



Town of Naples Major Site Plan Application

For

Naples Self-Storage

17 Serenity Hill Estates
Naples, Maine

Prepared for
Naples Self Storage, LLC
4023 Dean Martin Drive
Las Vegas, NV 89103

Prepared by
Sebago Technics, Inc.
75 John Roberts Road
South Portland, Maine 04106

March 2021



March 19, 2021
20522

Renee Carter, Code Enforcement Officer
Town of Naples
15 Village Green Lane
P.O. Box 1757
Naples, ME 04055

**Major Site Plan Application, 17 Serenity Hill Estates
Tax Map R3-Lot 1-3 & 1-4, Naples Self Storage, LLC**

Dear Renee:

On behalf of the applicant Naples Self Storage, LLC, we are pleased to submit the enclosed application for Major Site Plan Review for the proposed site expansion of the self-storage facility at 17 Serenity Hill Estates. The property is identified as Lot 1-3 & 1-4 on the Town of Naples Tax Map R3.

Project/Site Information: The proposed project involves the expansion of an existing self-storage facility on a 3.95-acre portion of the two lots located at 17 Serenity Hill Estates. The parcels are located in the Commercial and Rural District. The existing self-storage facility contains 3 storage buildings with an approximate combined area of 19,000 s.f. The proposed site plan involves an expansion of 3 additional storage buildings with a combined area of 13,800 s.f. Site improvements include pavement for access to the buildings and associated grading and stormwater management infrastructure. The buildings will not have water or sewer service. The proposed project is not located in the Town's Shoreland Zone. The property is adjacent to Long Lake which has an identified flood zone. The proposed development area of the site is not located in the identified flood zone per the FEMA Flood Insurance Rate Map for the Town of Naples, Maine. It is not anticipated that the improvements to the site will result in an increase of more than 50 vehicles per hour at peak usage. The site will utilize the existing shared site entrance on Roosevelt Trail.

Waiver Request: The Applicant is requesting a waiver from the requirement to provide:

1. Soil types and location of soil boundaries certified by a registered engineer or certified soil scientist.
2. On-site soil and investigation report by a DHS licensed site evaluator.

The waivers are being requested because the proposed development will not propose water or sanitary sewer utilities. As such, no wells or sewer disposal systems are proposed. In addition, the proposed stormwater best management practices do not rely on the on site soils for

treatment. Performing subsurface soil exploration to confirm soil types would not result in a change of the proposed design.

Stormwater: The stormwater management controls are outlined in the stormwater management report and have been designed to suit the proposed development and to comply with applicable regulatory requirements.

We look forward to discussing this project in more detail with the Planning Board at their next available meeting. As part of this submittal, we have included the following attachments:

- A location map and Town Tax Map
- Right, Title, or Interest
- List of all direct abutters and a project description
- Stormwater Report
- A site plan of the proposed project
- Plans of the proposed structures
- Erosion Control Plan

Upon your review of the enclosed submission, please contact me if you have any questions or need additional information. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC

A handwritten signature in black ink, appearing to read 'Chris Taylor', written over a white background.

Chris Taylor, P.E.
Senior Project Engineer

AGENT AUTHORIZATION

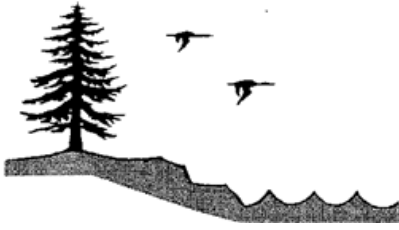
| | | | | |
|--|---------------------|--|--|--|
| APPLICANT/ OWNER | Name | Patriot Holdings, LLC / Tim Wilkins | | |
| PROPERTY DESCRIPTION | Physical Address | 17 Serenity Hill Estates Naples, ME | Map | R3 |
| | | | Lot | 86 1-3, 1-4 |
| APPLICANT'S AGENT INFORMATION | Name | Christopher Taylor | | |
| | Phone | 207-200-2092 | Business Name & Mailing Address | SEBAGO TECHNICS, INC 75 John Roberts Road, Suite 4a South Portland, ME 04106 |
| | | | | |
| | | | | |


12/4/2020
 APPLICANT SIGNATURE DATE


 PLEASE TYPE OR PRINT NAME HERE


12/04/2020
 APPLICANT'S AGENT SIGNATURE DATE

Christopher P. Taylor, PE, Senior Project Engineer
 PLEASE TYPE OR PRINT NAME HERE



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: 3/5/2021

Owner/Applicant Name: Naples Self Storage, LLC

Mailing Address: 4023 Dean Martin Drive

Telephone: (702) 241-9430 Email: tim@patrioholdings.com

Property Owner: Naples Self Storage, LLC

Property Location: 17 Serenity Hill Estates Map & Lot: R3, Lots 1-3 & 1-4

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

Zoning District: Commercial Waivers requested: _____

A list must be submitted for waivers

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

Sebago Technics, Inc., 75 John Roberts Road, Suite 4A, (207) 200-2100

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: _____ 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 Aquatic Structure (non-commercial): \$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

Review Escrow: \$2,000.00

Modification of approved plan: \$100.00

Commercial Annual Renewal: \$50.00

Applicants Total: \$_____

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

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 | X | | | | |
| | Application form | X | | | | |
| | Fees | X | | | | |
| | List of any waivers requested | X | | | | |
| | 8 copies of plans | X | | | | |
| 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: | X | | | | |
| | Owners name, address and signature | X | | | | |
| | Perimeter survey of parcel made and certified by a registered land surveyor | X | | | | |
| | Total area of any land within 500 feet of the proposed project which is owned by the applicant | | X | | | |
| | Zoning classifications of the property and location of zoning district boundaries if the property is located in two or more zoning districts | X | | | | |
| | Soil types and location of soil boundaries as certified by a registered engineer or certified soil scientist | | | X | | |
| | Location of all building setbacks as required by town ordinances | X | | | | |
| | Location, size and character of all signs in exterior lighting | X | | | | |
| | Lots area of the parcel, street frontage and minimum lot size and frontage | X | | | | |
| | 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 | X | | | | |
| | Location of all buildings within 50 feet of the parcel and the location of intersecting roads are driveways within 200 feet of the parcel | X | | | | |
| | Existing and proposed topography of the site at 2 foot print to war intervals if major changes to the existing topography are being proposed | X | | | | |
| | All surface water features within 500 feet of the project boundaries including perennial streams and wetlands | | X | | | |
| | Location and dimensions of on-site pedestrian and vehicle or vehicle dealer | | X | | | |

| | | | | | | |
|---|--|---|--|---|--|--|
| | 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 | X | | | | |
| | Location of all Wells and septic systems within 150 feet of the property boundary | X | | | | |
| | Existing land cover and vegetation conditions | X | | | | |
| | Drainage plan to describe the location and size of road culprits, road drainage, ditches, phosphorus and run off control measures and other similar features | X | | | | |
| | On-site soil and investigation report by a DHS licensed site evaluator | | | X | | |
| | Statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required | X | | | | |
| 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 | X | | | | |
| | Direction and flow of the run off through the use of air rose | X | | | | |
| | Location, location and size of all catch basins, dry wells, drainage ditches, Swales, retention basins and storm sewers | X | | | | |
| | 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 | X | | | | |
| | 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 | | | X | | |
| | 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. | | | X | | |
| | Building plan showing all of the floors and elevations | X | | | | |
| | Evidence of applicants right and or title to the property, and copies of any proposed or existing easements, convey ends and deed restrictions | X | | | | |
| | Description and he sign a proposed temporary and permanent signs, including location, size and lighting | X | | | | |
| | Copies of all required state approvals and permits | X | | | | |

Any of the requirements may be waived by the planning board if it is deemed that because of the special circumstances of the site as long as the burden is upon the applicant and would not adversely affect a building landowners and the general health, safety and welfare of the town. Please note any request for waivers will be requested as part of the application process, and any waivers that are granted must be listed on the final plan.

DECISION

Based upon the applicant's presentation and the application materials and supporting documents submitted by the applicant, the Planning Board approved/denies the application for Major Site Plan approval.

Approval with conditions:

The application is approved, subject to the meeting the following conditions:

A. Standard conditions of approval:

1. This approval is limited to development only as described and shown on the plans and documents presented.
2. The project must comply at all times with all applicable federal, state and local approval to which it is subject.
3. Copies of all required State permits and/or letters of approval (DOT, Fire Marshall, DEP, etc.) shall be submitted to the Naples Code Enforcement Officer prior to completion of project.
4. Any required stormwater and phosphorus controls shown on the site plan must be inspected by a licensed engineer or other certified individual and a signed statement that the controls were installed as presented in the plans is to be provided to the Naples CEO prior to the building being placed in service.
5. For amendment to previously approved site plan, all previously conditions of approval, if any, shall remain in force unless explicitly changed by the Planning Board.

B. Project- Specific Conditions of Approval:

Naples Planning Board Chairman

Date:

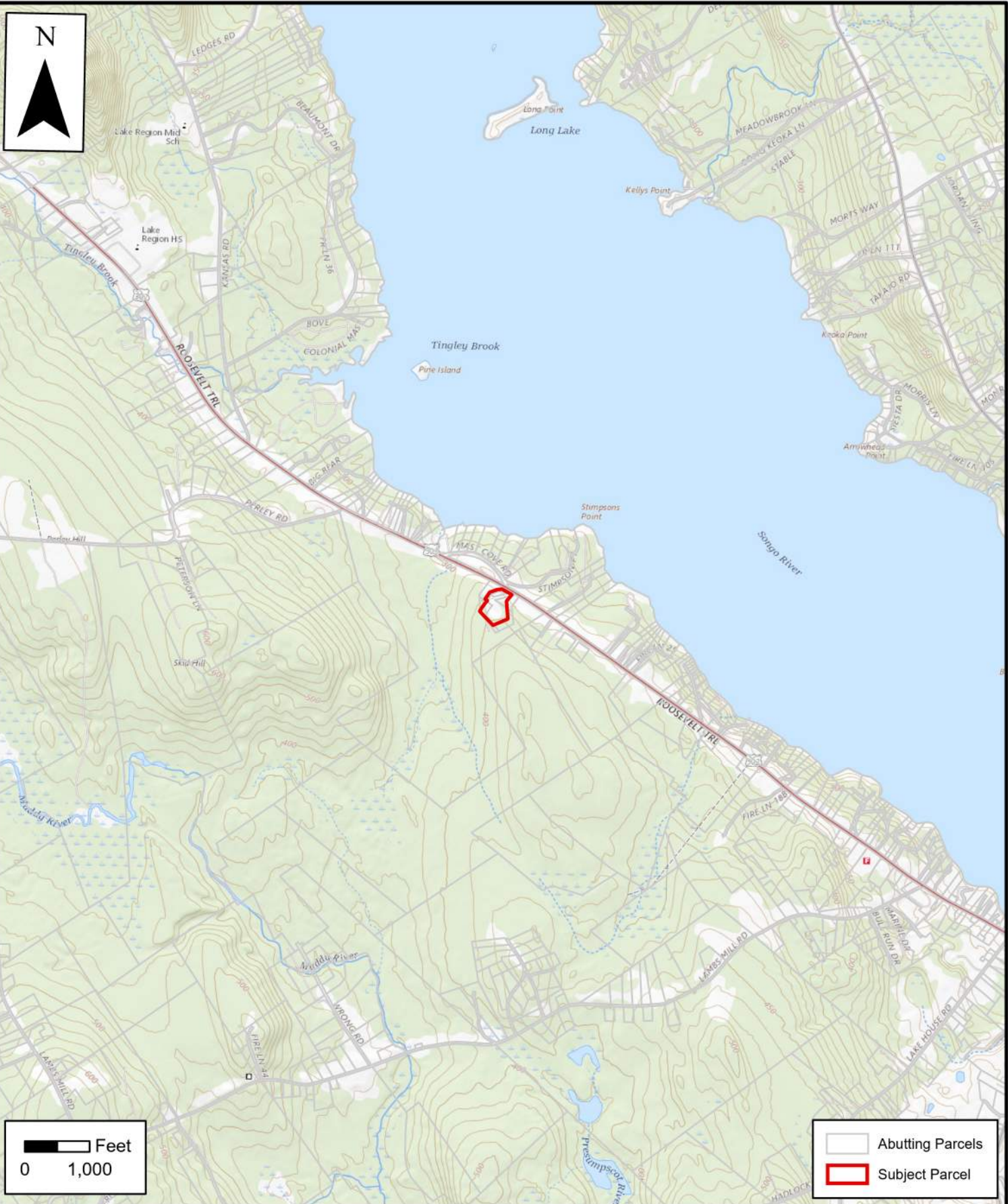
Specific conditions of approval for this project are enumerated in Appendix I.



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Section 1

Vicinity Map



| | |
|---|------------------|
|  | Abutting Parcels |
|  | Subject Parcel |

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

| | | |
|--|--|-----------------|
| LOCATION MAP FOR NAPLES SELF STORAGE | | SCALE: 1:24,000 |
| LOCATION: SERENITY HILL ESTATES NAPLES, ME | | DATE: 11/3/2020 |
| INFORMATION: PARCEL LINES - TOWN OF NAPLES USGS QUADRANGLE | | |

Section 2

Right, Title, or Interest

QUITCLAIM DEED WITH COVENANT

DLN#: 1002040111527

NAPLES SELF-STORAGE, a Maine corporation with a place of business in Naples, Maine, for consideration paid, and **EDWARD CONNOLLY** grant to **NAPLES SELF STORAGE, LLC**, a Nevada limited liability company doing business in Maine under the fictitious name **NAPLES SELF STORAGE NV, LLC**, having a mailing address of 4023 Dean Martin Drive, P. O. Box 517, Las Vegas, NV 89103 and , with quitclaim covenant, the land, together with any improvements thereon, located in **Naples**, Cumberland County, Maine, more particularly described as follows:

Being Lots 3 and 4 as shown on the subdivision plan entitled "4 Lot – Subdivision, Route 302 – Naples, Maine," made for Naples Self-Storage by JKL Land Surveying dated June 18, 2002, as revised, recorded in the Cumberland County Registry of Deeds in Book 203, Page 504 (the "Plan"). See a copy of the Plan attached hereto and made a part hereof.

TOGETHER WITH a perpetual, nonexclusive easement for the use of two (2) parking spaces on the existing parking lot on Lot 2 shown on the Plan, currently owned by Edward Connolly, subject to reasonable rules and regulations promulgated from time to time by the owner of Lot 2, including without limitation the right to specifically designate such spaces and the right to prohibit overnight parking or storage of vehicles or trailers. The owner of Lot 2 may expand, reduce, reconfigure or relocate the parking lot without the consent of the owner of Lots 3 and 4, provided that the owner of Lots 3 and 4 shall continue to have access to two (2) parking spaces (apart from temporary interruptions arising during maintenance, repair or replacement of the parking lot). The owner of Lot 2 shall bear the entire cost of maintaining, repairing and replacing said parking lot (apart from the cost of any damage resulting from use by the owner or any occupant or invitee of Lots 3 and 4, which shall be borne by the owner of Lots 3 and 4).

SUBJECT TO the covenant that the owner of said Lots 3 and 4, its successors and assigns, shall bear (equally allocated between ownership of such lots) the entire cost of maintaining, repairing and replacing said driveway (apart from the cost of any damage resulting from use by the owner or any occupant or invitee of Lot 2, which shall be borne by the owner of Lot 2).

SUBJECT TO AND RESERVING a right of way, in common with others and Edward Connolly, his heirs, successors and assigns and others who may have heretofore been granted such rights, for all purposes of a way (including utility

MAINE REAL ESTATE TAX PAID

access), over, under and across an existing 25 foot wide paved driveway leading in a generally westerly direction from State Route 302 as depicted on said Plan.

SUBJECT TO AND RESERVING an easement for use by the owner of Lot 2, his heirs, successor and assigns, in common with the owner of Lots 3 and 4, its successors and assigns, of the existing replaceable-wording sign located upon or near Lot 4 nearest the Route 302 entrance of the driveway. Currently, the two-unit residential, non-commercial use of Lot 2 has no use of the replaceable-wording sign which is relative to the multi-tenant self-storage commercial operation upon Lots 3 and 4, thus no allocation of maintenance, repair or replacement cost of the replaceable-working sign to Lot 2 is currently merited. If the owner of Lot 2 desires to use the replaceable-wording sign, then the cost of maintenance, repair and replacement of said sign shall be equitably shared among Lots 2, 3 and 4 based upon the extent of use thereof. Absent a change in circumstances, the costs thereof shall initially be shared as follows: Lot 2: 0%, Lot 3: 50% and Lot 4: 50%.

TOGETHER WITH an easement for the exclusive use by the owner of Lots 3 & 4, its successors and assigns, of the existing sign located on Lot 2, further from the entrance of said right of way from Route 302 than the above-mentioned replacement-wording sign. The cost of maintenance, repair and replacement of said sign on Lot 2 shall be borne equally by the owner of Lot 3 and the owner of Lot 4, PROVIDED, that if the existing sign on Lot 2 is replaced by the owner of Lots 3 and 4, such replacement sign shall be constructed in such a manner as to include space for installing a separate sign panel for the exclusive use of Lot 2 should the owner of Lot 2 subsequently be converted to a commercial use desiring such signage. Following the exercise of such signage right by the owner of Lot 2, thereafter the cost of maintenance, repair and replacement of said sign shall be equitably shared among Lots 2, 3 and 4 based upon the square footage of the respective panels advertising the occupants on such lots.

TOGETHER WITH AND SUBJECT TO AND RESERVING reciprocal easements for any existing utilities which may run over Lots 3 and 4 benefitting Lot 2, or which my run over Lot 2 benefitting Lots 3 and 4.

SUBJECT TO the right of way and easement reserved in deed from Bear Paw Timber Corp. to Richard S. Clark and Richard S. Clark, dated March 1, 1973 and recorded in Book 3373, Page 167.

Being a portion of the premises described in a deed from Norway Savings Bank to Naples Self-Storage dated April 30, 2002, recorded in the Cumberland County Registry of Deeds in Book 17600, Page 51, as corrected by deed from Norway Savings Bank dated May 28, 2002, and recorded in said Registry in Book 17699, Page 4.

Reference is made to a Corrective Quitclaim Deed with Covenant of even or recent date from Naples Self Storage to Edward Connolly to be recorded herewith.

Edward Connolly, as the owner of Lot 2 on said Plan, joins in this deed to confirm and consent to the terms of the parking and signage easements granted above and the allocation of responsibility for the cost of maintenance, repair and replacement of the driveway, parking lot and signage as set forth above, hereby granting to Naples Self Storage NV, LLC, its successors and assigns, and reserving from such conveyance, such rights and easements to the extent affecting Lot 2 and Lots 3 and 4, respectively.

[REST OF PAGE INTENTIONALLY BLANK. SIGNATURE PAGE FOLLOWS]



IN WITNESS WHEREOF, the undersigned caused this deed to be signed and sealed effective as of the 15th day of September, 2020.

Naples Self-Storage

By: [Signature]
Name: Patrick E. Connolly
Title: President
Duly Authorized

[Signature]
Edward Connolly

COMMONWEALTH OF MASSACHUSETTS

Middlesex County

September 16, 2020

Personally appeared before me, the above named Patrick E. Connolly, as President of Naples Self-Storage, whose identity was known to me or proven to me by suitable government-issued identification, and acknowledged the foregoing instrument to be his or her free act and deed in said capacity and the free act and deed of said corporation.



Maura A. Lowe
Notary Public

Maura A. Lowe
Print name as signed

My commission expires: April 8, 2022

Received
Recorded Register of Deeds
Sep 22, 2020 09:50:14A
Cumberland County
Nancy A. Lane

Section 3

Abutters

Naples Self-Storage Direct Abutters List

| | <u>Owner</u> | <u>Mailing Address</u> |
|--------|-------------------------------|---|
| R3 1-1 | Connolly, Patrick E | 652 Boston Road, Billerica, MA 01821 |
| R3 1-2 | Connolly, Edward | PO Box 1221, Burlington, MA 01803 |
| R3 2 | MKFT Timberlands, LLC | PO Box 3610, Albany, GA 31706 |
| U36 1 | Forman, Robert & Deborah J | 370 Sabal Way, Weston, FL 33326 |
| U36 4 | Nelson Realty, LLC | 19 Seagate Road, Darien, CT 06820 |
| U36 5C | Eyles, Kristy | 8 Maxfield Road, Naples, ME 04055 |
| U37 11 | Prather, Charles M & Kathleen | 215 5th Avenue NE, St. Petersburg, FL 33701 |

Section 4

Stormwater Report

Section 5

Building Elevations

