



MEMORANDUM:

Date: November 26, 2024
From: Kathy Tombarelli, Municipal Planner
To: Naples Planning Board
Kathy Eddy, Assistant to Code Enforcement & Planning
CC: Michael Currier
Re: Signature of Final Plans: Village Way Commercial
Development – Windsong LLC. Lot #1 of a Minor Subdivision
on Route 302, CCRD Plan Book 212, Page 243.

Applicant: Michael Currier

Owner: Windsong Development LLC.

Location: Roosevelt Trail

Tax Map Number: Map U05, Lot 24-01

Zoning: Commercial

Submittals:

1. Site Plan Sheet 1 prepared for Michael Currier, Windsong Development, LLC. In your packet the plan is stamped as Preliminary. That has been removed from the full-size plan prepared for signature.
2. Notice of Decision dated May 17, 2023, from NorthStar Planning.
3. Letter from Fire Chief dated May 30, 2023.

Status of Application:

1. The applicant requested to be on the December 3, 20, 2024 PB agenda on November 15, 2024.
2. Per Section 908 Expiration of Approval, the applicant has until May 30, 2025 (2-years), to substantially start this project or it will become null and void.

Conditions of Approval:

1. The applicant provides the Town with a letter that was sent to the Fire Chief: *The applicant has provided the response letter from the Fire Chief. **The applicant should work with the Fire Chief concerning the required fire alarm, separation, and the Knox Box access to those buildings.***
2. Existing buffers are retained: ***A no-cut buffer is shown along Route 302 and Village Way. The boundary between the subject lot 1 and lot 1A is primarily wetland and will remain in its current state.***
3. The applicant provides stormwater calculations for the drainage: ***At the time of this memo, I have not received the stormwater calculations. Is this something the Board is requiring before signature, or could this condition be added to the face of the signed plan and be reviewed by Staff?***