

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, April 7, 2008 – 7:00 pm**

Jim Allen called the meeting to order at 7:00 pm. Also present were Florence Mayberry, Kevin Rogers, Mark Clement, John Thompson, Boni Rickett, and Barbara McDonough.

The first order of business was an application for an amendment to a dock plan located on Roosevelt Trail and shown on Naples Tax Map U01, Lot 4 submitted by Naples Casino Inc. Mrs. Rickett stated the applicant would like to table the meeting until May 5, 2009. Mr. Thompson made a motion to table the item. Mrs. Mayberry seconded the motion. All were in favor.

The next order of business was an Application for Site Plan Review for a 24x30 square foot garage and a deck on the front of the building for property located at 894 Roosevelt Trail and shown on Naples Tax Map U25, Lot 17 submitted by Gazebo Tees. Henry Turcotte was present and stated he wanted to build a 24x30 garage on the backside of the building, it would be about 10 inches higher than the addition. The building would have the same look as the rest of the buildings on the property. He hoped to use the building in the winter for vinyl. He said no additional parking would be added and trucks would be able to drive around the building to unload. Mr. Turcotte said the deck would run along the front of the main building, which is about 50 feet long. It would come out about 8 feet. Jack Donovan abutter asked if there was a height restriction in the Village District. Code Officer, Mrs. Rickett said yes, the proposed building is located in the Shoreland Zone and the height restriction is 35 feet. Mrs. Rickett stated she did the math and his calculations are under the 35-foot height restriction. Mr. Roger asked Mr. Turcotte how close to the property line would the building be? Mr. Turcotte stated the setbacks are 10 feet but he is at least 20 feet away from property lines. Mr. Rogers encouraged Mr. Turcotte to be consistent with the look of the building and maybe shutters would be a good idea on the backside as well. Mr. Turcotte said he would put shutters up on the backside so it looked like the front of the buildings. Doug Bogdan, asked Mr. Turcotte if this would be a living area? Mr. Turcotte said no, storage and work area only. Mr. Bogdan asked if imperious soil surface would be increased. Mr. Turcotte said no the lot is already paved.

Mr. Allen made a motion to accept the application as presented with a restriction that the new building can be no more than 2 feet taller than the existing 20x28 garage and a motion to accept the request to build a 50 x 8 foot deck on the front of the existing main building. Mr. Thompson seconded the motion. All were in favor.

Other business as appropriate. Miss McDonough, Secretary informed the Board they have meetings on April 21st, April 23rd and May 5, 2009.

Mr. Thompson made a motion to adjourn the meeting at 7:28 pm. Mrs. Mayberry seconded the motion. All were in favor.

Respectfully Submitted,

Barbara McDonough
Secretary