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## MEMORANDUM

TO: Naples Planning Board  
Kathy Eddy, Assistant to Code Enforcement & Planning

CC: Paul Giroux, Property Owner's Representative  
Tara Mullen, Colliers Engineering & Design

From: Sam Peikes, Planner, North Star Planning

RE: Trickey Pond Amended Subdivision  
Planning Board meeting – September 3, 2024

Date: August 12, 2024

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### Overview

The applicant is proposing to officially join half of Lot U30, Lot 8 with their property, Lot U30, Lot 6. This lot configuration was approved in 2000 and is reflected on the Town's tax maps, but was not officially recorded. The applicant is seeking Planning Board approval for this change, which is considered a modification to an existing lot within an approved subdivision.

The application was last brought to the Planning Board for the meeting May 7, 2024. At the meeting the Board tabled the application in order for the applicant to provide an updated survey and site plan. Since that meeting the applicant has provided an engineered survey of the property by Colliers Engineering dated June 12, 2024. The applicant will need to provide lot acreages on the plan. The project will be discussed at the Planning Board meeting September 3, 2024. In support of this application the applicant has provided a letter of intent demonstrating right, title and interest signed by both the applicant and abutting property owner Jim Sparrell.

**Applicant:** Paul Giroux

**Owner:** Suzanne Giroux and Dianne Lidiak

**Location:** 19 Trickey Pond Road

**Zoning:** Residential Growth

**Tax Map Number:** Map U30, Lots 6 & 8

**Existing Land Use:** Single-family residence

**Proposed Land Use:** 2 lot mergers

**Complete Application:** NSP reviewed the project for completeness and the project is complete per the Minor Subdivision requirements.

**Waivers:** No waivers are requested at this time.

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

**Public Hearing:** The Planning Board should determine if a Public Hearing is necessary for the application.

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## Minor Subdivision Review

### FINDINGS OF FACT

1. Water & Air Pollution
  - The proposed subdivision will not result in water or air pollution.
2. Water Supply & Sewage Waste Disposal
  - The proposed subdivision will have adequate water supply and sewage disposal facilities.
3. Soil Erosion & Storm Water
  - The proposed subdivision will have adequate soil erosion controls.
  - The proposed subdivision will have adequate stormwater management.
4. Wetlands & Floodplains
  - There are no wetlands located within the project area.
  - The development is not located within a flood hazard area.
5. Vehicular & Pedestrian Access
  - Access to the proposed lots will be provided along existing driveways along Trickey Pond Road.
6. Municipal Services
  - No unreasonable adverse impacts on municipal services will result from the proposed subdivision.
7. Environmental and Scenic
  - The proposed subdivision will not contribute any additional disturbance to the surrounding land.
  - No rare wildlife, plants, or natural communities will be impacted by the project.
8. Financial & Technical Capacity
  - The applicant has retained the services of Colliers Engineering & Design to survey the property and proposed lot lines.
  - The proposed project will not create new public infrastructure.

CONCLUSIONS OF LAW:

1. The proposed subdivision **will/will not** result in undue water or air pollution
2. The proposed subdivision **will/will not** have sufficient water available for the reasonably foreseeable needs of the subdivision
3. The proposed subdivision **will/will not** cause an unreasonable burden on an existing water supply
4. The proposed subdivision **will/will not** cause unreasonable soil erosion or reduction in the capacity of the land to hold water
5. The proposed subdivision **will/will not** cause unreasonable highway or public road congestion or unsafe conditions
6. The proposed subdivision **will/will not** provide for adequate solid and sewage waste disposal
7. The proposed subdivision **will/will not** cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage
8. The proposed subdivision **will/will not** place unreasonable burden on the ability of the local governments to provide municipal or governmental services
9. The proposed subdivision **will/will not** have an undue adverse effect on the scenic or natural beauty of the area
10. The proposed subdivision **will/will not** in conformance with a duly adopted subdivision regulation or ordinance
11. The subdivider **has/does not have** adequate financial and technical capacity to meet the standards
12. Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, the proposed subdivision **will/will not** adversely affect the quality of such body of water.
- ~~13.~~ The 100-year flood elevation **is/is not** shown on the plan.
14. All freshwater wetlands **have/have not** been identified on maps submitted as part of the application.
15. All farmland within the proposed subdivision **has/has not** been identified on maps submitted as part of the application.
16. Any rivers, streams, or brooks within or abutting the proposed subdivision **have/have not** been identified on maps submitted as part of the application.
17. The subdivision **will/will not** provide for adequate storm water management.
18. Any lots in the proposed subdivision with frontage on a river, stream, brook, or great pond **have/do not** have a lot depth to shore frontage ratio greater than 5 to 1.

19. The long-term cumulative effects of the proposed subdivision **will/will not** unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision.
20. If the subdivision crosses municipal boundaries, the proposed subdivision **will/will not** cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality.
21. Timber on the parcel **has not** been harvested in violation of liquidation harvesting statutes and rules.