



MEMORANDUM

TO: Naples Planning Board  
Kate Matthews, Code Enforcement Officer

CC: George Sawyer Sebago Technics Inc.

From: Sam Peikes, Associate Planner, North Star Planning *SP*

RE: Swaim Amended Subdivision  
Planning Board Meeting– October 4, 2022

Date: September 15, 2022

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**Overview**

The applicant is proposing to make amendments to the existing Lambs Mill Estates Subdivision that was approved in 1989. The proposed change involves combining the three lots into two new lots with one large 5.79-acre lot for the existing barn buildings and a 1.1 acre back lot for the existing house. The back lot will be served by a 30 foot right of way off Lambs Mill Road. The large barns will remain unchanged and the smaller barn will be renovated from its current use as an office into a three-unit apartment building. The subdivision is located in the Rural District at Tax Map R04 Lots 23-4, 23-5, and 23-6.

Per Section 603 of the Ordinance, a back lot may only be created on a lot in existence as of June 8, 2001 and per Section 504 (1.)(6.), a back lot is not allowed in a subdivision approved after 1986. Because the original subdivision plan was approved August 1, 1989 and the applicant is combining three lots to create a new one, the applicant cannot create a back lot. At the Planning Board meeting on October 4, the applicant should be prepared to discuss potential revisions to the plan to meet the standards of the Ordinance.

**Applicant:** Karen Swaim

**Owner:** Same as applicant

**Location:** 185 Lambs Mill Road

**Zoning:** Rural

**Tax Map Number:** Map R04 Lots 23-4, 23-5, 23-6

**Existing Land Use:** 3-lot subdivision with existing barns and house

**Proposed Land Use:** amended subdivision

**Acreage:** 6.89 acres

**Waivers:** The applicant is requesting a waiver from Section 1005 2bb. A soil erosion and sediment control plan.

**Site Walk:** A site walk for this project has not been scheduled.

**Public Hearing:** A public hearing for an amended subdivision is not necessary.

**Completeness Review:** A completeness review is not applicable for amended subdivisions.

**Suggested Motion:**

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