



October 15, 2019

Renee Carter, Code Enforcement Officer  
Town of Naples  
PO Box 1757  
Naples, Maine 04055

**Re: Major Site Plan Application  
Commercial Building on Roosevelt Trail – Map U03, Lot 016  
Ted Shane and Jocelyn O’Rourke-Shane, Applicant/Owner**

Dear Ms. Carter and Planning Board:

On behalf of Ted Shane & Jocelyn O’Rourke-Shane, please find the enclosed Major Site Plan submission for a proposed commercial building to be constructed on a vacant parcel on Roosevelt Trail. The property is identified as Lot 16 on the Town of Naples Assessor’s Map U-3. The 1.0± acre parcel is located in the Commercial District and is currently vacant land which has been cleared in preparation of the proposed development. The property has two existing driveways, one of which is shared with the adjacent property to the west.

Development Description

The applicant intends to construct a commercial building with a footprint of approximately 5,300 square feet. A portion of the building will also have a second story. All of the building will be leasable commercial space, and will consist of a combination of high-bay doors for storage/light industrial use and storefront for retail/office/service commercial use. Additional site improvements for the proposed project will include the construction of gravel/paved driveways and parking areas to facilitate access to the building.

Waivers

We request a waiver from the requirement to produce a Standard boundary Survey Plan for the property. The property has been surveyed and pins are clearly visible at the property corners, so there is sufficient evidence to establish setbacks and ensure that the proposed project development does not encroach on abutting properties.

Site Grading and Access

The property has a moderate slope and will require a substantial cut in the back portion of the property to create a level building pad for the structure and parking areas. The front parking area will also be raised a few feet above existing grade. The resulting slopes allow for a relatively flat

grade for the driveways and parking areas. Site access will be from the eastern driveway, which is designed to accommodate two-way traffic to the front and rear portions of the building. The west driveway has been designed for exit-only traffic for vehicles leaving the project parcel.

### Utilities

The project will include the design and installation of an on-site wastewater disposal field and on-site well. The locations of both have been shown on the plans, however the final design of the septic system will be completed once a tenant has been chosen for the building. Electrical service will be installed to the building underground from an existing utility pole located adjacent to the easterly driveway. There are no proposed free-standing exterior lights and wall-pack lighting will be installed to illuminate the building entrances and adjacent parking areas.

### Signs

A free-standing sign will be installed adjacent to the easterly driveway. The sign is intended to include the property address and identify the tenants, and will be in compliance with all applicable Town ordinances.

### Soils

The Soil Maps published by the USDA NRCS indicate that the site contains soils with characteristics of the Hermon Sandy Loam series. A copy of the soil map is contained in this application for review. Hermon soils are generally a deep well-drained soil with a hydrologic soil rating of "A", which means that they exhibit high infiltration rates (and low runoff potential).

### Stormwater Management and Erosion Control

The property is located in the watershed of Brandy Pond. The project design includes the installation of stormwater management components including stone-lined and grass-lined swales that convey stormwater runoff around the proposed building and off the driveways towards Roosevelt Trail. The proposed ditches will adequately convey stormwater to the two existing culverts at the western driveway. The roadside ditch along Roosevelt Trail has adequate depth and is sufficiently vegetated to receive the flow from the project site. The project will result in the creation of approximately 19,700 square feet of impervious surface, of which 19,000 square feet is contained on the subject 1-acre parcel for a total impervious lot coverage of approximately 39%. Total developed area will be approximately 1 acre and the project site will contain approximately 34,000 square feet of non-vegetated surface including the mulched slopes. The project plans include temporary and permanent erosion control measures to be implemented during project construction.

If you have any questions, comments or require any further information, please don't hesitate to contact us. We look forward to working with Town staff and the Planning Board on this project.

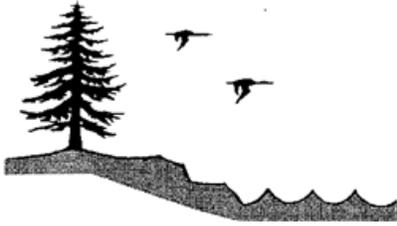
Sincerely,

DM ROMA CONSULTING ENGINEERS

*Dustin Roma*

Dustin M. Roma, P.E.  
President

Enc.



# 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)

## Major Site Plan Review Application

Date: 10-15-2019

Owner/Applicant Name: THEODORE SHANE & JOCELYN OROURKE-SHANE

Mailing Address: PO BOX 1151, NAPLES, ME 04055

Telephone: 693 - 5200 Email: JOCELYN@HANCOCKPONDREALESTATE.COM

Property Owner: SAME AS APPLICANT

Property Location: ROOSEVELT TRAIL Map & Lot: U03 - 016

Any easements, covenants, or deed restrictions related to the property? SHARED ACCESS DRIVEWAY

Zoning District: COMMERCIAL Waivers requested: SEE COVER LETTER

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: DUSTIN ROMA, DM ROMA CONSULTING ENGINEERS, 310 - 0506, DUSTIN@DMROMA.COM

PO BOX 1116, WINDHAM, ME 04062

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: 10-15-2019 Signature: Dustin Roma

### Fee Schedule:

Advertising: \$50.00 Aquatic Structure (non commercial): \$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: \$\_\_\_\_\_

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	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				
<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:	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	×				
	Location of all Wells and septic systems within 150 feet of the property boundary	×				
	Existing land cover and vegetation conditions	×				
	Drainage plan to describe the location and size of road culprits, road drainage, ditches, phosphorus and run off control measures and other similar features	×				
	On-site soil and investigation report by a DHS licensed site evaluator	PENDING				
	Statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required	PENDING				
<b>Soil and erosion control plan app approved by the Cumberland County soil and water conservation District show when</b>						
	Existing and proposed method of handling storm water runoff	×				
	Direction and flow of the run off through the use of air rose	×				
	Location, location and size of all catch basins, dry wells, drainage ditches, Swales, retention basins and storm sewers	×				
	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			×		
	Phosphorus and analysis; required if the proposed project is within the Shoreland zone or the non-vegetative areas exceed 40,000 ft. <sup>2</sup> . 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			×		
	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.	×				
	Building plan showing all of the floors and elevations	×				
	Evidence of applicants right and or title to the property, and copies of any proposed or existing easements, convey ends and deed restrictions	×				
	Description and he sign a proposed temporary and permanent signs, including location, size and lighting	×				
	Copies of all required state approvals and permits			×		

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:

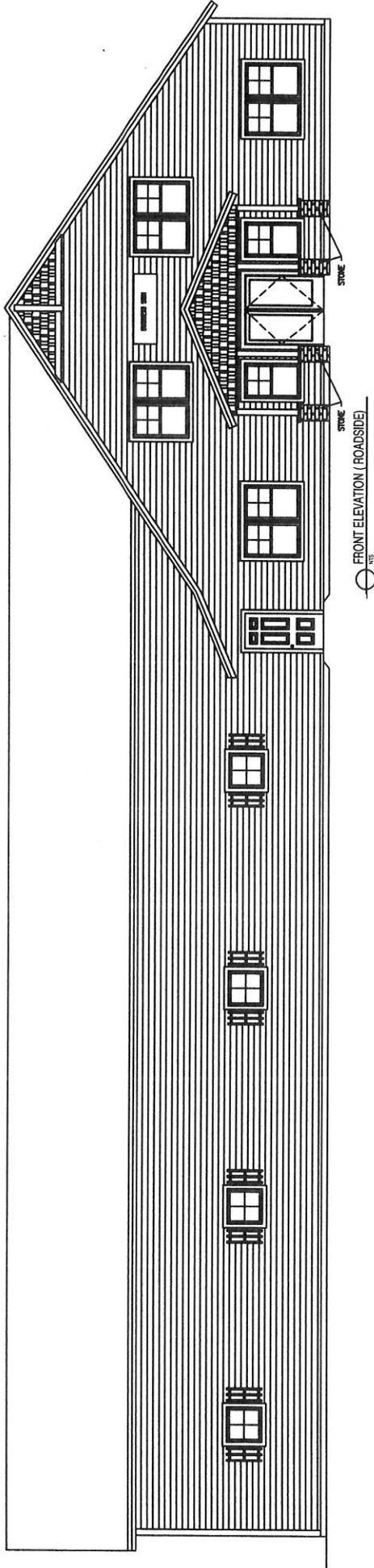
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Naples Planning Board Chairman

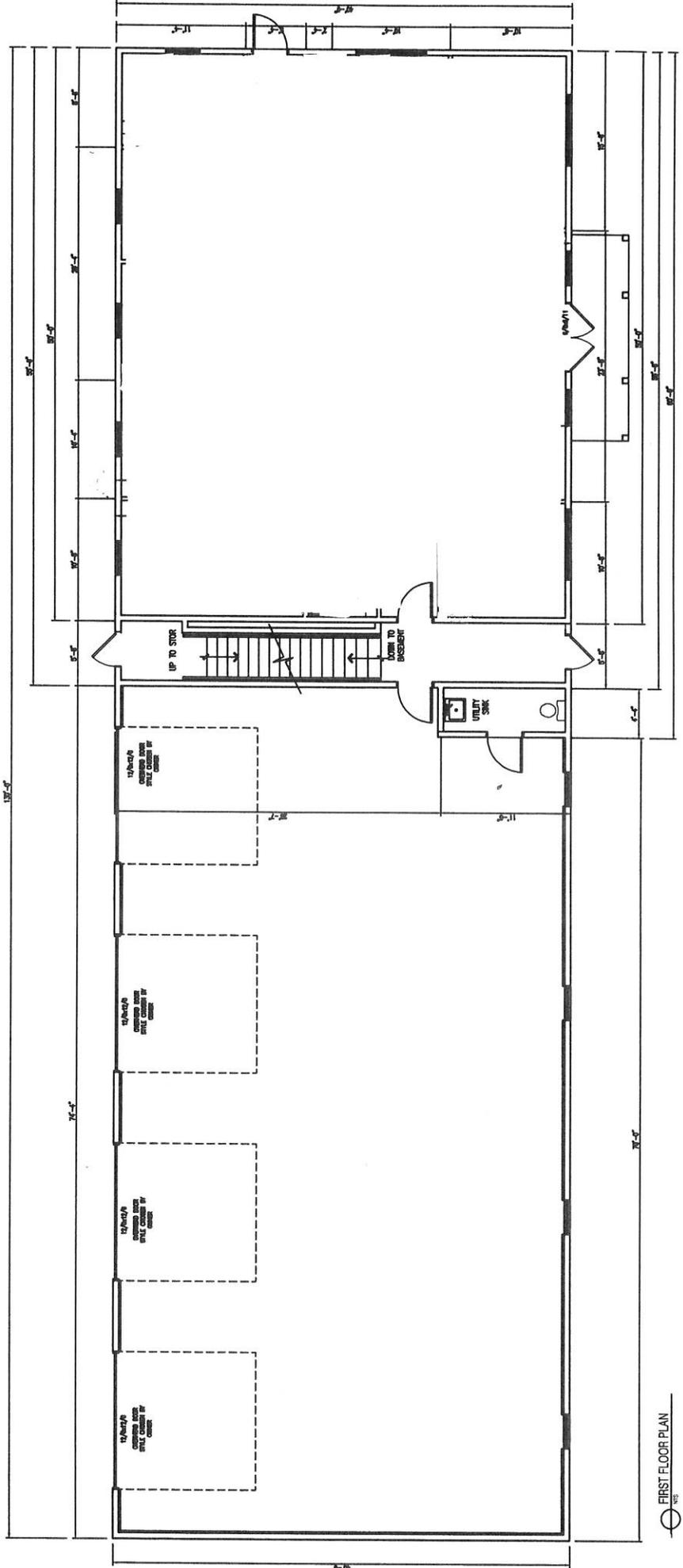
Date:

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

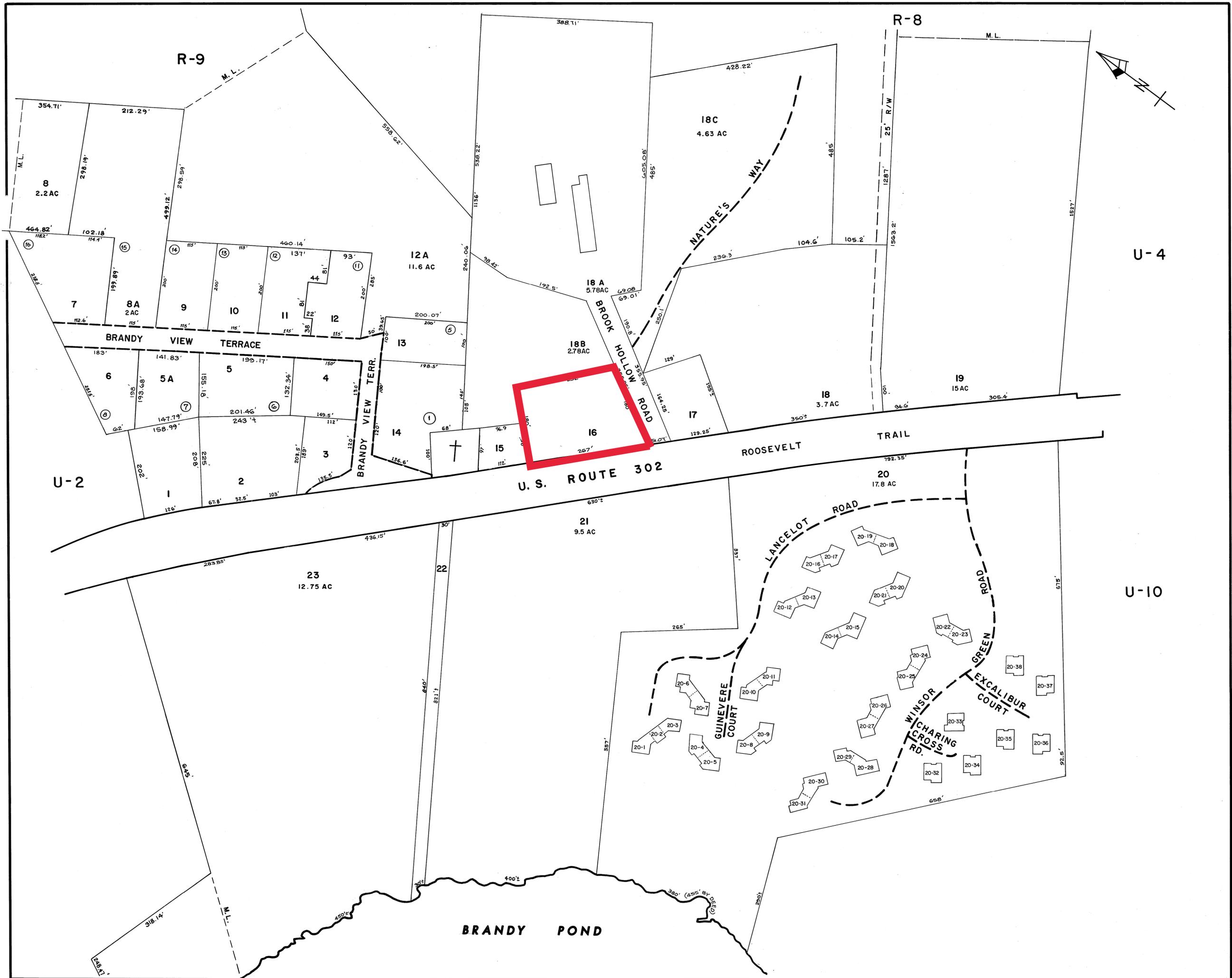
SHANE BUILDING  
PRELIM ONLY 9/30/19



FRONT ELEVATION (ROADSIDE)  
VIEW



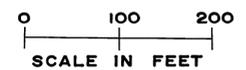
FIRST FLOOR PLAN  
VIEW



JOHN E. O'DONNELL & ASSOCIATES  
 AUBURN, MAINE  
 1969 1979

FOR ASSESSMENT PURPOSES ONLY  
 NOT FOR PROPERTY CONVEYANCES

PROPERTY MAP  
**NAPLES, MAINE**



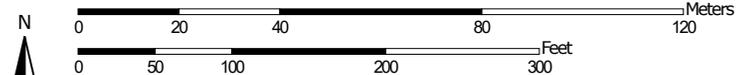
**U - 3**

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine



Soil Map may not be valid at this scale.

Map Scale: 1:1,490 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 19N WGS84

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available

### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

**Warning:** Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
 Survey Area Data: Version 16, Sep 16, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 5, 2013—Oct 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HgB	Hermon sandy loam, 3 to 8 percent slopes	A	4.6	96.4%
HhC	Hermon sandy loam, 8 to 15 percent slopes, very stony	A	0.2	3.6%
<b>Totals for Area of Interest</b>			<b>4.8</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

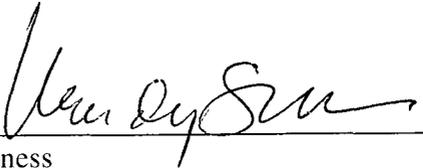
**TRUSTEE'S DEED**

DLN # 1001840020937

**MARK VASAPOLLI**, duly acting and appointed Successor Trustee of the **VACO REALTY TRUST** dated July 15, 2003, by the power conferred by law, and every other power, for One Dollar (\$1.00) and other valuable consideration paid, does hereby grant to **THEODORE SHANE** and **JOCELYN J. O'ROURKE-SHANE**, individuals with a mailing address of P.O. Box 1151, Naples, ME 04055, as joint tenants with rights of survivorship, the land located at or near Roosevelt Trail in the Town of Naples, County of Cumberland and State of Maine, as more particularly described in **EXHIBIT A** attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF**, Mark Vasapolli, Successor Trustee of the Vaco Realty Trust, has executed this instrument this 8 day of February, 2018.

MAINE REAL ESTATE TAX PAID

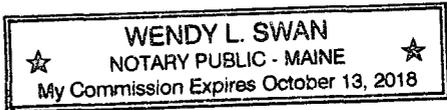
  
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
Trustee  
Mark Vasapolli, Successor Trustee  
of the Vaco Realty Trust

STATE OF MAINE  
COUNTY OF CUMBERLAND

February 8, 2018

Personally appeared the above-named Mark Vasapolli, in his capacity as Successor Trustee of the Vaco Realty Trust, and acknowledged the above to be his free act and deed in said capacity, and the free act and deed of said Vaco Realty Trust.



  
\_\_\_\_\_  
Notary Public  
Printed Name: Wendy Swan

**Exhibit A - Property Description**

**Closing Date:** 02/08/2018  
**Borrower(s):** Theodore Shane and Jocelyn J. O'Rourke-Shane  
**Property Address:** Lot 16 Roosevelt Trail, Naples, ME 04055

A certain lot or parcel of land, together with any improvements, situated in Naples, County of Cumberland, State of Maine, and located on the northeasterly side of Route 302, and bounded and described as follows:

Beginning at an iron pipe set in the ground on the assumed northeasterly sideline of Route 302 and at the most southerly corner of land now or formerly of Continental Telephone Company, which land of continental Telephone Company is described in a Warranty Deed of Helen M. Lawrence to Poland telephone Company dated January 1, 1972, and recorded in the Cumberland County Registry of Deeds in Book 3207, Page 571;

Thence, North 40° 30' East and first along line of land of Continental Telephone Company and then along line of other land of Reinhard Farms a total distance of One Hundred Eighty (180) feet, more or less to an iron pipe set in the ground;

Thence, South 51° 45' East and long line of other land of Reinhard Farms a distance of Two Hundred Thirty-Two (232) feet, more or less, to an iron pipe set in the ground;

Thence, South 27° 22' West and along line of other land of Reinhard farms a distance of One Hundred Eighty (180) feet, more or less to an iron pipe set in the ground on the assumed northeasterly sideline of Route 302;

Thence, North 51° 45' West and along the assumed northeasterly sideline of Route 302 a distance of Two Hundred Twenty-Six (226) feet, more or less, to an iron pipe set in the ground;

Thence, continuing on a course of North 51° 45' West and along the assumed northeasterly sideline of Route 302 and crossing a right of way now, more or less to the point of beginning.

The within conveyance is made subject to the above-mentioned right of way now or formally owned by Continental Telephone Company which is described in the abovementioned deed of Helen M. Lawrence to Poland Telephone Company.

2017-56034

Received  
Recorded Register of Deeds  
Feb 13, 2018 12:50:39P  
Cumberland County  
Nancy A. Lane