



## **Request for Proposals for Potential Land Development**

**Submittal Deadline: Friday, September 25, 2020, at 4 PM**

**Town of Naples  
15 Village Green Lane  
P O Box 1757  
Naples, ME 04055  
(207) 693-6364**

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## **INTRODUCTION**

The Naples Select Board invites developers/contractors and other interested parties to submit written proposals to develop a 2.09-acre parcel of property owned by the Town, within the Town of Naples. The Select Board is interested in obtaining development proposals for this property that may provide a needed service to the community, increase the Town's tax base, and provide employment opportunities for area residents. The Select Board will use the proposals as they consider a future plan for the parcel.

## **BACKGROUND**

A detailed property description, map, and other relevant data are provided in the attachments. The Town acquired the parcel in 2014, a previously residential site. The property is the last large tract of developable land owned by the Town with existing State Route 302 frontage and access.

## **PREFERRED PROPERTY USE**

The Town has not identified a specific or a mix of multiple uses for this site. It is open to considering all valid proposals, including mixed-use development plans for a portion or entire site. Considerations of potential land uses have included mixed residential and commercial uses such as educational and medical-related facilities or tourism facilities. Heavy industrial activity would not be preferred due to potential impacts to the surrounding recreational and residential properties, but valid light industrial proposals will be considered.

## **PROPERTY LOCATION**

The property consists of one un-subdivided large parcel of approximately 2.09 acres. The property is located at 1074 Roosevelt Trail in the Town of Naples, directly abutting another town-owned lot which houses the Naples Central Fire Station. A map showing the location of the parcel of property is included, along with additional property information and reports as attachments.

## **PROPERTY ZONING**

The property is zoned Village District. The Village District area shall be a mixed residential, commercial, and municipal service area. Architectural design matching the historical character and small-town image of the area shall be applied to all new construction and maintenance of existing buildings. Campgrounds are prohibited in the Village Zoning District.

Permitted Uses by Town Ordinance:

- Residential Uses:
  - Single-family detached dwellings, which may include manufactured housing, but shall not have mobile homes or doublewides.
  - Two-family dwellings which may include manufactured housing but shall not have mobile homes or doublewides.
  - Multi-family dwellings which may include manufactured housing but shall not have mobile homes or doublewides.
- Commercial Uses:
  - Retail businesses, street vendors with less than 64 square feet of sales area, pushcarts, service businesses, and professional offices.
- Municipal and Other Governmental Uses
- Institutional Uses
- Mixed Uses Including Home Occupations:
- Residential use and non-residential use are permitted on the same lot in the Village District (this includes only those uses otherwise allowed in the Village District).

## **REQUIRED PROPOSAL ELEMENTS**

The proposal must at a minimum address the following items:

- Proposed developer's name, address, contact information, and key personnel in the proposed project.
- Previous experience and qualifications related to proposed.
- Summary overview of the proposal, the outcomes, and the short term and long term benefits to the community.
- The proposed purchase price, including terms and conditions for all or portion of the property of interest.
- Intended Uses.
- Documented Financial ability to complete the proposal.
- Detailed Action Plan.
- Construction Cost Estimate.
- Timeline for a proposed development.
- Site preparation and Utility Development.
- Site Plan, including access to and through the site.
- Parking plan, if applicable.

- Benefit/impact to Community, including revenue from future taxes, an estimate of total new jobs created, long term and short term.
- Describe any proposed phases and the basis or timeline for implementing subsequent phases.

**EVALUATION AND SELECTION PROCESS**

Proposals will be screened by municipal staff and the Select Board. The Board may choose to interview a representative of the proposals. The selection will be based on a combination of the criteria included in the Required Proposal Elements section of this proposal. Top candidates may be requested to make a public presentation to the community.

If the Select Board should choose a proposal, it would then require a public hearing process in preparation for municipal voters to approve the sale of the property at the next Town Meeting.

**TENTATIVE SELECTION SCHEDULE**

|  |                          |
|--|--------------------------|
| Request for proposals distributed -        | August 28, 2020          |
| Proposals due -                            | September 25, 2020, 4 PM |
| Proposals reviewed -                       | October - November 2020  |
| Interviews, if conducted -                 | November – December 2020 |
| Board selects a proposal-                  | January 2021             |
| Town Meeting (tentative due to pandemic) – | April 2021               |

*(Timeline is subject to change depending on responses.)*

**SUBMITTAL REQUIREMENTS**

Interested parties shall submit a proposal to acquire and develop this site by 4:00 P. M. on September 25, 2020. Submissions after that date will not be accepted.

The proposals shall be delivered electronically to the Town Manager (contact information listed below) with “Land Development RFP” listed in the subject line. It would still be helpful to submit at least one hard copy along with the electronic copy for proper formatting and print effects. If the electronic version is in by the deadline date, the hard copy can arrive within a week of the closure. If the document is exceedingly large, please contact the town office to establish an alternative means to submit the document.

Proposals may also be delivered by mail to the address below. If mailed, please mail one hard copy and one digital version, in a sealed envelope bearing the caption on the envelope, “Land Development RFP.”

Please note that mail delivery can be delayed, please plan accordingly. The envelope should be delivered to:

Town of Naples  
John Hawley, Town Manager  
P.O. Box 1757  
Naples, Me 04055

#### **ADDITIONAL SUBMITTAL INFORMATION**

The Town will not reimburse for any expenses incurred in preparing and submitting a proposal, or for attendance at any interviews or meetings.

If you should have questions regarding the land and RFP request, please put them in writing by September 18, 2020, and email to [jhawley@townofnaples.org](mailto:jhawley@townofnaples.org). The Town Manager will respond as quickly as possible.

The Town of Naples reserves the right to reject all proposals, to request additional information concerning a submission for purposes of clarification, to accept or negotiate any modification to any proposal following the deadline for receipt of all proposals, and to waive any irregularities if such would serve the best interests of the Town as determined by the Select Board.

#### **ATTACHMENTS**

Deed  
Town of Naples Tax Map U33, Lot 11 (highlighted)  
Google Earth Image  
Street View Image (2)

**DEED OF SALE BY PERSONAL REPRESENTATIVE**  
(Testate)  
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS,

THAT **KAREN L. CAOUETTE**, of Poland, Maine, duly appointed and acting Personal Representative of the Estate of **ROBERT JEAN-PAUL BEGIN**, deceased, (testate), as shown by the probate records of the County of Cumberland, Maine, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, GRANTS to the **TOWN OF NAPLES**, a municipal corporation organized under the laws of the State of Maine with a mailing address of P.O. Box 1757, Naples, Maine 04055, the real property in Naples, County of Cumberland, and State of Maine, set forth in Exhibit A attached hereto.

MAINE REAL ESTATE TAX PAID

WITNESS my hand and seal this 10<sup>th</sup> day of October, 2014.

Signed, Sealed and Delivered  
in presence of

Estate of Robert Jean-Paul Begin

By   
Karen L. Caouette  
Personal Representative

STATE OF MAINE  
CUMBERLAND, SS.

October 10, 2014.

Then personally appeared the above named Karen L. Caouette in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Notary Public/Attorney at Law

Printed Name: DAVID C PIERZANO  
BAR # 7718

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated in Naples, in the County of Cumberland and State of Maine, and lying on the westerly side of the County Road leading from the foot of Long Pond to Bridgton, and bounded as follows:

Beginning at a stone monument on the westerly side of said Road five and one-half rods and two links from the northeasterly corner of the house on the same formerly occupied by Ira C. Harmon; thence westerly eleven rods to a stone monument; thence southerly by a line parallel with said road fourteen and one-half rods and two links to a stone monument; thence easterly by a line parallel with northerly side line eleven rods to a stone monument; thence by westerly line of said road fourteen and one-half rods and two links to the place of beginning. Said lot contains one acre, more or less.

Also another certain lot or parcel of land bounded and described as follows:

Begin at a stone post that is the southwest corner of land formerly of Harriet M. Provan, thence run South fifty-four (54) degrees and thirty (30) minutes West, two hundred fifty-four (254) feet, to an iron pipe set in the ground; thence North thirty-two (32) degrees West, two hundred forty-five (245) feet, to an iron rod in the ground; thence North fifty-four and one-half (54 ½) degrees East by land of Donald Staples two hundred forty-one (241) feet to a post at the northwest corner of land of said Provan; thence southeasterly by said land of said Provan, to the bound begun at. Meaning and intending to convey all that land lying westerly of land of said Provan and easterly of the Central Maine Power line that lies between lines, extending westerly, of the northerly and southerly lines of said land of said Provan.

Reference may be made to Deed from Harriet M. Provan to Robert J. P. Begin and Lorraine I. Begin as joint tenants dated August 12, 1960 and recorded in the Cumberland County Registry of Deeds in Book 2557, Page 63. Lorraine I. Begin pre-deceased Robert Begin, leaving Robert Begin the surviving joint tenant. Further reference may be made to Estate of Robert J. P. Begin, Cumberland County Registry of Probate Docket No. 2010-0899.

S:\D\DMG\Trident Insurance Services\ Naples -DEED OF SALE BY PR (estate).doc

Received  
Recorded Register of Deeds  
Oct 10, 2014 11:08:23A  
Cumberland County  
Pamela E. Lovley





