

5/22/2020

Dear Planning Board Committee,

My name is Wendy Aronsson. My partner Adam Nappi and I are currently working with Mr. Richard Dyke to purchase the 75 acres known as the Back Nine, between Rt. 114 and Lakehouse Rd., in the Village District.

Our plan is multifaceted. Every aspect has been thoughtfully considered with fun, fellowship and sustainability at the forefront of each endeavor. We hope to further enhance our community with something that Naples has yet to offer. And while our business resembles no other in this area, our ideas are relatively mainstream and sure to attract the masses. No matter your age, class or demographic, there will truly be something for everyone who happens upon us.

We will start by building an outdoor flea market, where people sell their goods from individual parking spaces. They may sell directly from their trunks or set up tables, tents etc., so long as they stay within the 10' x 20' perimeter. We plan to use the existing entrance on Rt. 114 and two of the existing fields for both customer and vendor parking. We fully imagine this to be a wonderful, unique, day trip experience for all to enjoy. The vendors will be made up of folks selling antique and second hand goods, recurring local artisans and farmers, and a few food trucks to keep you satisfied while you shop. We will install a play structure, so that accompanying kiddos can enjoy a full day of play. We will also offer complimentary golf cart rides between lots, just in case you find more than one can carry.

The flea fair is our main focus at present and for the foreseeable future, though we do see this as an ever evolving venture. Weddings, events, classes and retreats will eventually fall under the umbrella of, "Lazy Acres". We intend to keep a large part of the course "as-is" and hope that those who neighbor us will rest easy knowing that not much will change from their view.

Living on Lakehouse Rd ourselves, we are very familiar with and protective of this gem. We are delighted to have the opportunity to do something that we feel will enrich our community while maintaining the integrity and overall conservation of the land. Growing up a Lakes Region local, many of my summer days have been spent on the Causeway. From playing here as a child to working here as a young adult, I seem to always find my way back to Naples. I left Maine for a decade only to return and raise a family in this very spot. Adam too grew up locally and currently owns/operates a successful business in Raymond. And while he and his expertise are a big part of the overall business, it is I who has held onto this vision for the last fifteen years. The chance has finally arrived for me to bring this vision to fruition and the fates have aligned me with the perfect property. A property that literally sits in my own back yard.

Our desire to bring conscious enjoyment to this area is strong. We are proud of this vision and hopeful that you see what we see. Our greatest objective is to unite a community who share a love for summers in Maine, mindful living and the excitement of a real good find. We hope that our own excitement for this dream shines in all that we do moving forward.

Thank you for your time and consideration.

With Gratitude,  
Wendy Aronsson and Adam Nappi

693-2611

## Sketch Plan Proposal for:

### The Junk in Your Trunk Flea Fair

*at*

### Lazy Acres

We are providing you with a detailed summary of what we would like to do with the existing "Back Nine" between Rt. 114 and Lake House Rd.

We intend to start an outdoor flea market. We will be renting individual parking spaces, where vendors will park their vehicles and "set up shop" directly in their allotted space. We would like to use existing fields for both customer and vendor parking. Our ideas include:

- Use of the existing entrance on Rt 114 with the intention to renovate the two current roads in, to make them easily and safely accessible by vehicles.
- Customer parking (to the right on "Hole 1")
- Vendor parking (to the left on "Hole 9")
- Customer lot will be approximately 175' x 300'
- Vendor lots will be approximately 200' x 425' and 100' x 175'
- The market being held every "Sunny Sunday" (with the possibility of adding Saturdays)
- 1st Sunday of May until the last Sunday of October.
- Opening Sunday, May 2nd 2021
- Hours of operation being 10am - 4pm, with vendors setting up at 8:00am and breaking down by 5:30pm
- A total of 250 (10' x 20') vendor spaces.
- A total of 150 (8' x 10') parking spaces.
- Addition of a wooden play structure for children.
- The use of Porta-Potty's and separate hand washing stations.
- Vendors including a variety of second hand, local artisans, local produce and food truck vendors.
- No sale of firearms, weapons, alcohol or paraphernalia, permitted.

The flea market is our primary focus at present and for the foreseeable future. Our full plan includes the addition of weddings, events and retreats. We are also interested in turning the existing golf cart paths into snow shoe and x-country trails. The plan is extensive and will take a number of years to fully evolve.

- All events and business would be conducted between holes ONE, TWO, THREE and NINE.
- We intend to leave holes FOUR, FIVE, SIX, SEVEN and EIGHT for personal use.

\*I have attached a site map with highlighted areas of interest.

\*\*The holes are incorrectly labelled 1-9. I used the numbers that coordinate with the tax map, in this proposal.

APPROVED BY  
TOWN OF NAPLES PLANNING BOARD

*John R. O'Brien*  
*Robert J. ...*  
*...*

DATE 1/1/95

NOTE: THE PROPERTY SHOWN IN THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON APPROVED PLANS AND PERMITS. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND RECORDS OF THE PROPERTY WHICH APPEAR IN THE RECORDS OF THE PLANNING BOARD. NO PART OF THIS PLAN SHALL BE CONSIDERED AS A COMMITMENT FROM THE CONDITIONS OF THE APPROVAL. IT IS HEREBY SUBMITTED UNLESS AN AMENDED PLAN IS FILED WITHIN THE TIME PERIOD SPECIFIED IN THE PLAN. Reference is made to "Revisions of Plan" and "Maples Golf & Country Club" which this Plan.

- LEGEND**
- IRON PIN FOUND
  - IRON PIN SET
  - ROCK WALL
  - TREE LINE
  - BROOK
  - TREE
  - EDGE OF RUBBLE
  - EDGE OF CART PA
  - EDGE OF DRIVEWAY
  - EDGE OF TRAVEL
  - EDGE OF TRAVEL
  - RIGHT OF WAY
  - GOLF TEE
  - GOLF GREEN

TEST PIT  
State of Maine, Commissioner of  
Highways, Bureau of  
Roads, 1000 State  
House, Augusta, Maine  
04402-1000  
Form 100-100-1  
Rev. 1-88, Page 1

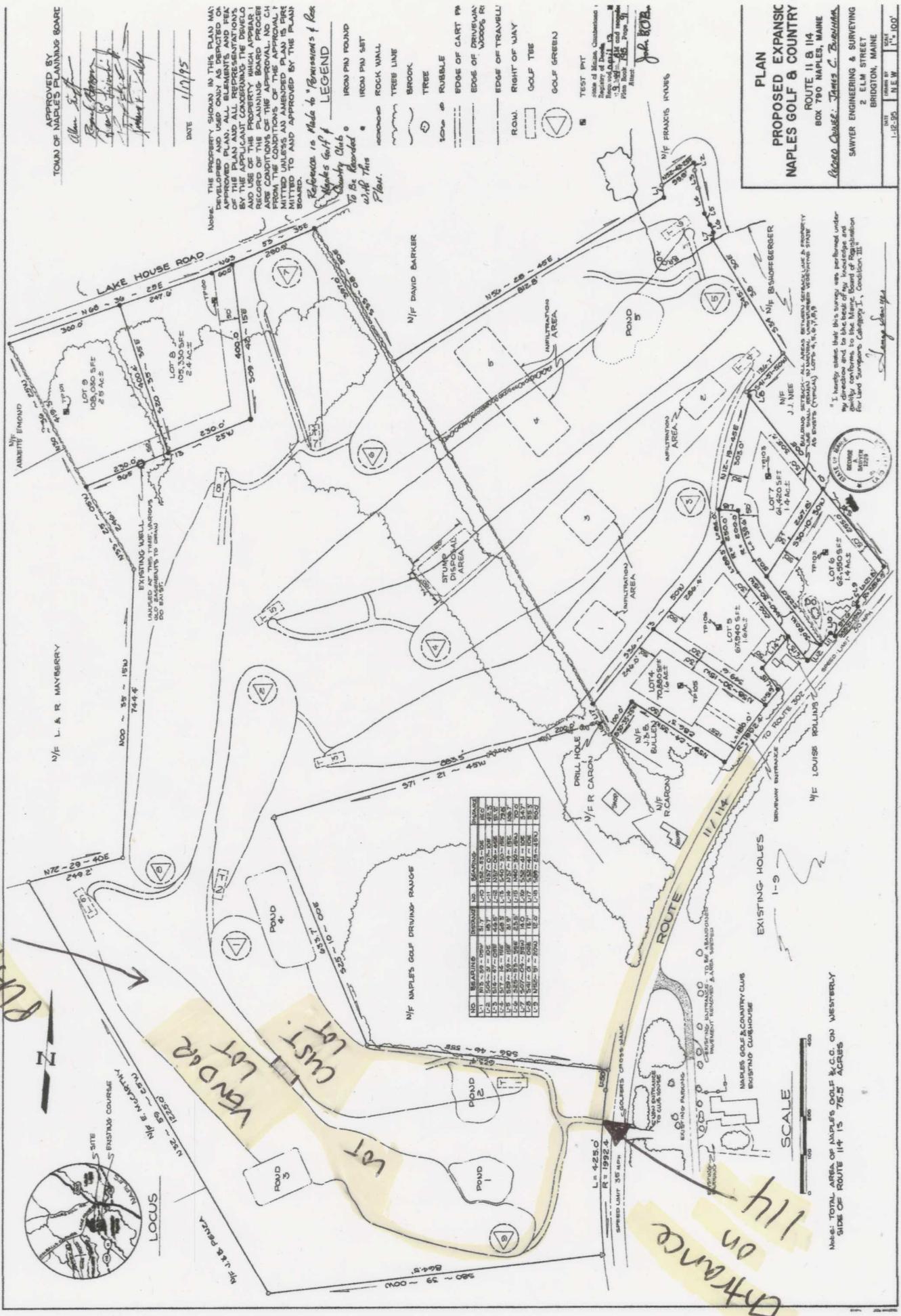
*John R. O'Brien*

**PLAN  
PROPOSED EXPANSIVE  
NAPLES GOLF & COUNTRY**

ROUTE 114  
BOX 790 NAPLES, MAINE

*James C. Sawyer*  
SAWYER ENGINEERING & SURVEYING  
2 ELM STREET  
BRIDGTON, MAINE

DATE 1-2-95  
SCALE 1" = 100'



*Playground*



*Vendor Lot*  
*Cust. Lot*  
*LOT*

*Entrance 114*

I hereby state that this survey was performed under my direction and to the best of my knowledge and belief conforms to the Maine Code of Regulation for Land Surveying, Chapter 25, Section 22.

*James C. Sawyer*

NOTE: TOTAL AREA OF NAPLES GOLF & C.C. ON WESTERLY SIDE OF ROUTE 114 IS 75.5 ACRES