

# DM ROMA

CONSULTING ENGINEERS

June 15, 2023

Kate Matthews, Code Enforcement Officer  
Town of Naples  
15 Village Green Lane  
P.O. Box 1757  
Naples, Maine 04055

**Re: Sketch Plan Application  
Turcotte Drive Duplex Development, Naples, Maine  
Tyler Tenney and Morgan Askov - Applicants**

Dear Kate:

On behalf of Tyler Tenney and Morgan Askov, we have prepared the enclosed application, plan and supporting documents for Sketch Plan Review of a proposed multi-building residential development consisting of two (2) duplex style buildings on Turcotte Drive in Naples. The 3.11-acre property on Turcotte Drive, better identified as Lot 6S on the Town of Naples Assessor's Map R11, is located in the Rural District and is primarily undeveloped woodland with the exception of a gravel driveway.

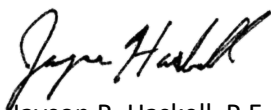
The proposal is to construct two (2) duplex buildings, totaling four (4) residential units. Each unit will consist of 2 bedrooms, 2-1/2 bathrooms with associated garage and porch. The project consists of two separate driveways, one for each building, to access the garages and provide additional parking. Turcotte Drive is a privately maintained right of way, which the applicants have deeded rights to, and is maintained as indicated in the Turcotte Woods Maintenance Agreement document referenced in the applicant's deed. The proposed structures are intended to be retained as rental units, maintained by the applicants.

The project site is to be served by a common subsurface wastewater disposal field, common drinking water well and overhead electrical and communication services.

Included in this submission is the application, the Sketch Plan and other supporting documents for review. Upon your review of the information, please let us know if you have any questions or require additional information. We look forward to discussing the project details at the next available Planning Board meeting.

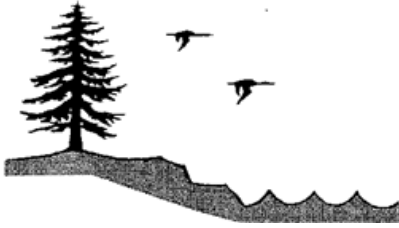
Sincerely,

DM ROMA CONSULTING ENGINEERS



Jayson R. Haskell, P.E.  
Southern Maine Regional Manager

Cc: Tyler Tenney and Morgan Askov, Applicants



# 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)

## Sketch Plan Application

Change of Use

Minor Site Plan

Major Site Plan

Subdivision

Owner/Applicant Name: Tyler Tenney and Morgan Aaskov

Mailing Address: 50 Northwoods Drive, Windham, Maine 04062

Telephone: 207-615-9498 Email: tytenney33@gmail.com

Property Owner: Same as applicants

Property Location: Turcotte Drive Map & Lot: Map R-11 Lot 6-S

Any easements, covenants, or deed restrictions related to the property? Private Way Agreement

Zoning District: Rural Waivers requested\*:  Yes  No

\*A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: DM Roma Consulting Engineers, PO Box 1116, Windham, ME 04062 Tel: 207-591-5055

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: 6-15-2023 Signature: Jayne Harbitt (Authorized Agent)

### Planning Board Fee Schedule:

Advertising: \$50.00

Fee per abutter: \$10.00

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

Aquatic Structure (noncommercial): \$50.00

Review Escrow:

Minor Application: \$1,000.00

Major Application: \$2,000.00

Applicants Total: \$ 1,500.00

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

June 15, 2023

Kate Matthews, Code Enforcement Officer  
Town of Naples  
15 Village Green Lane  
P.O. Box 1757  
Naples, Maine 04055

**Re: Agent Authorization – Town of Naples Permitting  
Turcotte Drive Duplexes, Naples, Maine**

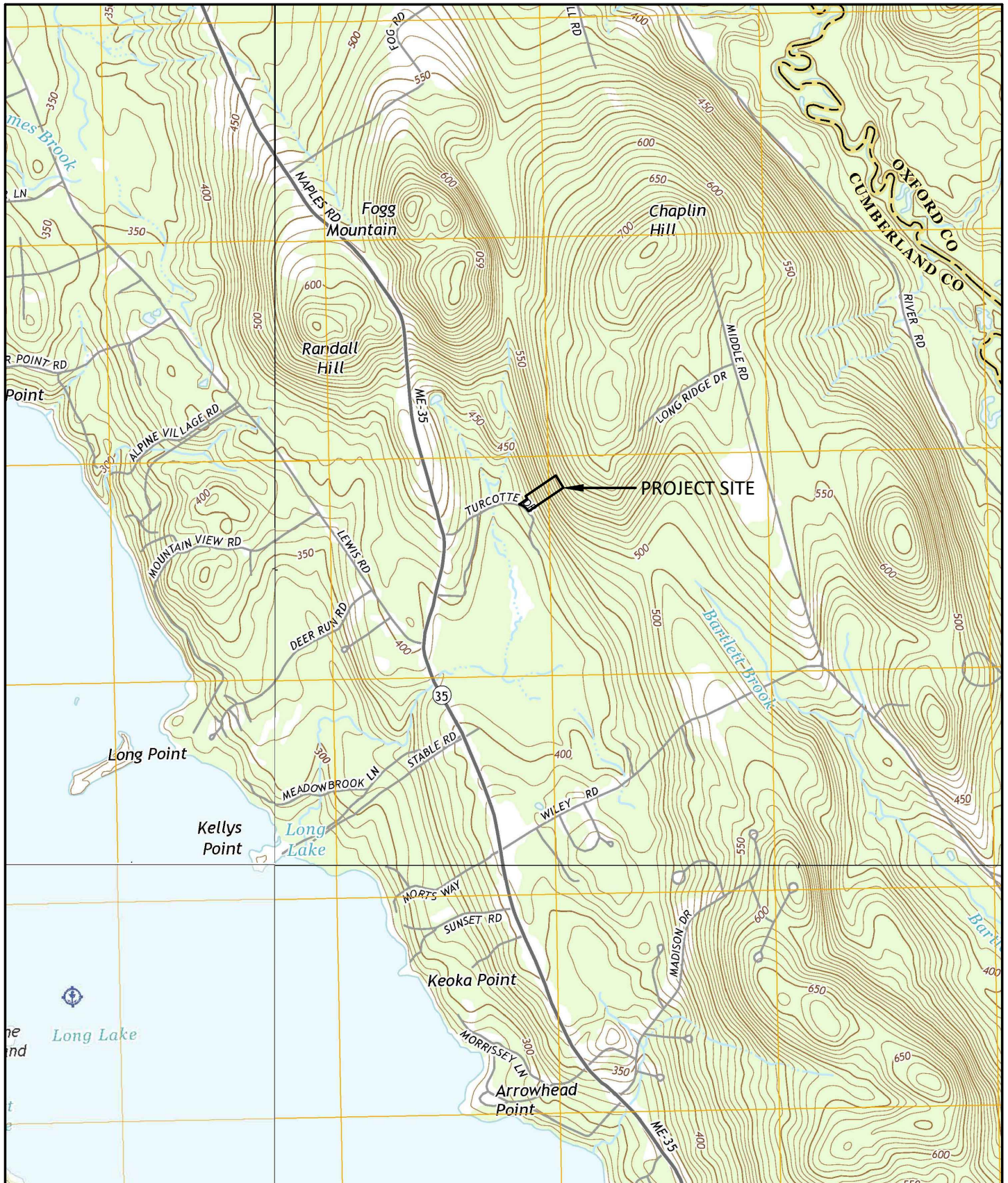
We are the current record owners of property located on Turcotte Drive in Naples, Maine, better identified as Lot 6S on the Town of Naples Tax Map R11. We have retained the services of DM Roma Consulting Engineers to act as our agent to apply for land use permits associated with the development of this property. If you have any questions on this authorization, please don't hesitate to contact us.

Sincerely,

Tyler Tenney  
Co-landowner/Co-applicant



Morgan Aaskov  
Co-landowner/Co-applicant



## SITE LOCATION MAP

TURCOTTE DRIVE PROPERTY  
 NAPLES, MAINE

FOR RECORD OWNER:  
 TYLER TENNEY AND MORGAN AASKOV  
 50 NORTHWOODS DRIVE  
 WINDHAM, MAINE 04062

USGS QUADRANGLES  
 BRIDGTON  
 CASCO  
 NAPLES  
 NOTH SEBAGO

SCALE: 1"=2,000'  
 DATE: 6-15-2023  
 JOB NUMBER: 23032

# DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116  
 WINDHAM, ME 04062  
 (207) 591-5055

**WARRANTY DEED**  
Statutory Short Form

**DLN: 1002240193214**

KNOW ALL BY THESE PRESENTS, That I, **Jay A. Cummings**, whose mailing address is **11 Paradise Way, Windham, ME 04062**, for consideration paid, grants to **Tyler Tenney and Morgan Aaskov**, whose mailing address is **50 Northwoods Drive, Windham, ME 04062**, as JOINT TENANTS, with Warranty Covenants, the real property in the Town of **Naples**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

**A certain lot or parcel of land situated on the northeasterly side of Turcotte Drive in the Town of Naples, Cumberland County, Maine. Said lot being a portion of the land now or formerly of Turcotte as described in the Cumberland County Registry of Deeds Book 9011, Page 132 and being more particularly bounded and described as follows:**

**Beginning at a 5/8" iron rod with cap #1177 found on the northeasterly sideline of Turcotte Drive at the southerly corner of land now or formerly of Kelley M. Botros as described in Cumberland County Registry of Deeds Book 24642, Page 165;**

**THENCE, North 56 degrees 16 minutes 19 seconds East, a distance of 148.00 feet along said land of Botros to a 5/8" iron rod with Cap #1177 found at land of Henry and Judy Turcotte as described in Cumberland County Registry of Deeds Book 22736, Page 344;**

**THENCE, North 33 degrees 43 minutes 17 seconds West, a distance of 50.07 feet along said land of Botros to a 5/8" iron rod with cap #1177 found at land now or formerly of J. David Scott as described in Cumberland County Registry of Deeds Book 10362, Page 215;**

**THENCE, North 56 degrees 16 minutes 43 seconds East, a distance of 550.00 feet along said land of Scott to a 5/8" iron rod found at land now or formerly of Russell Kelley as described in Cumberland County Registry of Deeds Book 15554, Page 196;**

**THENCE, South 30 degrees 49 minutes 18 seconds East, a distance of 50.07 feet along said land of Kelley to a 5/8" iron rod found at said land of Henry P. Turcotte, Jr.;**

**THENCE, continuing South 30 degrees 49 minutes 18 seconds East, a distance of 165.71 feet along said land of Kelley to a 5/8" iron rod with cap #1177 set at remaining land now or formerly of Turcotte;**

**THENCE, South 56 degrees 16 minutes 19 seconds west, a distance of 627.50 feet along said remaining land of this grantor to a 5/8" iron rod with cap #1177 set on the northeasterly sideline of Turcotte Drive;**

**THENCE, North 42 degrees 31 minutes 22 seconds West, a distance of 42.11 feet along the northeasterly sideline of Turcotte Drive to a point:**

**THENCE, northwesterly, on a curve to the left having a radius of 270.72 feet, a central angle of 28° 49' 56", and an arc lengthy of 136.23 feet along the northeasterly sideline of Turcotte Drive to the Point of Beginning.**

**This conveyance is subject to the following restrictions:**

- 1. Terms and conditions set forth in Turcotte Woods Maintenance Agreement, Naples, Maine, dated June 12, 2008 recorded in the Cumberland County Registry of Deeds in Book 26155, at Page 274.**
- 2. There shall be no farm animals kept or maintained at the premises.**
- 3. There shall be no junk cars or storage of unregistered vehicles kept or maintained on the premises unless they are enclosed within a garage.**

**Said parcel contains 3.11 acres, more or less, and the bearings are referenced to the True North Meridian.**

**Also conveyed herewith is an easement and right of way, in common with the Grantor and others, for all purposes of a town way, including utility access over, under and across a private way known locally as Turcotte Drive and another private way known locally as Teddy Bear Lane. Said private ways lead from State Route 35 to and beyond the premises herein conveyed.**

**The courses and distances as herein used were derived from a Plan of Land for Henry P. Turcotte, Jr. dated October 2008.**

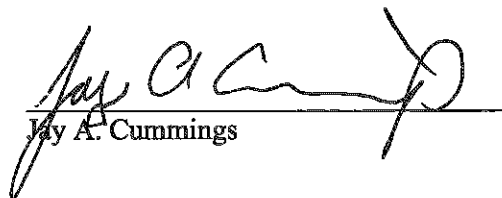
**Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.**

**Meaning and intending to convey and conveying the real property described in a deed to Jay A. Cummings dated April 22, 2021 and recorded with the Cumberland County Registry of Deeds in Book 38107, Page 263.**

Witness my hand and seal this 12th day of May, 2022.

Witness:

\_\_\_\_\_

  
Jay A. Cummings

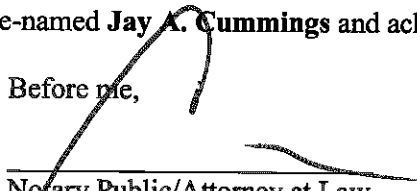
STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

May 12, 2022

Personally appeared on the above date, the above-named **Jay A. Cummings** and acknowledged the foregoing instrument to be his free act and deed.

Before me,

**Christopher J. McLain**  
Notary Public, Maine  
My Commission Expires  
November 10, 2026

  
\_\_\_\_\_  
Notary Public/Attorney at Law

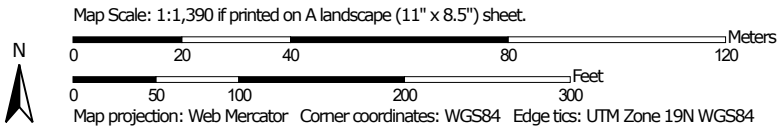
Print name:

Exp: \_\_\_\_\_

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine  
(aoi)




Soil Map may not be valid at this scale.



## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons





 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines


 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points






 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### Water Features

 Streams and Canals

### Transportation

 Rails  
 Interstate Highways  
 US Routes  
 Major Roads  
 Local Roads

### Background

 Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine  
 Survey Area Data: Version 19, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
CFB	Colonel-Brayton association, 0 to 8 percent slopes, very stony	D	1.3	41.0%
LUD	Lyman-Tunbridge-Becket complex, 15 to 35 percent slopes, very stony	C	1.8	59.0%
<b>Totals for Area of Interest</b>			<b>3.1</b>	<b>100.0%</b>

### Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method: Dominant Condition*

*Component Percent Cutoff: None Specified*

*Tie-break Rule: Higher*