



November 4, 2021

Kate Matthews, Code Enforcement Officer
Town of Naples
PO Box 1757
Naples, ME 04055

**Re: Sketch Plan Application for Site Plan Review
Self-Storage Units on Roosevelt Trail**

Dear Kate & Planning Board Members:

Please find enclosed a Sketch Site Plan application and plan for a proposed self-storage facility on a 5-acre property identified as a portion of Tax Map U-10, Lot 1. The project is intended to include 30 and 40 foot wide buildings with overhead doors to be used for drive-up self-storage. The buildings will be for cold storage and the only electrical service will be limited to site lighting and operation of the automated gate. There is no proposed water service or wastewater disposal.

The project site is tributary to Brandy Pond and will require a Stormwater Permit from the Maine Department of Environmental Protection. The total anticipated new impervious area is approximately 2.3 acres with a total site developed area of approximately 3 acres. Stormwater treatment will be accomplished by the construction of an on-site stormwater treatment basin that will discharge to a wetland area that runs through the property. A stream also runs through the southern portion of the site, which contains wetlands along the edges of the stream. Wetlands were delineated in October 2021, and we have also completed a boundary and existing conditions survey of the parcel.

The self-storage facility is expected to be a relatively low traffic generator and will not require a Maine DOT Traffic Movement Permit. The driveway entrance has been permitted with the Maine DOT by the previous lot owner, and will access the property through a right-of-way that is shared with the remaining back land.

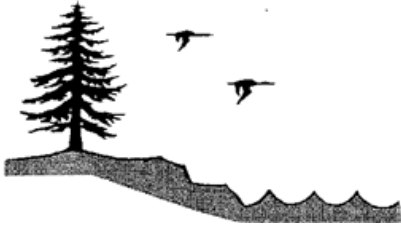
Upon your review of the enclosed information, please contact us if you have questions or if you need additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

A handwritten signature in black ink, appearing to read "Dustin M. Roma".

Dustin M. Roma, P.E.



TOWN OF NAPLES PLANNING BOARD APPLICATION

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

Sketch Plan Application

Change of Use
 Minor Site Plan
 Major Site Plan
 Subdivision

Owner/Applicant Name: JAROD ROBIE

Mailing Address: PO BOX 1508, WINDHAM, ME 04062

Telephone: 892 - 0650 Email: JARODROBIE@HOTMAIL.COM

Property Owner: SAME AS APPLICANT

Property Location: ROOSEVELT TRAIL Map & Lot: MAP U-10, LOT 1 (PORTION)

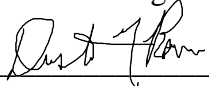
Any easements, covenants, or deed restrictions related to the property? UNKNOWN

Zoning District: COMMERCIAL Waivers requested*: Yes No
 *A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: DUSTIN ROMA, DM ROMA CONSULTING ENGINEERS

PO BOX 1116, WINDHAM, ME 04062 (207) 310 - 0506 DUSTIN@DMROMA.COM

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: 11-4-2021 Signature: 

Planning Board Fee Schedule:

Advertising: \$50.00	Aquatic Structure (noncommercial): \$50.00
Fee per abutter: \$7.00	Review Escrow: TBD
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	
Commercial Annual Renewal: \$50.00	Applicants Total: \$ <u> </u>

Please include 9 copies of an application, sketch plan, and a letter of intent.

WARRANTY DEED**DLN: 1002140165723****KNOW ALL MEN BY THESE PRESENTS**

THAT BLUE WAGON, LLC a Maine Limited Liability Company, of the City of Portland, County of Cumberland, and State of Maine, grant to JAROD ROBIE, of the Town of Windham, County of Cumberland, and State of Maine, whose mailing address is P.O. Box 1508, Windham, Maine, 04062, the real property in the town of Naples, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land situated in the Town of Naples, County of Cumberland, and State of Maine, located on the Westerly side of Route 302 leading from Naples to Casco, bounded and described as follows:

Commence at an iron rod set in the ground on the westerly side of said Route 302. Said iron rod is on a bearing of N 42° 32'04" W from a stone highway monument set in the ground on the westerly side of said Route 302; thence S 42° 32'04" E by said Route 302, 9.49 feet more or less to the stone highway monument; thence S 43° 10'02" E by said Route 302, 285.64 feet more or less to an iron pipe set in the ground at corner of land now or formerly of Hillbrook Acres; thence S 47° 13'37" W by Hillbrook Acres 48.29 feet more or less to an iron pipe set in the ground; thence S 30° 51'32" E by Hillbrook Acres 193.42 feet more or less to an iron pipe set in the ground; thence S 57° 04'30" W by Hillbrook Acres 413.00 feet more or less to an iron rod set in the wall; thence N 43° 02'06" W by other land of the estate of Beatrice B. Graham 481.32 feet more or less to an iron rod set in the ground; thence N 54° 59'41" E by other land of the Estate of Beatrice B. Graham, 500 feet more or less to the point of beginning, containing 5.27 acres more or less.

Being a portion of the same premises which were devised to Beatrice B. Graham under the Last Will and Testament of Bessie L. Proctor dated July 22, 1955 and whose will was duly proved and allowed on May 27, 1957 in the Probate Court for Cumberland County, Probate Docket No. 52419.

Also granting five (5) rights-of-way over a right-of-way easement fifty (50) feet in width extending from the southwesterly sideline of Route 302 in a southwesterly direction along the northwesterly sideline of the parcel herein conveyed, 500 feet, more or less, and being more particularly described as follows:

COMMENCING at an iron rod set in the ground on the westerly side of Route 302. Said iron rod is on a bearing of N 42° 32'14" W from a stone highway monument set in the ground on the westerly side of said Route 302; thence S 54° 59'41" W, along the northwesterly sideline of said parcel hereinabove described, 500 feet more or less to an iron rod set in the ground marking the westerly corner of said parcel herein conveyed; thence in a northwesterly direction parallel with the southwesterly sideline of Route 302 fifty (50) feet or more as necessary for the following calls: thence S 54° 59'41" E parallel with and maintaining a distance of fifty (50) feet from the northwesterly sideline of the said parcel herein conveyed, 500 feet more or less to the southwesterly sideline of Route 302 being marked by an iron rod set in the ground; thence southeasterly along the southwesterly sideline of Route 302, 50.51 feet more or less to the point of beginning.

Said right-of-way shall be for all purposes of ingress and egress by pedestrians or vehicles and for the installation and maintenance of any and all utility lines, pipes, conduits and their appurtenant facilities, and said right-of-way areas may be improved for any such purposes.

Grantor and Grantee shall have the right to clear the easement area and to construct, install, repair, rebuild, replace, pave and maintain a road, including, without limitation, associated culverts and graded slope and channel areas within the easement area.

This right of way easement is intended to be used for the same purposes for which a town road would be used including utilities, and said area may be improved for said purpose.

The provisions described herein shall be deemed covenants running with the land, burdening and benefitting the respective premises, and this easement with the covenants therein shall be binding on the respective heirs, devisees and assigns of the parties herein.

The above right-of-way easement is together with and subject to a curb cut presently existing on Route 302 within the fifty (50) foot right of way as set forth in a Maine Department of Transportation Driveway/Entrance Permit No. 5438 dated August 22, 2006, a Memorandum of Highway Driveway Permit Waiver recorded at said Registry of Deeds in Book 24566 and Page 292, to which reference is hereby made.

Grantee herein being the person entitled to distribution pursuant to a Settlement Agreement for altered distribution dated October 1, 2010 filed in said Probate Court Docket No. 2006-0712.

The parcel herein conveyed being shown on a "Sketch of Property in Naples, Maine Made for Robert E. Graham, December 6, 2010" set forth deed recorded in Book 38727 Page 122.

WITNESS my hand and seal this 5th day of October, 2021.

BLUE WAGON, LLC



By: Ricky Drew

Authorized Agent

WITNESS

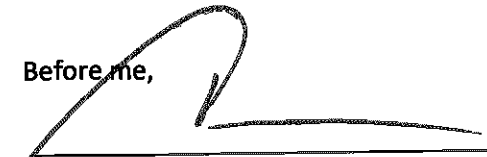
STATE OF MAINE
COUNTY OF CUMBERLAND

October 5, 2021

Then personally appeared the above- named Ricky Drew, Authorized Agent of Blue Wagon, LLC and acknowledged the foregoing instrument to be his free act and deed in his stated capacity and the free act and deed of Blue Wagon, LLC.

Christopher J. McLain
Notary Public, Maine
My Commission Expires
November 10, 2026

Before me,



Notary Public/Attorney at Law

