



# 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 Subdivision Application

Date: 4/4/24

Owner/Applicant Name: Paul Giroux for Suzanne Giroux + Dianne Lidiak

Mailing Address: 14 Horseshoe Rd, Windham, NH 03087

Telephone: 732-740-8377 Email: SPgiroux@comcast.net

Property Owner: Suzanne Giroux and Dianne Lidiak

Property Location: 19 Turkey Pond Rd, Naples Map & Lot: U30 Lots 06803

Any easements, covenants, or deed restrictions related to the property? See Attachment A

Zoning District: Shorelands Waivers requested: \_\_\_\_\_

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: \_\_\_\_\_

Colliers Engineering; 41 Church Road; ~~Bow~~  
Brunswick, ME 04011 207-481-7080

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: 4/4/24 Signature: Paul D. Giroux

### Fee Schedule:

Advertising: \$50.00

Fee per abutter: \$10.00

Residential Subdivision: \$500.00 + \$500 per proposed lot

Commercial Subdivision: \$750 + \$750.00 per proposed lot

Modification of approved plan: \$100.00 + \$500/\$750 per proposed lot

Commercial Initial permit: \$100.00

Review Escrow: \$1,000.00

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

You must submit 9 copies of this application, the letter of intent, and all supporting documents 21 days prior to the meeting to be considered by the Planning Board.

**TOWN OF NAPLES**  
**Checklist and Findings of Fact**  
**For**  
**Minor Subdivision**

Name of Proposed Subdivision: 19 Trickey Pond Road

Name of Applicant: Paul Giroux Owner: Suzanne Giroux + Dianne LidiaK

Date Submitted: \_\_\_\_\_

<b>Sketch Plan Submissions</b>		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
Required						
	Roads and lot layout in relation to existing conditions topo map					
	Description or outline of existing conditions and the proposed development as necessary to supplement the map					
	Medium intensity soil survey including soil interpretation.					
	Available or proposed utilities.					
	Existing and proposed covenants or deed restrictions.					
	General information, regarding proposal as to typical lot size, price range, public access areas, or other pertinent information.		X			
<b>Final Plan Submissions</b> <i>Needs to be submitted within 6 months of approval of Sketch Plan</i>		Submitted by Applicant	NA	Applicant Request to be waived	Rc vd. By PB	Waive
	1. All information presented on the sketch plan and location map and any amendments required by Planning Board.					
	2. Official surveyed map to include the stamp of land surveyor, architect, engineer or consultant who prepared plan.					
	3. A soils report identifying changes in soil conditions down to one eight acre or as determined by the Planning Board.					
	4. On site sewage and water supply facilities shown and compliance with state and local minimums stated on the plan by a licensed engineer.					
	5. Proposed name of the subdivision or identifying title, and the name of the Municipality in which it is located.					
	6. The date, north point, graphic map scale, name and address of record owner and subdivider and names of adjoining property owners					
	7. A soil erosion and sediment control plan containing the endorsement of Cumberland County Soil and Water or Maine Soil and Water Conservation Commission or the discretion of the Planning Board.					

All of the information has been submitted and \_\_\_\_\_meets \_\_\_\_\_does not meet all of the requirements of the Town of Naples subdivision ordinance. The Planning Board has approved the \_\_\_\_\_sketch \_\_\_\_\_preliminary \_\_\_\_\_final with the following conditions and waivers:

\_\_\_\_\_ **Planning Board Chair**                      **Dated:** \_\_\_\_\_

Subdivision Request and Narrative  
19 Trickey Pond Road  
Map U30, Lots 06 and 03

April 4, 2024

1. In November 2000, Chase sold Lot 03 to Finlay and Gokey Trust
2. Finlay and Gokey immediately subdivided lot 03 for the purpose of joining each half to their abutting lots: lot 2 for Finlay and lot 06 for Gokey.
3. Map U30 Lot 06 is the original Gokey parcel and is addressed as 19 Trickey Pond Rd.
4. Vernon Gokey is my father-in-law, and at the time (2000) informed me that he had spoken with the town about joining lot 06 with his half of lot 03. The tax map was subsequently amended. No other record exists.
5. Our goal is to
  - a. Remedy the lack of official record regarding the subdivision.
  - b. Join lot 06 and our half of lot 03 in order to comply with the Shorelands Zoning Ordinance-2022.
6. As supporting documents, we are providing:
  - a. Attachment A: a copy of the original deed for lot 06 describing any restrictions.
  - b. Attachment B: A draft survey developed by Colliers Engineering that shows the location of lot 03 and the division that took place in 2000.
  - c. Attachment C: A draft survey showing elevations and existing conditions footprint for lot 06 and the to-be-joined half of lot 03.
  - d. Attachment D: A preliminary septic plan prepared in 2022. It describes the soil conditions in this area. We plan to update this plan and submit for a new septic in the near future (the current septic is original).
  - e. Attachment E: Ownership history from Gokey to their daughters Suzanne Giroux and Dianne Lidiak.

Attachment A page 1

1203 S Warranty Deed-Joint Tenancy

188777

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We, Eugene H. Lehman and Elizabeth Lehman, both

of West End, Monmouth County, State of New Jersey  
~~(Naples, Maine)~~ for consideration paid, grant to

Vernon H. Gokey and Marianne N. Gokey, both

of Merrick, Nassau County, State of New York  
with warranty covenants, as joint tenants, the land in Naples, Cumberland  
County, State of Maine.

A certain lot or parcel of land situated in the town of Naples, aforesaid,  
and being Lot # 6 on a Plan of Property, in Naples, Maine, made for Dr. Eugene  
H. Lehman, Estates by Earl Hotchkiss on July 20, 1970, as recorded in the  
Cumberland County Registry of Deeds, in Plan Book 83, Page 32

This lot #6 having a frontage on Trickey Pond, in said Naples.

The above numbered lot shall be subject to the following restrictions govern-  
ing its use, which shall be construed as real covenants running with the land,  
enforcible as in equity, by the SELLERS, their heirs and assigns, and by the  
purchaser of said lot, said conditions and restrictions to be in full force and  
effect until January 1, 1990, the SELLERS, or their heirs and assigns, however,  
not obliged to enforce any of said restrictions or conditions.

1. Neither the property hereby conveyed, nor any part of it, shall be used  
for any commercial purposes whatsoever, but shall be used solely for private  
residential purposes. This restriction shall not be construed to prevent  
rental of any cottage on said cottage lot for private residential purposes.

2. No building or other structure shall be erected on said cottage lot with-  
in twenty (20) feet from the hard land bank of the southerly shore of Tricky  
Pond, nor within ten (10) feet from the easterly and westerly boundaries of said  
lot, except that an untenable boat-house may be erected and a dock built at  
the waters edge.

3. No more than one residential building shall be erected or maintained  
at any time on each of said cottage lot and said building shall contain a mini-  
mum of six hundred (600) square feet first floor living space, exclusive of  
porches and stairways, and shall be limited to a single family residence.

4. All sanitary facilities and sewage disposal systems shall be of modern  
water flush design, utilizing an approved septic tank for disposal systems, and  
all of every kind of plumbing shall conform to the State of Maine Department of  
Health Rules and Regulations, both as to interior and exterior installations.

5. No dwelling or other building erected on the lot herein conveyed shall be  
covered with tar paper, asphalt siding, or corrugated metal siding, but shall be

