

JONES
ASSOCIATES
Foresters, Surveyors and
Environmental Consultants



May 3, 2022

Planning Board/ Staff of Naples
15 Village Green Lane
Naples, Maine 04005

RE: Minor Site Plan Review Application of 236 Roosevelt Trail

Dear Naples Planning Board Members and staff,

Please find attached comments regarding the location of revisions related to Staff findings of fact dated 4/8/22

Sincerely,



Evan Jones

Site Plan Review - Findings of Fact:

1. Preservation of Landscape

- The extent of tree clearing/limit of work has been added to the site plan.
- There will be no indirect wetland impacts associated with this project.

2. Relation of proposed building to the Environment

- No comment required

3. Vehicular Access

- As shown on the site plan the entrance will have a paved apron to the edge of the right of way as required by its entrance permit. Once on the property the access will be gravel.
- The layout of the site plan has been changed to allow for circulation around the storage containers as opposed to a turnaround at the end of the isle. The location of the emergency vehicle turnaround remains the same.

4. Parking and Circulation

- No comment required

5. Surface Water Drainage

- Additional information has been added to the surface water drainage section regarding the sizing of the BMP's for peak flow.

6. Utilities

- A proposed service drop to underground power has been added to the plan, the proposed utilities will follow the proposed access road in order to minimize disturbed area.

7. Advertising Features

- A sketch of the proposed signage and dimensions has been included in the updated application. The proposed signage is anticipated to be PVC and vinyl construction from a professional sign installer.

8. Special Features

- No comment required

9. Exterior Lighting

- A detail for full cut off lighting fixtures has been added to the plan

10. Emergency vehicle access

- A letter from the Fire Chief is provided in Appendix I

11. Landscaping

- Per the district ordinance for landscaping or fencing along frontage. Fencing has been added to the site plan, given the boards desire for screening a note outlining the minimum Hight and gap between slats has also been added to the plan.

12. Environmental Considerations

- No comment required

13. Signs

- A sketch of the proposed signage and dimensions has been included in the updated application. The proposed signage is anticipated to be PVC and vinyl construction from a professional sign installer.

14. Municipal Services

- No comment required

15. Air Pollution

- No comment required

16. Noise Levels

- No comment required

