

TOWN OF NAPLES PLANNING BOARD APPLICATION

P.O. Box 1757, Naples, Maine 04055
Phone: (207) 693-6364 / Fax: (207) 693-3667

www.townofnaples.org

Minor Site Plan Review Application

Date: 4/13/21

Owner/Applicant Name: Diane C. Geiser

Mailing Address: PO Box 252 Naples, ME 04055

Telephone: 207-210-7421 Email: dianegeiser58@gmail.com

Property Owner: Diane C. Geiser

Property Location: Bay Village Rd. Naples, ME Map & Lot: 0-2 lot 29

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

Zoning District: _____ Waivers requested: _____

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner:
Barry Allen - Lost Corner Land Surveying, LLC
22 Cherry Drive Norway, ME 04268

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: 4/13/21 Signature: Diane C. Geiser

Fee Schedule:

- Advertising: \$50.00
- Fee per abutter: \$7.00
- 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 (non commercial): \$50.00
- Review Escrow: TBD
- Applicants Total: \$ 100.00

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.

TOWN OF NAPLES
Planning Board Checklist of Submitted Materials
For
SITE PLAN REVIEW

Preliminary Application		Submitted by Applicant	Not Applicable	Requested to be waived	Rcvd. By PB	Waived by PB
Required						
	Letter of Intent	✓				
	Application form	✓				
	Fees	✓				
	List of any waivers requested					
	8 copies of plans	✓				
Final Application						
	Site Plan (drawn at a scale sufficient to review items in section 6 of the ordinance but not more than 100 feet to the inch and showing:	✓				
	Owners name, address and signature	✓				
	Name and addresses of all abutting property owners					
	Zoning classifications(s) of the property and the location of zoning district boundaries if the property is located in two or more zoning districts.		✓			
	The location of all building setbacks as required by the Town Ordinances.		✓			
	The location, size and character of all signs and exterior lighting.		✓			
	The lot area of the parcel, street frontage and minimum lot size and frontage.		✓			
	The location of all buildings within fifty (50) feet of the parcel to be developed and the location of intersecting roads or driveways within 200 feet of the parcel.		✓			
	All surface water features within 500 feet of the project boundaries, including perennial streams and wetlands.		✓			
	A statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required.		✓			
	Drainage plan to describe the location and size of road culverts, road and other similar features.		✓			
	Copies of any proposed or existing easements, covenants and deed restrictions.	✓				
	Copies of all required state approvals and permits		✓			
	A list of waivers of any town requirements or ordinance provisions requested.		✓			

Any of the requirements may be waived by the planning board if it is deemed that because of the special circumstances of the site as long as the burden is upon the applicant and would not adversely affect a building landowners and the general health, safety and welfare of the town. Please note any request for waivers will be requested as part of the application process, and any waivers that are granted must be listed on the final plan.

DECISION

Based upon the applicant's presentation and the application materials and supporting documents submitted by the applicant, the Planning Board approved/denies the application for Major Site Plan approval.

Approval with conditions:

The application is approved, subject to the meeting the following conditions:

A. Standard conditions of approval:

1. This approval is limited to development only as described and shown on the plans and documents presented.
2. The project must comply at all times with all applicable federal, state and local approval to which it is subject.
3. Copies of all required State permits and/or letters of approval (DOT, Fire Marshall, DEP, etc.) shall be submitted to the Naples Code Enforcement Officer prior to completion of project.
4. Any required stormwater and phosphorus controls shown on the site plan must be inspected by a licensed engineer or other certified individual and a signed statement that the controls were installed as presented in the plans is to be provided to the Naples CEO prior to the building being placed in service.
5. For amendment to previously approved site plan, all previously conditions of approval, if any, shall remain in force unless explicitly changed by the Planning Board.

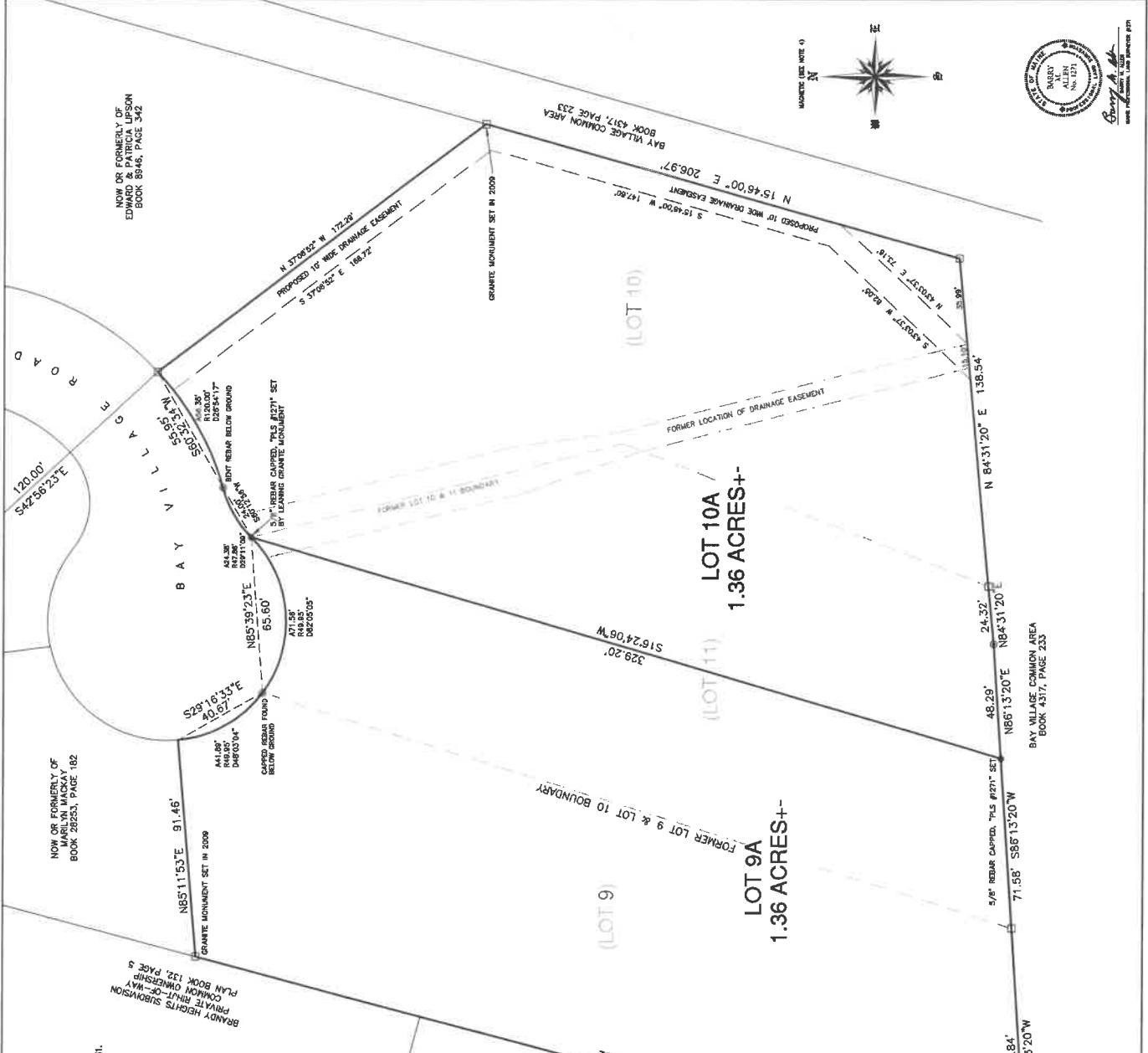
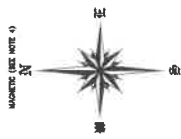
B. Project- Specific Conditions of Approval:

Naples Planning Board Chairman

Date:

Specific conditions of approval for this project are enumerated in Appendix I.

Any of the requirements may be waived by the planning board if it is deemed that because of the special circumstances of the site as long as the burden is upon the applicant and would not adversely affect a building landowners and the general health, safety and welfare of the town. Please note any request for waivers will be requested as part of the application process, and any waivers that are granted must be listed on the final plan.



- NOTES**
1. ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH.
 2. OWNER OF RECORD:
ORIGINAL LOT 10, DIANE C. GEISER & LAWRENCE M. WERRFIELD
BOOK 30712, PAGE 131, TAX MAP U-2, PARCEL 29.
ORIGINAL LOTS 9 & 11: DIANE C. GEISER BOOK 27828, PAGE 157, TAX MAP U-2, PARCEL 31.
 3. ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 4. BEARINGS AND OTHER DATA TAKEN FROM A PLAN ENTITLED: "BOUNDARY SURVEY OF LAND LOCATED ON BAY VILLAGE ROAD NAPLES, MAINE", DATED 11/12/2008 PREPARED BY PATRICK R. CAYER MAINE PLS #2002

**STANDARD BOUNDARY SURVEY
REVISION OF DRAINAGE EASEMENT
OVER REVISED LOTS 9, 10, & 11
"PLAN OF DEVELOPMENT FOR FREELAND KNIGHT"**
BAY VILLAGE ROAD, NAPLES, MAINE 04055

MADE FOR
DIANE C. GEISER
PO BOX 252, NAPLES, MAINE 04055

COMPILED BY
LOST CORNER LAND SURVEYING, LLC
22 CHERRY DRIVE, NORWAY, MAINE 04268
lostcornerlandsurveying@gmail.com 207-748-4630

DATE OF SURVEY: MAY 22, 2019. DATE OF PLAN: APRIL 5, 2021
JOB NO. 19-47, FIELD BOOK 30, DRAWING FILE: GEISER



LEGEND
□ 4"x4" GRANITE MONUMENT FOUND

SPECIAL NOTE
THE INTENT OF THIS PLAN IS TO DELINEATE PROPOSED CHANGES TO THE LOCATION OF A DRAINAGE EASEMENT ORIGINALLY DEPICTED ON "PLAN OF DEVELOPMENT FOR FREELAND KNIGHT ROUTE #302 NAPLES, MAINE", APPROVED BY THE SELECTMAN OF NAPLES, MAINE ON 4/23/1971 AND RECORDED IN PLAN BOOK 96, PAGE 28 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. SAID DRAINAGE EASEMENT AND ALSO SHOWN ON A PLAN SHOWING REVISIONS TO THE DRAINAGE EASEMENT AND ALSO RECORDED IN PLAN BOOK 218, PAGE 248 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

APPROVED BY THE TOWN OF NAPLES, MAINE PLANNING BOARD.

DATE: _____
CHAIRMAN: _____

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED: _____ PAGE _____
ATTEST: _____ REGISTER OF DEEDS

NOW OR FORMERLY OF
PAUL BEVERLY
BOOK 11450, PAGE 45

NOW OR FORMERLY OF
MARLYN MACKAY
BOOK 28253, PAGE 182

BRANDY HIGHTS SUBDIVISION
PRIVATE RIGHT-OF-WAY
PLAN BOOK 123, PAGE 5

NOW OR FORMERLY OF
EDWARD & PATRICIA LIPSON
BOOK 8946, PAGE 242

BAY VILLAGE COMMON AREA
BOOK 4317, PAGE 233

BAY VILLAGE COMMON AREA
BOOK 4317, PAGE 233

LOT 10A
1.36 ACRES+-

LOT 9A
1.36 ACRES+-

(LOT 9)

(LOT 11)

(LOT 10)

April 13, 2021

To Whom It May Concern,

I am proposing a change to the drainage easement on my property, located on Map U-2, lot 29. Currently, the drainage easement is located in the middle of the property, and I am requesting that the drainage easement be changed to the eastern edge. The purpose of this change is to allow construction on the lot. Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Diane Geiser". The signature is written in black ink and extends to the right with a long horizontal stroke.

Diane Geiser