



MEMORANDUM

TO: Naples Planning Board
Through Allison Desrochers, Assistant to Code Enforcement Officer

CC: Kerry Millett, applicant

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

RE: Norway Savings Bank – site plan amendment
Planning Board meeting – May 2, 2023

Date: April 26, 2023

Overview

The applicant is proposing to amend the approved Norway Savings Bank site plan. The amendments include the addition of catch basins and a storage shed. The project is located in the Commercial Zone at Tax Map U02 Lot 23. In support of the application, the applicant has provided catch basin and storage shed details and dimensions. The original plan was approved in 1999. At the Planning Board meeting May 2, the Board should consider the impact of the site plan amendments on the surrounding areas.

Applicant: Kerry Millett, Norway Savings Bank

Owner: Boatman Corp.

Location: 621 Roosevelt Trail

Zoning: Commercial

Tax Map Number: Tax Map U02 Lot 23

Existing Land Use: bank

Proposed Land Use: bank, amendments

Acreage: 1.3 acres

Suggested Motion:

To [approve/approve with condition(s)/deny] the Norway Savings Bank amended site plan located at Tax Map U-3 Lot 22 based on the Findings and Fact and Conclusions from the planner memo dated April 26, 2023.

Site Plan Review - Findings of Fact:

1. Preservation of Landscape
 - No additional tree clearing on the site is proposed.
 - The proposed amendments will not impact natural resources, wildlife habitat, or wetlands.
2. Buffers and Landscaping
 - No buffers or landscaping is proposed for the project.
3. Relation of Proposed Building to the Environment
 - The project is located off Route 302 in the Commercial Zone and is surrounded by a Walgreens and supermarket.
 - The new shed will be located on the far western corner of the parking area and will be screened by a 7-foot-tall fence.
4. Vehicular Access
 - Access to the site will come from the driveway off Route 302.
 - Arrows showing traffic circulation are labeled on the original site plan.

- No change to vehicular access is proposed.

5. Parking and Circulation

- Existing parking is shown on the original site plan.
- No additional parking is proposed.

6. Stormwater Management

- Additional catch basins have been added to direct stormwater runoff.
- The applicant has provided catch basin sizing details in sheet C100.
- No adverse impact to drainage or surrounding properties will result from the proposed amendments.

7. Utilities and Public Safety

- No new overhead utilities are proposed for the project.
- A 1,000-gallon propane tank will provide heat for the new shed (see sheet C1000).

8. Exterior Lighting

- No new exterior lighting is proposed for the project.

9. Hazards and Nuisances

- No toxic matters, noise, vibration, smoke, and toxic matter will be generated from the project.

10. Signs

- No signs will be added for the project.

11. Municipal Services

- No unreasonable adverse impact on municipal services and facilities will result from the proposed project amendments.

Conclusions of Law:

1. The landscape **will** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation when and where desirable, and keep any grade changes in character with the general appearance of neighboring areas.
2. Landscaping **will** be provided as part of the overall site plan design and integrated into building arrangements, topography, parking, and buffering requirements.
3. The proposed structures **will** be related harmoniously to the terrain and to existing buildings in the vicinity.
4. The proposed layout of access points **will** be designed so as to avoid adverse impact on existing vehicular and pedestrian traffic patterns.
5. The layout and design of all means of vehicular and pedestrian circulation **will** be safe and convenient.
6. Adequate provisions **will** be made for surface drainage so that removal of surface waters **will not** adversely affect neighboring properties, downstream conditions, or the public storm drainage system.
7. Electric, telephone and other utility lines **will** be installed underground.
8. All lighting **will** be directed downward with full cut-off fixtures.
9. Adequate provisions **will** be made to control noise, vibrations, smoke, heat, glare, fumes, dust, toxic matter, odors and electromagnetic interference generated by proposed uses or activities on the site.

10. The development **will not** result in undue air pollution.

11. The development **will not** result in violation of any noise control provisions in effect in the Town of Naples or the State.

12. All signs **will** comply with the standards set forth in this Ordinance from Section 700.

13. The development **will not** have an unreasonable adverse impact on the municipal services.