

# TOWN OF NAPLES PLANNING BOARD APPLICATION

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

[www.townofnaples.org](http://www.townofnaples.org)

## Minor Site Plan Review Application

Date: 5/27/19

Owner/Applicant Name: James Build, Michael Fleck, Susan Fleck

Mailing Address: P.O. Box 4070 Naples Me 04055

Telephone: 310-1544 Email: Susan.fleck@fairpoint.net

Property Owner: James Build, Michael Fleck, Susan Fleck

Property Location: 907 Roosevelt Trail Map & Lot: 425-14

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

Zoning District: General Commercial Waivers requested: Garden Bed

Village District A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: None

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: 5/27/19 Signature: [Signature]

### Fee Schedule:

- Advertising: \$50.00
- Fee per abutter: \$7.00
- 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
- Modification of approved plan: \$100.00
- Commercial Initial permit: \$100.00
- Commercial Annual Renewal: \$50.00
- Aquatic Structure (non commercial): \$50.00
- Review Escrow: TBD

Applicants Total: \$ \_\_\_\_\_

Please include **9 copies** of all supporting documents, including a letter of intent, when submitting your application to the Town Secretary. Completed applications should be received 21 days before the meeting date.

**TOWN OF NAPLES**  
**Planning Board Checklist of Submitted Materials**  
**For**  
**SITE PLAN REVIEW**

<b>Preliminary Application</b>		Submitted by Applicant	Not Applicable	Requested to be waived	Rcvd. By PB	Waived by PB
Required						
✓	Letter of Intent					
	Application form					
	Fees					
	List of any waivers requested	✓				
	8 copies of plans					
<b>Final Application</b>						
✓	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:					
✓	Owners name, address and signature ,					
✓	Name and addresses of all abutting property owners					
✓	Zoning classifications(s) of the property and the location of zoning district boundaries if the property is located in two or more zoning districts.					
NA	The location of all building setbacks as required by the Town Ordinances.					
NA	The location, size and character of all signs and exterior lighting.					
NA	The lot area of the parcel, street frontage and minimum lot size and frontage.					
✓	The location of all buildings within fifty (50) feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.					
✓	All surface water features within 500 feet of the project boundaries, including perennial streams and wetlands.					
NA	A statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required.					
NA	Drainage plan to describe the location and size of road culverts, road and other similar features.					
NA	Copies of any proposed or existing easements, covenants and deed restrictions.					
	Copies of all required state approvals and permits					
✓	A list of waivers of any town requirements or ordinance provisions requested.					

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:

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Naples Planning Board Chairman

Date:

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

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Casco ↑

Sidewalk

Planter

Seaplane Base

Planter

Variance from town required

Long Lake

1,480 sf

37'

Planter

Planter Moved to new Location

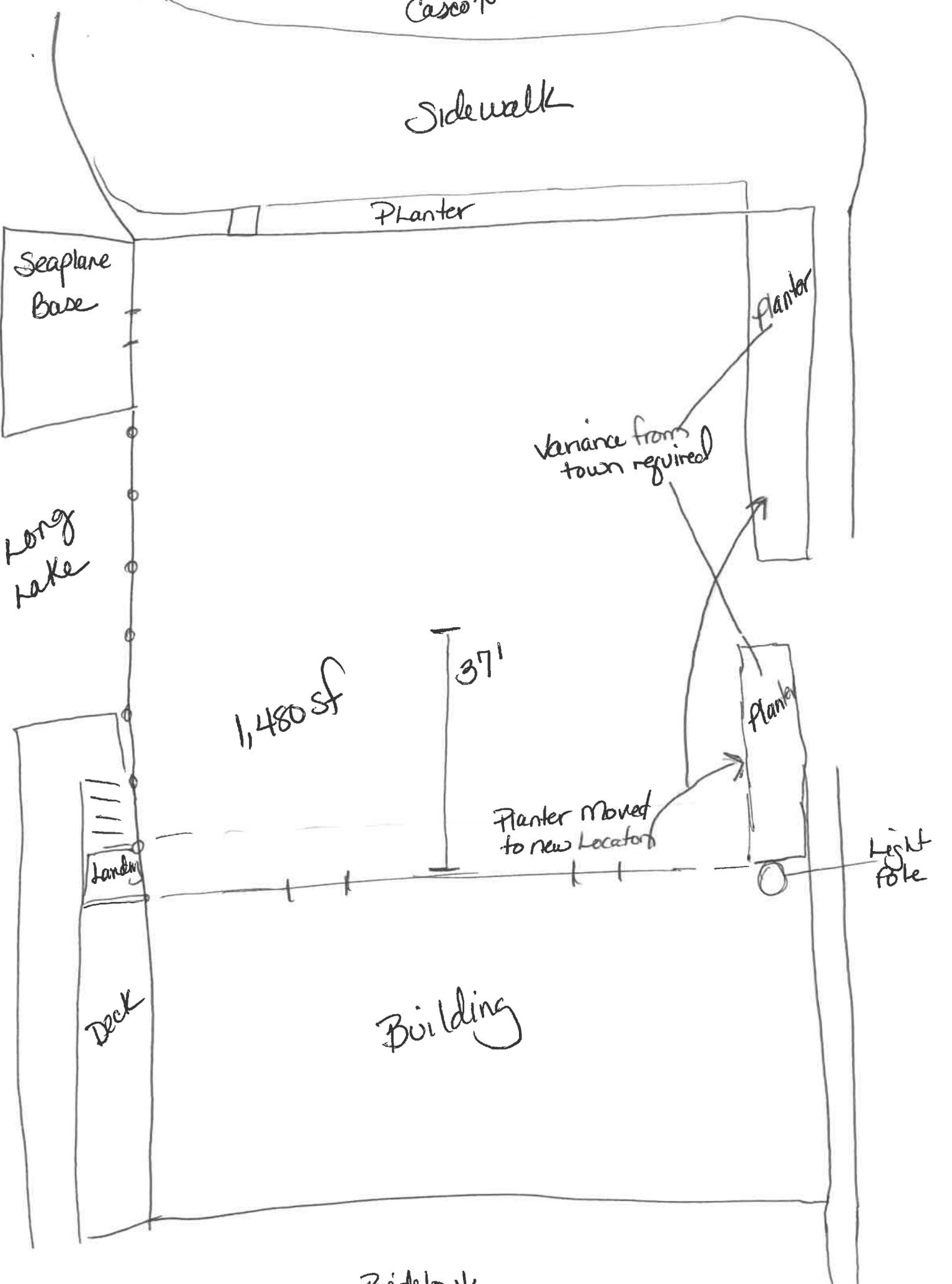
Light Pole

Landing

Deck

Building

Bridston ↓



Letter of Intent Planning Board Application  
Brother Fleckers

To turn the parking lot area owned by us  
into seating / recreation area for our customers.

Permits have been obtained from D.E.P for  
project including moving the planter.  
See diagram.

DOT has been met with and are in agreement  
they will be taking the sidewalk area.

Waiver Request Planning Board Application  
Brother Fleckers

Request the town issue a waiver to allow the replacement of the planter that DEP approved to be removed.

New location to about the sidewalk with a stone side higher than 4" estimated to be 2.5"-3' high.

The speed limit is under 35 mph allowing the town to make the decision.

Abutting Property Owners

Town of Naples

Route ~~2~~ 302