

**Planning Board Application**

**Site Plan  
Review**

**1872 Roosevelt Trail  
Naples, ME**

**Owner:  
Mark Swanton**

Prepared By  
**Sawyer Engineering & Surveying, Inc.**  
**2 Elm Street**  
**Bridgton, Maine 04009**

**SAWYER ENGINEERING & SURVEYING, INC.**

2 Elm Street  
Bridgton, Maine 04009

George Sawyer

(207) 647-8190

March 21, 2019

Planning Board  
Town of Naples  
P.O. Box 1757  
Naples, ME 04055

Re: Mark Swanton  
1872 Roosevelt Trail  
Naples, ME

Dear Members,

The enclosed information is provided in support of the application of Mark Swanton for Site Plan Review of the existing boat storage area located on his land. The boat storage area is used in conjunction with his boat maintenance business located on Route 302. The storage area is located on a separate parcel owned by Mark in back of the business location. The storage area is a grassed area cleared in the year 2016 that has been utilized for off season boat storage since that time.

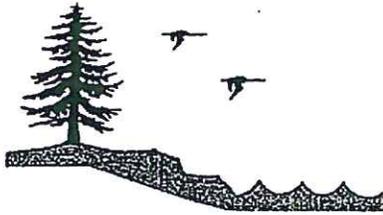
The application is for approval of the continued use as a storage area. The cleared area was rezoned from residential to commercial by the Town last year. The information provided shows the facilities to be constructed to control the stormwater runoff and phosphorus generated to meet the Town required amounts. Other than the construction of these stormwater/phosphorus facilities there will be no other construction on the site.

I trust this will provide the information required to allow the review of this application to proceed.

Sincerely,



George Sawyer; PLS



# 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: 3/19/19

Owner/Applicant Name: Mark Swanton

Mailing Address: 1872 Roosevelt Trail, Naples, ME

Telephone: 693-9310 Email: \_\_\_\_\_

Property Owner: Same

Property Location: Same Map & Lot: R3/38

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

Zoning District: Commercial & Naples Wetland Waivers requested: N/A  
A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: \_\_\_\_\_  
Sawyer Engineering & Surveying, Inc  
2 Elm St. Bridgton, ME 04009

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: 3/22/19 Signature: [Signature]

### 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.



R3/38B

QUIT-CLAIM DEED

**DANIEL P. VAN AVERY, SR., and GAYLE D. VAN AVERY** of Albany Township, County of Oxford, and State of Maine, for consideration paid, grants to **MARK A. SWANTON**, of Naples, County of Cumberland, and State of Maine, with QUIT CLAIM COVENANT, the land, with any buildings thereon, in Naples, County of Cumberland and State of Maine, bounded and described as follows:

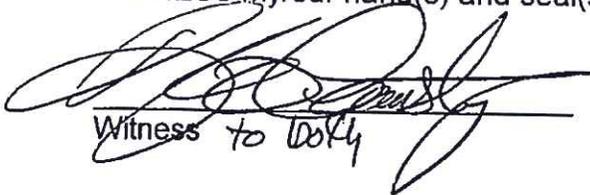
A certain lot or parcel of land located on the westerly side of Route 302 in the Town of Naples, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at an iron pin on the westerly sideline of Route 302 at the northeasterly corner of land now or formerly of Dale & Betsy Colon; thence by the westerly sideline of Route 302 North 15-10-00 West 481.8 feet to an iron pin; thence by land now or formerly of Raymond & Sena Hansen South 74-31-50 West 150.0 feet to an iron pin; thence by other land of Van Avery the following courses and distances: South 00-43-10 West 259.2 feet to an iron pin with a plastic cap; thence North 71-50-00 West 225.0 feet to an iron pin with a plastic cap; thence North 15-28-00 West 450.0 feet to an iron pin with a plastic cap; thence by land now or formerly of Laurie Cheetham South 72-45-15 West 993.0 feet to an iron pin; thence South 17-26-20 East 918.9 feet along land now or formerly of Elsie Towne and Sadie Packard to a stone post; thence North 72-08-45 East along land now or formerly of Gary and Janice Conant and land of Colon 1233.4 feet to an iron pin; thence by land of Colon North 13-21-35 West 99.9 feet to an iron pin; thence also by land of Colon North 78-35-50 East 132.3 feet to the iron pin at the point of beginning.

The above described parcel contains 24.60 acres and is a portion of that deed to Daniel Van Avery, Sr. and Gayle Van Avery from Norway Savings Bank dated August 11, 1993, and recorded in the Cumberland County Registry of Deeds in Book 10920, Page 50.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my/our hand(s) and seal(s) this 15<sup>th</sup> day of March, 2016.

  
Witness to D.P.A.

  
Daniel P. Van Avery, Sr.

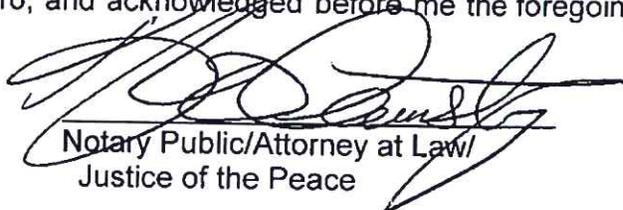
\_\_\_\_\_  
Witness

  
Gayle D. Van Avery

MAINE REAL ESTATE TAX PAID

STATE OF MAINE  
County of Cumberland

Personally appeared the above named Daniel P. Van Avery, Sr. and Gayle D. Van Avery, known to me, this 15<sup>th</sup> day of March, 2016, and acknowledged before me the foregoing instrument to be their free act and deed.



Notary Public/Attorney at Law/  
Justice of the Peace

**Kirk Armstrong**  
Notary Public  
State of Maine

Print or type name

My Commission Expires 12/2/2018

My commission expires: \_\_\_\_\_

Received  
Recorded Register of Deeds  
Mar 17, 2016 10:38:47A  
Cumberland County  
Nancy A. Lane

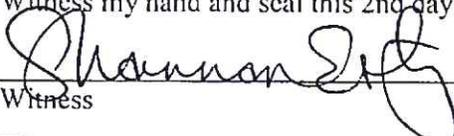
38

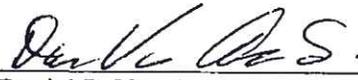
**WARRANTY DEED**  
(Maine Statutory Short Form)

KNOW ALL MEN BY THESE PRESENTS, that Daniel P. Van Avery and Gayle D. Van Avery, of Albany Township in the County of Oxford and State of Maine for consideration paid, GRANTS to Mark A. Swanton, whose mailing address is 2205 Gozo Court, Navarre, FL 12566, with WARRANTY COVENANTS, the following described real property located in the Town of Naples, County of Cumberland and State of Maine.

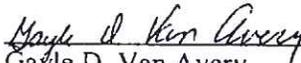
*See attached Exhibit A.*

Witness my hand and seal this 2nd day of April, 2012

  
Witness

  
Daniel P. Van Avery

  
Witness

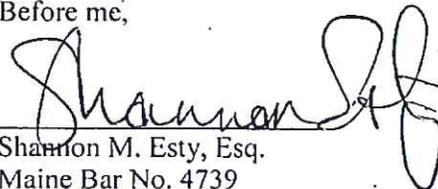
  
Gayle D. Van Avery

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss

April 2, 2012

Personally appeared the above named Daniel P. Van Avery and Gayle D. Van Avery and acknowledged the execution of the foregoing instrument to be their free act and deed.

Before me,

  
Shannon M. Esty, Esq.  
Maine Bar No. 4739  
Attorney at Law

Shannon M. Esty  
Attorney  
Maine State Bar #4739

MAINE REAL ESTATE TAX PAID

EXHIBIT A

1872 Roosevelt Trail, Naples, Maine

A certain lot or parcel of land with the buildings thereon located on the westerly side of Route 302 in the Town of Naples, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at an iron pin with a plastic cap on the westerly sideline of Route 302 at the northeasterly corner of land now or formerly of Raymond & Sena Hansen; thence along the westerly sideline of Route 302 by a curve to the west having a radius of 2814.8 feet a distance of 188.4 feet to an iron pin with a plastic cap, said iron pin being 1.5 feet westerly of a stone monument; thence along land now or formerly of Laurie Ann Chectham South 72-45-15 West 400.0 feet crossing Tingley Brook to an iron pin with a plastic cap; thence by other land of Grantors South 15-28-00 East 450.00 feet to an iron pin with a plastic cap; thence also by land of Grantors North 00-43-10 East 259.2 feet to an iron pin with a plastic cap at the southerly sideline of land now or formerly of Hansen; thence along land of Hansen South 74-31-50 West 140.0 feet to an iron pin with a plastic cap; thence by land of Hansen North 15-28-10 West 150.0 feet to an iron pin with a plastic cap; thence by land of Hensen North 74-31-50 East 290.0 feet to the iron pin at the point of beginning.

3.12 acres

Being a portion of the premises conveyed to Daniel P. Van Avery, Sr. and Gayle D. Van Avery by virtue of a Warranty Deed dated August 11, 1993 and recorded in the Cumberland County Registry of Deeds in Book 10920, Page 50.

Received  
Recorded Register of Deeds  
Apr 03, 2012 03:36:11P  
Cumberland County  
Pamela E. Lovley

DVA SA  
GDVA

**Mark Swanton  
1872 Roosevelt Trail  
Naples, ME 04055**

## **STORMWATER RUNOFF**

### Project:

The project consists of a newly cleared area (2016) of 2.5 acres which is used as the storage of boats during the off season. The site is located in the middle of a 24.60 acre parcel that was mostly wooded. There is an existing driveway leading from Route 302 westerly to this site. The driveway was installed a number of years ago by the previous owner to serve 2 houses, only 1 of which still exists. At the time the houses were constructed an area approximately 1 acre in size was cleared. The driveway was extended slightly (50 feet ±) to serve the newly cleared area.

At this time it is intended to install stormwater control facilities to ensure the peak runoff from the newly cleared site does not exceed that from the undeveloped site.

### Site:

The site is located westerly of Route 302 and also westerly of Tingley Brook, which flows north to south through the easterly portion of the property. The site drains from the west to east toward Tingley Brook at an average slope of about 7.5%. The majority of the property, 80%, remains wooded.

The newly cleared area of 2.5 acres lies westerly of Tingley Brook. The nearest the clearing is to the brook is 100 feet. The site is grassed with a gravel drive running through a portion to facilitate parking and accessing the boats.

### Soils:

The soils on this site are listed by the Cumberland County Soil Survey completed by the Soil Conservation Service as Winsor loamy sand, Hermon sandy loam and Deerfield loamy sand. Based on hand dug soil tests on the study site, the soil seemed to be a glacial till soil with good permeability however, there was a restrictive layer in the range 24-30 inches, thus a hydrologic soil type "C" was used in the runoff study.

There are also some wetland soils on the total parcel, however none of the wetlands were impacted by the cleared area.

### Stormwater Facilities:

The total lot area west of Tingley Brook was modeled for both the pre and post 2016 development conditions. The study showed a definite increase in the peak runoff at the study point, which is where the brook crosses the southerly property line. In order to control this runoff and reduce the peak to no more than the predevelopment value, 4 underdrained grassed swales were added. These

facilities which are situated to capture the runoff from the newly cleared area provide storage and reduce the peak flow to just slightly less than under the predevelopment conditions.

The calculated pre and post runoff values are listed below:

	Pre development	Post development
2 yr.	6.60 cfs	6.41 cfs
10 yr.	15.45 cfs	15.15 cfs
25 yr.	24.05 cfs	23.25 cfs

The stormwater calculations were completed using the HydroCAD Stormwater Modeling Program. A complete copy of the study calculations is on file at the Naples Town Office.



**Mark Swanton  
1872 Roosevelt Trail  
Naples, ME 04055**

## **PHOSPHORUS TREATMENT**

### Project:

The project consists of a grassed area which will be used as a boat storage site during the off season. The site was previously cleared and has been used for this purpose for 3 winters now. It is grassed except for a gravel driveway which extends up through a portion to provide access to the boats.

### Phosphorus Control:

The project is located in the Long Lake Watershed in Naples. The phosphorus control facilities consist of the 4 underdrain swales that will also be used to limit the peak runoff to predevelopment conditions. The underdrain swales were sized to provide the storage below the emergency spillway for at least 1 inch of runoff from impervious areas, roads, and 0.4 inches of runoff from the grassed areas. The calculated minimum storage for each pond is given below along with the designed storage and the resultant treatment factor.

	Min. Req'd Storage	Provided Storage @ 1.5' Depth	Phos. Treatment Factor
UD1	1320 cf	1510 cf	0.349
UD2	560 cf	650 cf	0.343
UD3	1585 cf	1794 cf	0.353
UD4	885 cf	1004 cf	0.353

Using these treatment factors the study shows the phosphorus budget for the property is met.

The phosphorus study was completed based on the "Maine Stormwater Management Design Manual Phosphorus Control Manual Volume II March 2016". The completed worksheets from this manual are attached.



<b>Worksheet 1 - PPB calculations</b>				
Project Name:		<i>Mark Swanton</i>		3/20/2019
Lake Watershed:		<i>LONG Lake</i>		
Town:		<i>Naples</i>		
<b>Standard Calculations</b>				
Watershed per acre phosphorus budget (Appendix C)		<b>PAPB</b>	0.029	lbs P/acre/year
Total acreage of development parcel:		<b>TA</b>	22.37	acres
NWI wetland acreage:		<b>WA</b>	0	acres
Steep slope acreage:		<b>SA</b>	0	acres
Project acreage: $A = TA - (WA + SA)$		<b>A</b>	22.37	acres
<b>Project Phosphorus Budget: <math>PPB = P \times A</math></b>		<b>PPB</b>	0.64873	lbs P/year
<b>Small Watershed Adjustment</b>				
If Project Acreage (A) is Small Water		<b>SWT</b>	409	acres
Project acreage:		<b>A</b>	22.37	acres
Allowable Area available		<b>FC</b>		lbs P/year
		<b>AAD</b>		acres
Ratio of A to AAD ( $R = A/AAD$ )		<b>R</b>	N/A	
<b>Project Phosphorus Budget</b>				
If $R < 0.5$		<b>PPB</b>	N/A	lbs P/year
If $R > 0.5$		<b>PPB</b>	N/A	lbs P/year

## Worksheet 2

### Pre-PPE and Post-PPE Calculations

3/20/2019

Calculate phosphorus export from development for before and after treatment  
 Use as many sheets as needed for each development type (commercial, roads, residential lots, etc.)

Project name: Mark Swanton Development type: Comm Sheet #         

Land Surface Type or Lot #(s) with description	Acres or # of lots	Export Coefficient from Table 3.1 Table 3.2	Pre- treatment Algal Av. P Export (lbs P/year)	Treatment Factor for BMP(s) from Chapter 6	Post- treatment Algal Av. P Export (lbs P/year)	Description of BMPs
Gravel Road	0.055	1.75	0.09625	0.349	0.03359125	UD 1 20' x 35'
Grass	0.77	0.6	0.462	0.349	0.161238	UD 1 20' x 35'
Gravel Road	0.045	1.75	0.07875	0.343	0.02701125	UD 2 10' x 23'
Grass	0.27	0.6	0.162	0.343	0.055566	UD 2 10' x 23'
Gravel Road	0.025	1.75	0.04375	0.353	0.01544375	UD 3 20' x 43'
Grass	1.09	0.6	0.654	0.353	0.230862	UD 3 20' x 43'
Gravel Road	0.041	1.75	0.07175	0.353	0.02532775	UD 4 15' x 28'
Grass	0.506	0.6	0.3036	0.353	0.1071708	UD 4 15' x 28'
			0	1	0	
			0	1	0	
		<b>Total Pre-PPE (lbs P/year)</b>	1.8721	<b>Total PostPPE (lbs P/year)</b>	0.6309	

## WORKSHEET 4 - PROJECT PHOSPHORUS EXPORT SUMMARY

Summarizing the project's algal available phosphorus export (PPE)

**Project Name: Mark Swanton**

**3/20/2019**

<b>Project Phosphorus Budget - Worksheet 1</b>	<b>PPB</b>	0.65	lbs P/year
<b>Total Pre-Treatment Phosphorus Export - Worksheet 2</b>	<b>Pre-PPE</b>	1.87	lbs P/year
<b>Total Post-Treatment Phosphorus Export - Worksheet 2</b>	<b>Post-PPE</b>	0.63	lbs P/year
<b>Total Phosphorus Mitigation Credit - Worksheet 3</b>	<b>TMC</b>		lbs P/year
<b>Project Phosphorus Export (Post-PPE - TMC)</b>	<b>PPE</b>	0.63	lbs P/year

**Is the Project Phosphorus Export  $\leq$  the Project Phosphorus Budget? (PPE $\leq$ PPB)**

<p><i>If YES, PPE is less than or equal to PPB and the project meets its phosphorus budget.</i>  <i>If NO, PPE is greater than PPB, more reduction in phosphorus export is required or the payment of a compensation fee may be an option</i></p>	YES
<p><i>The amount of phosphorus that needs further treatment or compensation</i></p>	lbs P/year

**Has Project Phosphorus Export been sufficiently reduced?**

*Is (Pre-PPE - Post-PPE)/Pre-PPE greater than 0.60?*

<p><i>If YES, in some watersheds the compensation fee is an available option.</i>  <i>If NO, more treatment must be provided. PPE must be further reduced.</i></p>	
<p><i>The post-treatment phosphorus export must be less than 40% of the pre-treatment export (Post-PPE &lt; 0.4*Pre-PPE)</i></p>	%

**If the project is located in a watershed that is eligible for a compensation fee (or is a residential subdivision with buffers), a compensation fee may be appropriate as follows:**

<p><i>If Project Export has been reduced by greater than 60% and less than 75%, \$25,000 per pound minus \$833 per 1% Percent Export</i></p>	
<p><i>If Project Export has been reduced by greater than 75%, \$12,500 per pound minus \$500 per 1% Project Export</i></p>	



SOIL LEGEND

WORKS AND STR

The first capital letter is the initial one of the soil name. A second capital letter, A, B, C, D, or E, shows the slope. Most symbols without a slope letter are those of nearly level soils, but some are for land types that have a considerable range of slope. A final number, 2, in the symbol shows that the soil is eroded.

SYMBOL	NAME
Au	Au Gres loamy sand
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes
BgC2	Belgrade very fine sandy loam, 8 to 15 percent slopes, eroded
Bo	Biddeford silt loam
BuB	Buxton silt loam, 3 to 8 percent slopes
BuC2	Buxton silt loam, 8 to 15 percent slopes, eroded
CaB	Canaan sandy loam, 3 to 8 percent slopes
CaC	Canaan sandy loam, 8 to 15 percent slopes
CeB	Canaan very rocky sandy loam, 3 to 8 percent slopes
CeC	Canaan very rocky sandy loam, 8 to 20 percent slopes
CeE	Canaan very rocky sandy loam, 20 to 60 percent slopes
Ck	Coastal beaches
Cu	Cut and fill land
DeA	Deerfield loamy sand, 0 to 3 percent slopes
DeB	Deerfield loamy sand, 3 to 8 percent slopes
Du	Dune land
EmB	Elmwood fine sandy loam, 0 to 8 percent slopes
Gp	Gravel pits
HfB	Hartland very fine sandy loam, 3 to 8 percent slopes
HfC2	Hartland very fine sandy loam, 8 to 15 percent slopes, eroded
HfD2	Hartland very fine sandy loam, 15 to 25 percent slopes, eroded
HgB	Hermon sandy loam, 3 to 8 percent slopes
HgC	Hermon sandy loam, 8 to 15 percent slopes
HgD	Hermon sandy loam, 15 to 25 percent slopes
HhB	Hermon very stony sandy loam, 3 to 8 percent slopes
HhC	Hermon very stony sandy loam, 8 to 15 percent slopes
HhD	Hermon very stony sandy loam, 15 to 30 percent slopes
HkC	Hermon extremely stony sandy loam, 8 to 20 percent slopes
HkE	Hermon extremely stony sandy loam, 20 to 60 percent slopes
HIB	Hinckley gravelly sandy loam, 3 to 8 percent slopes
HIC	Hinckley gravelly sandy loam, 8 to 15 percent slopes
HID	Hinckley gravelly sandy loam, 15 to 25 percent slopes
HnB	Hinckley-Suffield complex, 3 to 8 percent slopes
HnC	Hinckley-Suffield complex, 8 to 15 percent slopes
HnD	Hinckley-Suffield complex, 15 to 25 percent slopes
HrB	Hollis fine sandy loam, 3 to 8 percent slopes
HrC	Hollis fine sandy loam, 8 to 15 percent slopes
HrD	Hollis fine sandy loam, 15 to 25 percent slopes
HsB	Hollis very rocky fine sandy loam, 3 to 8 percent slopes
HsC	Hollis very rocky fine sandy loam, 8 to 20 percent slopes
HsE	Hollis very rocky fine sandy loam, 20 to 35 percent slopes

SYMBOL	NAME
Ls	Limerick-Saco silt loams
LyB	Lyman fine sandy loam, 3 to 8 percent slopes
LyC	Lyman fine sandy loam, 8 to 15 percent slopes
LzB	Lyman very rocky fine sandy loam, 3 to 8 percent slopes
LzC	Lyman very rocky fine sandy loam, 8 to 20 percent slopes
LzE	Lyman very rocky fine sandy loam, 20 to 45 percent slopes
Md	Made land
MeC	Melrose fine sandy loam, 8 to 15 percent slopes
MkB	Merrimac fine sandy loam, 3 to 8 percent slopes
MkC	Merrimac fine sandy loam, 8 to 15 percent slopes
On	Ondawa fine sandy loam
PbB	Paxton fine sandy loam, 3 to 8 percent slopes
PbC	Paxton fine sandy loam, 8 to 15 percent slopes
PbD	Paxton fine sandy loam, 15 to 25 percent slopes
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes
PfC	Paxton very stony fine sandy loam, 8 to 15 percent slopes
PfD	Paxton very stony fine sandy loam, 15 to 25 percent slopes
PkB	Peru fine sandy loam, 0 to 8 percent slopes
PkC	Peru fine sandy loam, 8 to 15 percent slopes
PIB	Peru very stony fine sandy loam, 0 to 8 percent slopes
PIC	Peru very stony fine sandy loam, 8 to 15 percent slopes
Py	Podunk fine sandy loam
RbA	Ridgebury fine sandy loam, 0 to 3 percent slopes
RgA	Ridgebury very stony fine sandy loam, 0 to 3 percent slopes
Ro	Rock land
Ru	Rumney fine sandy loam
Sd	Saugatuck loamy sand
Sn	Scantic silt loam
So	Scarboro sandy loam
Sp	Sebago mucky peat
SuC2	Suffield silt loam, 8 to 15 percent slopes, eroded
SuD2	Suffield silt loam, 15 to 25 percent slopes, eroded
SuE2	Suffield silt loam, 25 to 45 percent slopes, eroded
Sz	Swanton fine sandy loam
Tm	Tidal marsh
Wa	Walpole fine sandy loam
Wg	Whately fine sandy loam
Wh	Whitman fine sandy loam
WmB	Windsor loamy sand, 0 to 8 percent slopes
WmC	Windsor loamy sand, 8 to 15 percent slopes
WmD	Windsor loamy sand, 15 to 30 percent slopes
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes
WrC	Woodbridge fine sandy loam, 8 to 15 percent slopes
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes
WsC	Woodbridge very stony fine sandy loam, 8 to 15 percent slopes

Highways and roads
Divided .....
Good motor .....
Poor motor .....
Trail .....
Highway markers
National Interstate .....
U. S. ....
State or county .....
Railroads
Single track .....
Multiple track .....
Abandoned .....
Bridges and crossings
Road .....
Trail .....
Railroad .....
Ferry .....
Grade .....
R. R. over .....
R. R. under .....
Buildings .....
School .....
Church .....
Mine and quarry .....
Gravel pit .....
Power line .....
Breakwater, Jetty .....
Airway beacon .....
Cemetery .....
Dams .....
Levee .....
Tanks .....
Lighthouse .....
Forest fire or lookout station ...
Fort .....
Located object .....