



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: 3/9/21

Owner/Applicant Name: Alan Keefe

Mailing Address: PO Box 1373 Naples, ME 04055

Telephone: 207-693-3075 Email: keefesmarine@yahoo.com

Property Owner: A+K Property Holdings LLC

Property Location: October Rd Map & Lot: U36-011
U36-012

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

Zoning District: Commercial Waivers requested: Remaining Stumps?
A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: _____

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, statutes, and regulation of the Town, State and Federal governments.

Date: 3-9-21 Signature: [Signature]

Fee Schedule:

Advertising: \$50.00 PB Aquatic Structure (non commercial): \$50.00
Fee per abutter: \$7.00 id Review Escrow: TBD

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 PB

Modification of approved plan: \$100.00

Commercial Initial permit: \$100.00

Commercial Annual Renewal: \$50.00

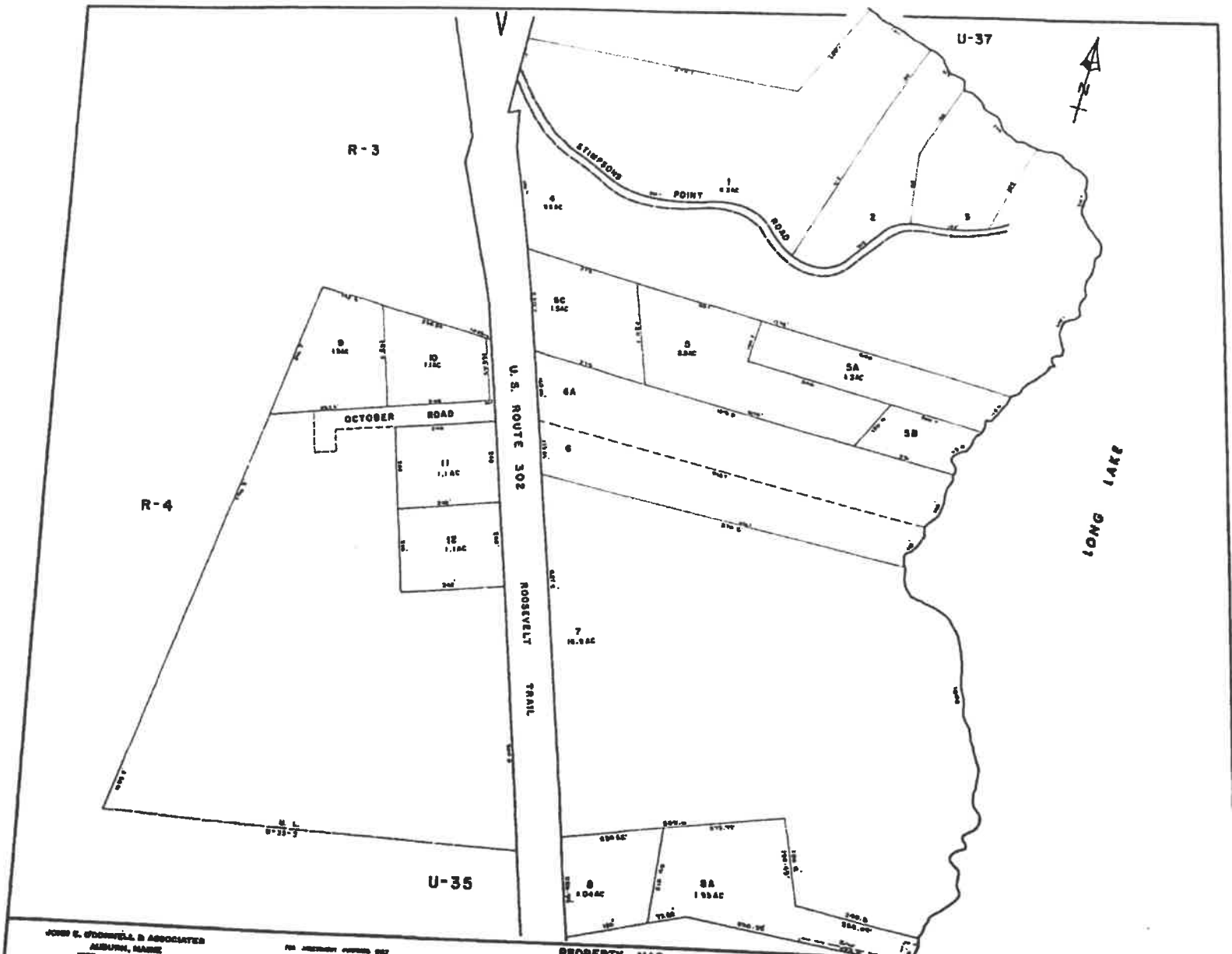
Applicants Total: \$ _____

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.					

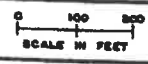
Any of the requirements may be waived by the planning board if it is deemed that because of the special circumstances of the site as long as the burden is upon the applicant and would not adversely affect a building landowners and the general health, safety and welfare of the town. Please note any request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



JOHN E. FROST & ASSOCIATES
 AUGUSTA, MAINE
 1970

FOR INFORMATION PURPOSES ONLY
 NOT FOR PROPERTY BOUNDARIES

PROPERTY MAP
NAPLES, MAINE



U-36

R1302

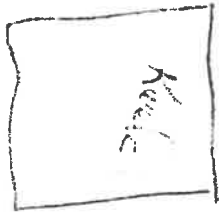
Stump/clear
Pat In driveway

Lot 12

PAVING
SITES
Lot

Lot 11

OUTSIDE



2000

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.

NOT FOR CONSTRUCTION



THIS PLAN SHALL NOT BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF SEBAGO TECH, INC. ANY ALTERATION TO THIS PLAN SHALL BE MADE BY THE CLIENT FOR THIS PLAN APPLICATION.

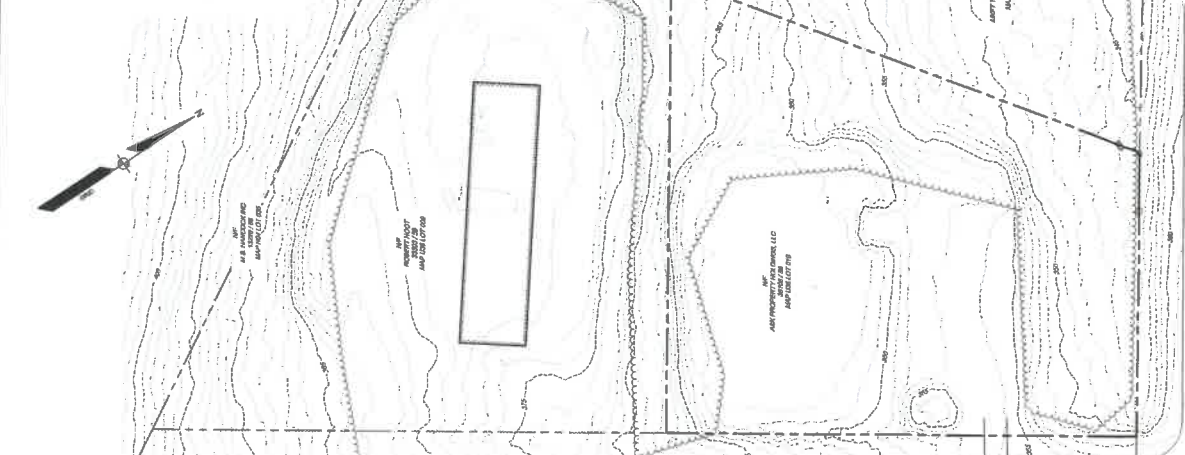
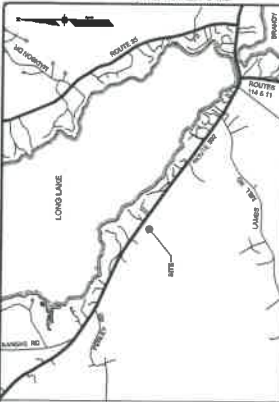
DATE: 10/15/2024
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 PROJECT: [Name]



A & K PROPERTY HOLDINGS, LLC
 KEENE'S MARINE BOAT STORAGE
 OCTOBER ROAD AND ROUTE 302
 SEBAGO, MAINE 04989

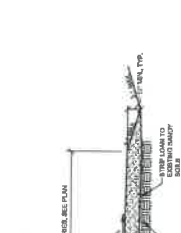
REVISION NO.	DATE	BY	DESCRIPTION
1	10/15/2024	J. [Name]	ISSUED FOR PERMIT

SHEET 1 OF 2



GENERAL NOTES

- THE RECORD DRAWING OF THE PARCELS B & A, TOWN OF SEBAGO, MAINE, LOT 100 BEING SITED JANUARY 2020 AND RECORDED IN THE CADWELL COUNTY REGISTER'S OFFICE IN BOOK 2014 PAGE 542.
- LOCATED IN THE COMMERCIAL DISTRICT AND IS IN THE TOWN OF SEBAGO, MAINE.
- SPACE AND BULK CRITERIA FOR THE COMMERCIAL DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 10,000 SQ. FT.
 MINIMUM FRONT SETBACK: 20 FEET
 MINIMUM SIDE SETBACK: 10 FEET
 MINIMUM REAR SETBACK: 10 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM BUILDING FOOTPRINT: 50% OF LOT AREA
 MAXIMUM BUILDING VOLUME: 100,000 CU. YD.
- BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON PLAN REFERENCE A, TOWN OF SEBAGO, MAINE, LOT 100 BEING SITED JANUARY 2020 AND RECORDED IN THE CADWELL COUNTY REGISTER'S OFFICE IN BOOK 2014 PAGE 542.
- PLAN REFERENCE:



LEGEND

SYMBOL	DESCRIPTION	PROPOSED
---	PROPERTY BOUNDARY	
---	ADJACENT PROPERTY BOUNDARY	
---	ROAD RIGHT-OF-WAY	
---	EXISTING GRAVEL	
---	EXISTING ASPHALT	
---	EXISTING CONCRETE	
---	EXISTING CURB	
---	EXISTING DRIVEWAY	
---	EXISTING SIDEWALK	
---	EXISTING UTILITY	
---	EXISTING FENCE	
---	EXISTING EROSION CONTROL	
---	EXISTING EROSION CONTROL	
---	EXISTING EROSION CONTROL	
---	EXISTING EROSION CONTROL	
---	EXISTING EROSION CONTROL	
---	EXISTING EROSION CONTROL	



U.S. ROUTE 302 (ROOSEVELT TRAIL)

