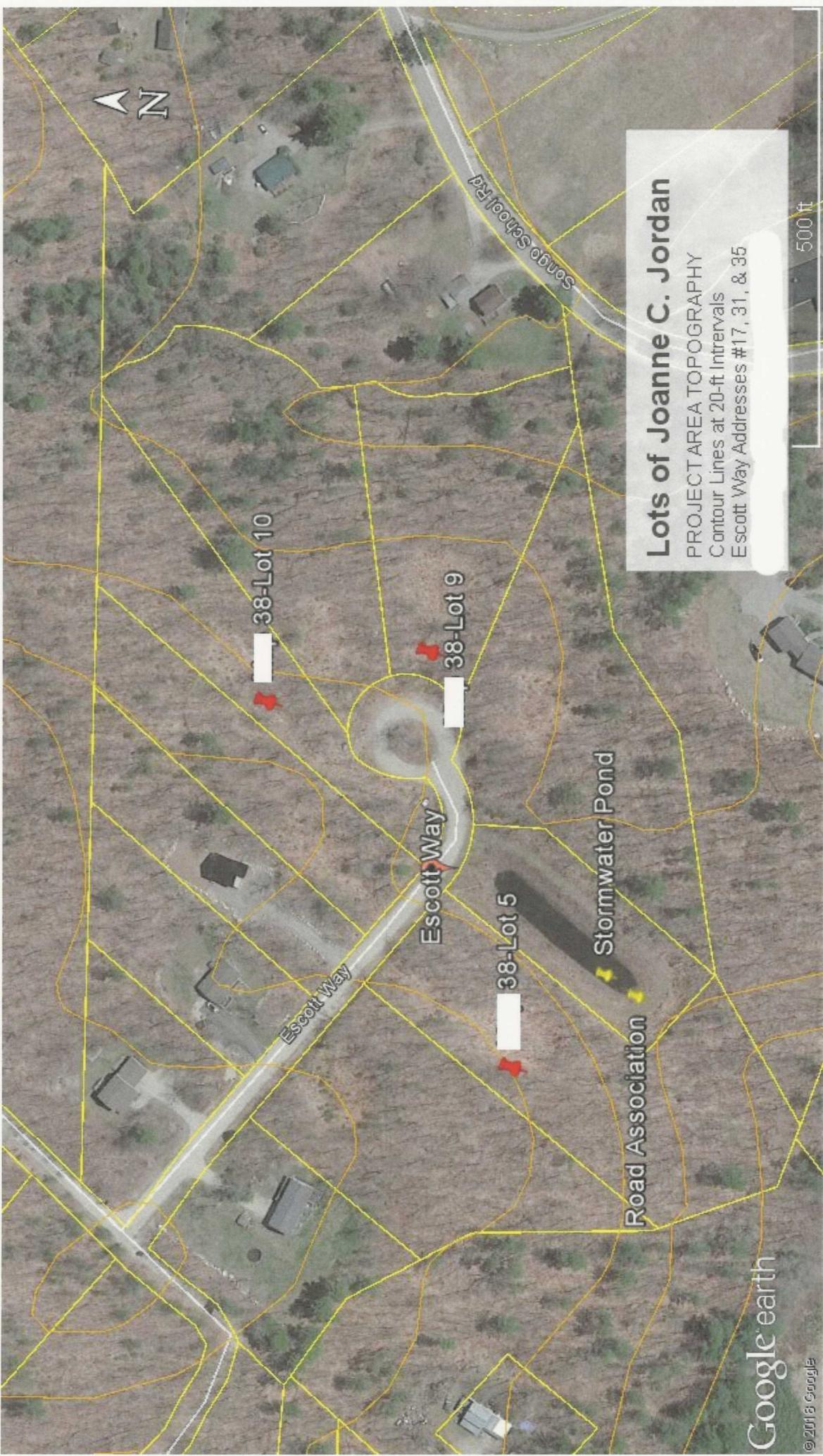
TP-8AB

TP-8AC

TP-8AD

TP-8AE

TP-8AF



**Lots of Joanne C. Jordan**  
PROJECT AREA TOPOGRAPHY  
Contour Lines at 20-ft Intervals  
Escott Way Addresses #17, 31, & 35

SSUR60 | me005\_me613 | 0.28 seconds | 0.44 cache ratio | BBOX:(-70.5823, 43.9354) (-70.5661, 43.9446) | 328 acres

# Lot on County Soils Map

Jordan Property, 27 Escott Way - 20-ft Contours  
Herman, Deerfield, Woodbridge Sandy Soils  
Well & Moderately Well Drained Avg. 3-8% Slopes  
Google Earth 2017 Aerial Imagery -USDA Soils Map

