



Town of Naples

Town Hall
15 Village Green Lane
P.O. Box 1757 • Naples, Maine 04055
(207) 693-6364

August 4, 2022

John Sevee
P.E. Sevee & Maher Engineers
106 West Elm Street
Yarmouth, ME 04096

Dear Mr. Sevee,

At the Town of Naples Planning Board meeting on August 2, 2022, the Planning Board approved the application from Chaplin Hill, LLC with conditions. This approval is based on the written submissions and public presentations from the applicant in support of this application. Please note that in addition to the conditions listed below, the applicant will be required to attend a pre-construction meeting prior to the start of development activities.

MOTION: To approve Phase II of the Chaplin Hill Major Subdivision located at Map R-11 Lot 66 based on the Findings of Fact and Conclusions from the Planner memo dated July 14, 2022 with the following conditions:

1. Each lot subject to this amendment will be limited to 4 acres of lawn area. Larger lawn areas will be allowed only with additional stormwater and phosphorus calculations, subject to subdivision review.
2. No building permits until gravel fill is installed around the hammerhead to bring grades to the existing pavement level.
3. No building permits until "No Parking" signage is installed at the hammerhead per discussions with the Fire Chief.

Motion by: Martina Witts
2nd by: Sue Fleck
Vote 4-0

The Findings of Fact below are from the North Star Planning memo dated July 14, 2022.

Regards,

Sam Peikes *SP*

Contract Planner

Cc: Naples Code Enforcement (via email)

Findings of Fact

1. Water & Air Pollution

- The subdivision will not result in water or air pollution.

2. Water Supply & Sewage Waste Disposal

- All lots in the subdivision will be served by wells for water supply and subsurface wastewater disposal for sewage.
- The location of test pits are shown on the Phase II Sketch Plan dated April, 2022.
- The applicant has submitted a subsurface wastewater disposal application with test pit logs for siting septic. The applicant also attached a hydrogeologic assessment, which includes nitrate concentrations from the proposed leachfields dated October 25, 2005. Additional field investigations were performed April, 2022.

3. Soil Erosion & Storm Water

- Surface drainage from the extension of Chaplin Hill Lane will be infiltrated by the existing stormwater detention ponds from the Phase II Sketch Plan from April, 2022.
- The applicant has attached peak stormwater runoff calculations for Phase I and Phase II of subdivision development. The Phase II additions will not change the stormwater patterns.
- The applicant has attached the DEP Chapter 500 permit that was submitted with the Phase I approval from December 8, 2005. No amendments to the existing permit are proposed (see Exhibit 4).
- The applicant has attached phosphorus calculations that show that phosphorus runoff will be below the thresholds for both the Sebago Lake and Long Lake watersheds (see Exhibit 6 of application).
- The applicant has provided a description of erosion control measures based on best management practices in Exhibit 9 of the application. Erosion control details are also shown on page C-301 of Exhibit 2.
- The applicant has attached a letter from the Fire Chief dated May 22, 2022

regarding the adequacy of the stormwater retention pond.

4. Wetlands & Floodplains

- Approximately 6.5 total acres of wetland, (3 acres for Phase II) were delineated in the subdivision. Wetland impacts appear to be limited to Lots E, F, G and H.
- Wetland impacts will be limited to a few hundred square feet for the Chaplin Hill Lane turnaround.
- The subdivision is not located within the 100-year floodplain.

5. Vehicular & Pedestrian Access

- Access to the subdivision will come from the extension Chaplin Hill Lane off Middle Road.
- The private Vista Drive is an existing road that was part of Phase I of the project.
- Traffic impacts to the site will be minimal.
- The applicant has attached a letter from the Fire Chief dated June 22, 2022 regarding the adequacy of the turnaround at Vista Drive. The hammerhead is roughly 30 by 30 feet and will need to be backed up with gravel and include a "no parking" sign at the end of the road.

6. Municipal Services

- The subdivision will not overburden municipal services.

7. Environmental and Scenic

- The subdivision is consistent with the surrounding area, which is predominantly rural with a few residential homes.
- Approximately 18.25 acres out of 161 acres will be preserved as open space. This meets the standard from Section 1007 of the Subdivision Ordinance, which states that at least 10% of total area in the subdivision shall be preserved as open space.
- The subdivision plan shows two existing buffers; a wooded buffer to the northwest and a non-wooded buffer to the south surrounding the private road. A 50-foot wooded buffer has been added within the wetland from Lots H

and G.

- The wooded buffer runs along the stream valley and passes through Lots G and H to protect the water quality of the stream and prevent future stream disturbance. The non-wooded buffers contain mostly natural vegetation and their purpose is to protect off-site water quality and filter roadway runoff at the edge of Chaplin Hill Lane.

8. Financial & Technical Capacity

- The applicant is requesting a waiver from 1009 (3)(a)(b): a performance bond and a letter of credit. The reason for this waiver request is provided in Exhibit 6 in the letter from the Road Commissioner dated July 6, 2022.

CONCLUSIONS:

1. The proposed subdivision **will not** result in undue water or air pollution.
2. The proposed subdivision **will** have sufficient water available for the reasonably foreseeable needs of the subdivision.
3. The proposed subdivision **will not** cause an unreasonable burden on an existing water supply.
4. The proposed subdivision **will not** cause unreasonable soil erosion or reduction in the capacity of the land to hold water.
5. The proposed subdivision **will not** cause unreasonable highway or public road congestion or unsafe conditions.
6. The proposed subdivision **will** provide for adequate solid and sewage waste disposal.
7. The proposed subdivision **will not** cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage.
8. The proposed subdivision **will not** place unreasonable burden on the ability of the local governments to provide municipal or governmental services.
9. The proposed subdivision **will not** have an undue adverse effect on the scenic or natural beauty of the area.
10. The proposed subdivision **will** be in conformance with a duly adopted subdivision regulation or ordinance.
- ~~11. The subdivider **will/will not** have adequate financial and technical capacity to meet the standards.~~
- ~~12. Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, the proposed subdivision **will/will not** adversely affect the quality of such body of water. **(N/A)**~~
- ~~13. The 100 year flood boundary **is/is not** shown on the plan. **(N/A)**~~

14. All freshwater wetlands **have** been identified on maps submitted as part of the application.
15. All farmland within the proposed subdivision **has** been identified on maps submitted as part of the application. **(N/A)**
16. Any rivers, streams, or brooks within or abutting the proposed subdivision **have/have not** been identified on maps submitted as part of the application. **(N/A)**
17. The proposed subdivision **will** provide for adequate storm water management.
18. Any lots in the proposed subdivision with frontage on a river, stream, brook, or great pond **have/do not** have a lot depth to shore frontage ratio greater than 5 to 1. **(N/A)**
19. The long-term cumulative effects of the proposed subdivision **will/will not** unreasonably increase the great pond's phosphorus concentration during the construction phase and life of the proposed subdivision. **(N/A)**
20. If the subdivision crosses municipal boundaries, the proposed subdivision **will/will not** cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality. **(N/A)**
21. Timber on the parcel **has/has not** been harvested in violation of liquidation harvesting statutes and rules. **(N/A)**