



January 14, 2020

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

**Re: Sketch Plan Application for Site Plan Review
Building expansion and renovation at Naples Marina**

Dear Kate & Planning Board Members:

Please find enclosed a Sketch Site Plan application and plan for a proposed renovation and expansion project at the Naples Marina property located on Tax Map U-1, Lot 5. The project is intended to include modifications to the existing marina office and Captain Jack's restaurant that consist of renovation of the existing building and a building addition. The purpose of the renovation and expansion is to add space on the ground level for a marina showroom and offices, and to add space on the second level for bathrooms, an elevator, a marina merchandise sales space and for storage associated with the marina. The restaurant seating and kitchen area is not proposed to be expanded or modified at this time.

There is an existing marina building on the property that measures approximately 110' by 90'. Most of the building is proposed to be removed and replaced with gravel surface vehicle parking. A portion of the building measuring 60' by 36' will remain to be used as part of the marina. A portion of the remaining building will be renovated to include shower washrooms and a breakroom.

The capacity of the septic system will be increased and we are designing advanced pretreatment rather than expanding the size of the leach field. An engineered wastewater disposal system application will be submitted to the State for review and approval. The existing septic tanks, grease traps and pump station will be relocated.

The project will also include the removal and replacement of the existing retaining wall that runs along the waterfront. The existing wooden plank and wooden pile retaining wall will be removed and replaced with a cast-in-place concrete retaining wall. The soil area that is being retained by the wall will be regraded so that it drains away from the lake.

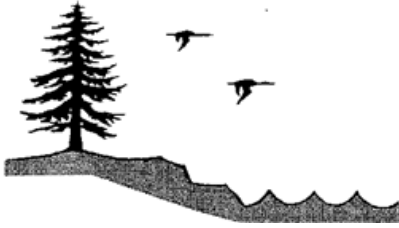
Upon your review of the enclosed information, please contact us if you have questions or if you need additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Dustin 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: ALLEN LAND COMPANY, LLC

Mailing Address: PO BOX 1499, NAPLES, ME 04055

Telephone: 693 - 6254 Email: JCABOATS@YAHOO.COM

Property Owner: ALLEN LAND COMPANY, LLC

Property Location: 34 NAPLES MARINA LANE Map & Lot: MAP U-1, LOT 5

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

Zoning District: VILLAGE DISTRICT
LIMITED COMMERCIAL SHORELAND Waivers requested*: Yes No

*A list must be submitted for waivers

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

PO BOX 1116, WINDHAM, ME 04062

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: 10-1-2021 Signature: Dustin Roma

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: \$ _____

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