



Town of Naples
Town Hall
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TOWN OF NAPLES

**PROPERTY PLANNING COMMITTEE
MINUTES
Wednesday January 27, 2010 – 7:00 pm
Naples Fire Station**

Greg Reinhard called the meeting to order at 7:00 PM.

Other members present were Penn Wooster, Amy Pond, Frank Kitchenka, Rick Paraschak, Dana Parmelou, Mark Smith, Corey Chaplin, Ephrem Paraschak, Jennifer Schaeffer and Charlie Ahern. Also attending was Jim Davenport from Long Lake Marina.

The minutes of the January 13th meeting were approved with corrections.

Rick showed a plot plan of the Kent Landing property with proposed locations of buildings and a boat launch facility. Rick explained that Craig Barter was temporarily unavailable due to health problems. The changing room building is proposed to have 4 changing rooms and 2 bathrooms. It would be possible to convert some changing rooms to bathrooms in the future, if required. Rick also proposed that the vehicles' access and egress from the site be separated to facilitate traffic flow. He proposed that the present beach entrance and an existing curb cut next to the existing house be used. The committee agreed with this proposal and that that traffic moving across the property would not be desirable.

Jim Davenport raised a number of questions concerning possible milfoil infestation, runoff contamination, traffic flow and cost of the project.

Frank showed the committee a plot plan of the state's Long Lake boat launch in Bridgton, and how that layout could be used on our property. He also read a letter from George Powell, State Director of Boating Facilities offering their "professional advice" if required. Jim Davenport asked if there would be public access to the facility and was assured that the committee's goal is to restrict access to Naples taxpayers.

Rick explained that any funding requests would have to be presented to Town Meeting.

Greg provided a detailed description of the currently available septic system. He explained that since it was designed for a house with a limited number of probable users, it most likely would not be approved for usage by 200-250 people a day.

The committee then discussed the steps to be taken to prepare the site for swimming. It was decided that a permit request should be submitted to the DEP to remove the large cement dock and about 40 ft. of existing

retaining wall in order to return the beach to its original state. Greg agreed to visit the site with Rick in order to ballpark the cost of the proposed work prior to going out for bids.

Greg and Frank presented a suggestion from the Muddy River Snowmobile club to relocate their clubhouse to the Kent Landing property. It is presently located in Edes Falls on a discontinued trail, i.e. no access by snowmobiles. At Kent Landing, the club would allow general usage such as year round to sell snack foods and in the winter as a warming hut. It also would be easily accessible by club members in the winter as Long Lake is one of the busiest snowmobiling areas in town. . The building is in excellent condition and could easily moved to the site.

A request was made to ask the Town's Recreation Director to attend the next meeting to review current plans with the committee and determine any needs that may have been overlooked.

It was also determined that at some point in the future, the committee would like to invite a representative of the Department of Conservation, Boating Facilities Division to a meeting to discuss the proposed boat launch facility.

The next committee meeting will be held at Naples Town Hall, small conference room, on Wednesday, February 10, 2010 at 7:00pm.

The meeting was adjourned at 9:09 pm.

Respectfully submitted,

Frank Kitchenka, Secretary