

**TOWN OF NAPLES  
PLANNING BOARD  
MINUTES  
Tuesday, July 21, 2009 – 7:00 pm  
Municipal Offices Building**

Jim Allen called the meeting to order at 7:00 pm. Also present were Kathy Sweet, Larry Anton, Florence Mayberry, Rick Seeley, John Thompson and Code Officer Boni Rickett

First order of business. Elect Officers. Mrs. Mayberry made a motion to appoint Mr. Allen as the Chairperson. Mr. Thompson seconded the motion. Mr. Allen made a motion to appoint Mr. Thompson as the Chairperson. Mr. Anton seconded the motion. All were in favor. Mr. Thompson made a motion to appoint Mr. Rogers as Vice Chair. Mr. Allen seconded the motion. All were in favor.

The next order of business was to read and review the minutes of June 16th, 2009. Mrs. Mayberry made a motion to accept the minutes as written. Mr. Allen seconded the motion. All were in favor. All were in favor.

New Business:

- A. 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. Mr. Meeker and Mr. Osbourne were present and representing Naples Casino Inc. He stated the old gangplank section of the dock is not changing and the new square footage would be 2,100; a combination of new and old dock sections. Mr. Meeker said they would like to increase the size of their commercial docks by 268 square feet and also modify a condition previously placed on the dock system many years ago, which stipulated how the dock was to be used, how many boats could be there and a qualifying description of what could dock there. Mr. Meeker explained they would like to use the dock as a commercial dock. Mr. Anton suggested stating what type of business use in the motion. Mr. Thompson made a motion to approve the 268 square feet of additional dock space as well as modifying the language of usage to; docking of boats and rental boats; water sports; and restaurant dock parking for Rick's Café. Mr. Anton seconded the motion. All were in favor.
  
- B. Continuation of an Application for Boat Rack Storage for property located on Roosevelt Trail and shown on Naples Tax Map U02, Lot 23-24 submitted by Daniel P. Craffey. Mr. Craffey was present and explained he had originally submitted an application for 2 boat storage buildings but since that time Moose Landing purchased a storage building in Bridgton and proposes one boat storage building. The building would be 500 x 60 square feet and hold 300 boats. Mr. Craffey also stated he has complied with all the conditions previously asked of him from the board and has DEP approvals. He is seeking preliminary approval from the board tonight. Mr. Seeley asked Mr. Craffey if he had obtained a letter from the Fire Chief. Mr. Craffey said the Fire Chief called the Planning

Board Secretary, Barbara McDonough. He said he would follow up and get something I written.

Mr. Rogers felt he could not give his blessing on this project as presented because the aesthetics of the building did not fit into the overall character of Naples. Mr. Anton agreed it seemed intrusive for a lakeside building. Mr. Craffey disagrees and said he is often praised for the look of his marina. Mr. Anton asked if he planned on doing additional landscaping around the building. Mr. Craffey said he is constantly doing landscaping to improve the property and would be open to suggestions. Mr. Allen suggested a site walk. Mr. Craffey agreed to a site walk on Tuesday, August 11, 2009. The board asked him to have a crane in place for height viewing and also to have the boundaries clearly marked.

Mr. Rogers said he would be in favor of a site walk but again could not support a stick-built storage building in that area. Mr. Craffey explained the building would be colonial clapboard and cream in color, similar to the buildings across the street at Tony's Foodland. He has no intention of cutting any trees.

Collin Holmes of LEA was present and stated in his opinion this project would greatly increase the amount of boat traffic on Brandy Pond. He felt because valet boating is not regulated it could be potentially damaging to the environment. Mr. Craffey said there is very little impact to the pond because this as most boaters leave Brandy Pond and explore Long or Sebago Lake. Mr. Collins asked if a violation notice issued to Mooselanding has been satisfied with the Code Enforcement Officer. Mr. Craffey stated that issued had been resolved. Mr. Craffey explained at this point he has no intentions of a valet service but he certainly reserve the right to do so.

Members of the public audience spoke out. All seemed to have issues with the amount of boats in the field, parking issues and would like to see valet boat service limited to a certain number of boats going out per day.

Mr. Craffey stated he had completed all items address on Mr. Seeley's completeness review. Mr. Anton asked if Mr. Craffey was requesting a waiver for listing of wells and septic. Mr. Craffey said no and was advised to show them 150' outside of his boundary lines.

Mr. Seeley asked if MDOT would need to be consulted for access onto Route 302. Mr. Craffey said they were notified and there is no further requirements.

Mr. Seeley asked if DEP applications were approved. Mr. Craffey said yes they were.

Mr. Allen stated a motion and a second on the table for a site walk. All were in favor.

- C. Continuation of an Application for a mobile home park subdivision for property located at Olde Village West and shown on Naples Tax Map U5, Lot 24-2 submitted by Kerri Rose LLC.

Mr. Bill Hoffman, Project Engineer and Mr. Connelly were present. Mr. Hoffman said at the last meeting they had three requirements to meet. They were.

1. MDEP application & permit.

2. DHS – water supply and preliminary well application
3. DHD – final water supply and well application

Mr. Hoffman explained at the last meeting there was some confusion as to whether or not subdivision review needed to be completed. Mr. Hoffman said this project is a mobile home park but was originally part of a 4 lot subdivide so it does need subdivision review but he is confident they have meet all of those conditions.

Mr. Hoffman said Mr. Connelly does not own any property within 500' of this project. At least 2 trees will be planted per home during. A line of credit will be presented to the CEO before construction will begin. The project will be done in 3 phases. A permit is now pending at DEP and a Public Hearing with DEP is has been scheduled.

Mr. Anton asked if the project land was over an aquifer. Mr. Hoffman said no.

There was question from the Board regarding open space. Mr. Hoffman was unsure if a mobile home park needed to set a side an open space area.

Mr. Allen said if this is a 22-acre project. 2.2 acres should be designated open space.

Mr. Sweet asked if they will be paving or asking for a waiver. Mr. Seeley said it was unclear what specifics in the Mobile Home Park or subdivision needed to apply.

Mr. Allen explained they need a legal opinion from the town attorney before proceeding. Mrs. Rickett said she would follow up with this.

Item was tabled.

Sign Notice of Decision were signed for:

1. Gazebo T's U25, Lot 17 – To build a 24x30 foot garage and a 50x8 foot deck on the main building. Approved on 4-7-09
2. Oani – SC Partners, LLC R01, Lot 4 – Modification of Condition of Approval approved 4-21-09
3. Naples Golf & Country Plan Modification. Approved 4-21-09
4. Frisch/Shane Dock Plan over 600 square feet – Approved on 5-5-09.
5. Maine Blues Festival Outdoor Entertainment Permit – Approved 5-19-09.
6. Songo Locks Sand & Gravel – Addition of Use- Approved 6-16-09.
7. Julie Tenczar- Outdoor Entertainment Permit – Approved 6-2-09.
8. Polanza Minor Subdivision – Approved – 6-16-09

Adjourn Meeting.

Respectfully Submitted,

Barbara McDonough  
Secretary