



Town of Naples

Town Hall
15 Village Green Lane
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(207) 693-6364

May 17, 2023

Patrick Johnson
PLS Professional Services
7 Traditional Lane
Kennebunk, ME 04043

Dear Mr. Johnson,

At the Town of Naples Planning Board meeting on May 16, 2023, the Planning Board approved the application from Windsong Development, LLC with conditions. This approval is based on the written submissions and public presentations from the applicant in support of this application. Please note that in addition to the conditions listed below, the applicant will be required to attend a pre-construction meeting prior to the start of development activities.

MOTION: To approve the Village Way Commercial Site Plan application located at Tax Map U05 Lot 24-01 based on the Findings of Fact and Conclusions of Law from the Planner memo dated May 9, 2023 and the information presented by the applicant May 16, 2023 with the following conditions.

1. The applicant provides the Town with the letter that was sent to the Fire Chief.
2. Existing buffers are retained.
3. The applicant provides stormwater calculations for the drainage basin.

Motion by: Martina Witts
2nd by: Sue Fleck
Vote 5-0

The Findings of Fact below are from the North Star Planning memo dated May 9, 2023 and revised May 16, 2023 based on the meeting.

Regards,

Sam Peikes

Contract Planner

Cc: Naples Code Enforcement (via email)
Brian Calileo, owner (via email)

Findings of Fact

1. Preservation of Landscape

- Tree clearing for the site will be limited to 1.2 acres. Limit of work areas are labeled on the site plan dated April 18, 2023 and revised May 9, 2023.
- Wetland locations are shown on the site plan. An updated wetland survey was conducted March 23, 2023.
- Wetland impacts to the site total less than 4,300 square feet.
- The project is located within the watershed of Brandy Pond and will require a DEP Stormwater Permit by Rule.
- The applicant sent a letter to MDIFW May 2, 2023 regarding the presence of natural communities and significant wildlife within the project area.

2. Buffers and Landscaping

- A “no cut” buffer is proposed within the front and side setbacks.
- The existing trees will screen the property from Route 302 and Village Way.
- No 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 has attached building design drawings with dimensions. in the application submission.

4. Vehicular Access

- Access to the site will come from Village Way 50-foot-wide access easement off Route 302.
- The project is not anticipated to generate over 100 trips in the peak hour and will not require a DOT Traffic Movement Permit.
- The project is anticipated to generate minimal traffic; roughly 4-5 trips per day.

5. Parking and Circulation

- The development includes seven parking spaces and one handicap parking space.
- Snow storage areas are labeled on the site plan dated April 18, 2023 and revised May 9, 2023.

6. Stormwater Management

- Existing drainage flows towards Route 302 and the Crooked River.
- Stormwater runoff from the site will be directed towards the detention basins shown next to the parking area.
- The applicant will need to provide drainage calculations to ensure the detention basins are sized appropriately to accommodate stormwater runoff leaving the site.
- The development will contribute less than 20,000 square feet of impervious area and is located in the watershed of Brandy Pond. The applicant has applied for a DEP Stormwater Permit by Rule.

7. Utilities and Public Safety

- The commercial buildings will be served by well and septic. The proposed well and septic locations are shown on the plan.
- The applicant has attached test pit logs conducted by Longview Partners LLC dated March 23, 2023 that shows soils are adequate for siting septic.
- The applicant will need to obtain a plumbing permit from the Code Enforcement Officer before the septic systems are installed.
- The buildings will utilize the existing power lines from Route 302. All overhead utilities and power lines are labeled on the site plan dated April 18, 2023.
- Per Section 9087.d. the new buildings will need to be equipped with an approved fire alarm system.

8. Exterior Lighting

- No lighting is proposed for the buildings or 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

- A 4 by 10-foot free-standing sign is proposed off Route 302. The sign location is shown on the site plan dated April 18, 2023.

11. Municipal Services

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

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/will not**~~ be provided as part of the overall site plan design and integrated into building arrangements, topography, parking, and buffering requirements. **(N/A)**
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/will not**~~ be directed downward with full cut-off fixtures. **(N/A)**
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.