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MEMORANDUM

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

CC: Patrick Johnson, PLS

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

RE: Village Way Commercial  
Planning Board sketch plan meeting – April 18, 2023

Date: April 11, 2023

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**Overview**

The applicant is proposing to add two 40 by 80-foot commercial buildings to the existing commercial lot located at the intersection of Route 302 and Village Way. The buildings will be served by well and septic. The project is located in the Commercial zone at Tax Map U05 Lot 24-01. The developed lot was originally part of the “Minor Subdivision on Route 302” plan approved in 2012. The application will be discussed as a preapplication/sketch plan at the Planning Board meeting April 18.

**Applicant:** Windsong Development, LLC

**Owner:** Brian Calileo

**Location:** Intersection of US Route 302 & Village Way

**Zoning:** Commercial

**Tax Map Number:** Map U05-24-01

**Existing Land Use:** forested/wooded

**Proposed Land Use:** commercial buildings

**Acreage:** 2 acres

**Waivers:** The applicant is not requesting any waivers at this time.

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

**Public Hearing:** A public hearing has not been scheduled for this project.

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**Site Plan Review - Findings of Fact:**

1. Preservation of Landscape
  - The applicant should confirm the amount of tree clearing proposed for the site.
  - A wetland survey was conducted in 2013 for the approved subdivision plan. The applicant will need to provide an updated wetland survey.
  - The applicant should confirm if any filling or grading will take place within the wetlands for the access road.
  - The project is located within the watershed of Brandy Pond.
  - The applicant should confirm if any significant wildlife habitat or natural areas are located within the project area.
2. Buffers and Landscaping
  - The applicant should confirm if any buffers or landscaping is proposed for the project.

### 3. Relation of Proposed Building to the Environment

- The development is located at the intersection of Route 302 and Village Way and is surrounded by Black Bear Mini Storage, the redemption center, and Big Apple Convenience store.
- The development fits with the surrounding buildings and existing structures.
- The site is relatively flat towards Route 302 and steeper to the west and south.
- The applicant should provide building design details for the next submission.

### 4. Vehicular Access

- Access to the site will come from Village Way 50-foot-wide access easement off Route 302.
- The applicant should provide an estimate of how many cars are anticipated into and out of the site in a given day.
- Per Sections 9084.e. the applicant is required to construct a sidewalk along the frontage of Route 302. The Planning Board may agree to accept a fee in lieu of sidewalk construction.

### 5. Parking and Circulation

- The development includes seven parking spaces and one handicap parking space.
- The applicant will need to show areas for snow storage labeled on the plan.

### 6. Stormwater Management

- Stormwater runoff will be directed towards the detention basins shown on the western and eastern sides of the parking area.
- The applicant should provide drainage calculations to ensure the detention basins are sized appropriately to accommodate stormwater runoff leaving the site.

- The development will be adding less than an acre of impervious area and will not require a DEP Chapter 500 Stormwater permit.

#### 7. Utilities and Public Safety

- The commercial buildings will be served by well and septic. The applicant should confirm the locations of well and septic.
- The applicant will need to provide a test pit analysis and a subsurface wastewater disposal application showing that soils are adequate for siting septic.
- The applicant will need to show any utility or power lines serving the buildings on the plan.
- Per Section 9087.d. the new buildings will need to be equipped with an approved fire alarm system.

#### 8. Exterior Lighting

- The applicant should confirm if any exterior lighting will be added to the buildings and parking area.

#### 9. Hazards and Nuisances

- No air pollution, vibrations, smoke, heat, glare, fumes, toxic matter, or odors will result from this project.
- The project will not violate any noise standards.

#### 10. Signs

- The applicant should confirm if any new signs will be added to the project.

#### 11. Municipal Services

- No adverse impact on municipal services will result from the project.

## Conclusions of Law:

1. The landscape **will/will not** 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/will not** 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/will not** be related harmoniously to the terrain and to existing buildings in the vicinity.
4. The proposed layout of access points **will/will not** 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/will not** be safe and convenient.
6. Adequate provisions **will/will not** be made for surface drainage so that removal of surface waters **will/will not** adversely affect neighboring properties, downstream conditions, or the public storm drainage system.
7. Electric, telephone and other utility lines **will/will not** be installed underground.
8. All lighting **will/will not** be directed downward with full cut-off fixtures.
9. Adequate provisions **will/will not** 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/will not** result in undue air pollution.
11. The development **will/will not** result in violation of any noise control provisions in effect in the Town of Naples or the State.
12. All signs **will/will not** comply with the standards set forth in this Ordinance from Section 700.
13. The development **will/will not** have an unreasonable adverse impact on the municipal services.