

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, January 7th, 2014 – 7:00 pm
Municipal Offices Buildings**

Larry Anton called the meeting to order. Also present were John Thomson, Kevin Rogers, Barbara Adlard, Code Enforcement Officer Renee' Carter, and Recording Secretary Kate Matthews.

Owens McCullough went over the application for the new Dunkin' Donuts building to be built at 377 Roosevelt Trail found on Naples Tax Map U04, Lot 3. He explained that the current building on the lot would be torn down, and then a new building specifically for Dunkin' Donuts would be constructed. There would be a drive thru queue wrapping around the parking area to optimize space, and a gravel parking area that would be available for larger vehicles with trailers and boats during the warmer months. Right now they are in the process of having a traffic movement permit reviewed by DOT. There was a meeting with DOT between the board and representatives of Dunkin' Donuts which resulted in a couple of changes that were made on the plans. At that meeting the roadside sign was in the right of way, so that needed to be moved back. Also, all cars in the parking area would need to exit from the entrance side exit rather than the drive-thru exit. According to the data collected there will also need to be a left turning lane constructed before opening. The owner of the franchise is hoping to get construction started this winter and is looking forward to open in the Spring.

The exterior lighting for the building will be shielded and directed downward to prevent sky glow. Mr. McCullough spoke to the corporate office to make sure that the signage would meet the requirements of the Town Ordinance. Rosanna Francis also attended the meeting on behalf of the owner/developer of this Dunkin' Donuts building. She explained that the exterior signs are usually internally lit and that is not only because it is the brands standard sign, but Dunkin' Donuts also considers it to help potential customers see the building ahead of time so their reaction time would not be a safety hazard. Kevin Rogers reiterated that he preferred signage to be externally lit in order to maintain the character of Naples. He wanted to let the company know his preference for the town, not that he could make them change the sign, but just to give them a different perspective. Doug Bogden voiced the idea that perhaps there could be a compromise of the signs on the building being internally lit, and the sign by the road being externally lit.

Mr. McCullough informed the board that there would be a 40' wide easement paved to the lot left of the site, ready to conjoin the two lots, once another commercial building is built there.

Mr. Anton went over individual requirements of the ordinance with the members of the board, so that every aspect of the project was considered before voting on the application. Every point brought up that was applicable was passed.

The board let the representatives know the conditions of approval. The first was to have a trail area, determined by the snowmobile club and the owner of the property, available to the snowmobilers on the lot. The second condition was to provide an access to a right of way for the abutting lot on the left. The last condition was that the building could not be occupied until the business complied with all DOT conditions and met all state, federal and local laws. John Thompson motioned to approve the application. Barbara Adlard seconded the motion. All were in favor.

Next on the agenda was a public hearing and possible final approval for a minor subdivision located at the 34 Wiley Road, shown on Naples Tax Map R11, Lot 11 submitted by Carol and Dean Wiley. Tom Smith spoke on their behalf, stating that all the lots in question used to belong to Vivian Wiley. Recently the people who bought the house lot were interested in buying the lot behind it, and a neighbor across the street is interested in buying the field, which would split the property into three lots, thus making the area a minor subdivision. Mr. Smith explained that it would have very little impact on the community. There would be no more than two more houses added to the area and the soil and lot sizes would be sufficient. Mrs. Carter wanted to know where the right of way to the back lot would be. Mr. Smith informed her that the back lot was to be combined with the owners of the front lot, making it one large lot. Mrs. Carter stated that if for some reason the right of way came into play again, then the subdivision would need to be amended.

Mr. Anton reviewed the requirements for a minor subdivision with the board. The subdivision would need to be named. The owners decided on Land of Route 35 and Wiley Road. All of the other requirements of the ordinance were met, or not applicable.

The board decided on a condition of approval. The back lot must be adjoined with front lot, or the owners would need to come back before the board to have the subdivision amended. Larry Anton motioned to approve the subdivision. Barbara Adlard seconded the motion. All were in favor.

The next order of business was to review a sketch plan submitted by John Marston for a towing operation and future discussion of property located at 212 Roosevelt Trail, Map U05, Lot 21. Mr. Marston owns 3.5 acres at that address and had been to the planning board years ago for approval of commercial use for the logging aspect of his business. Now he has expanded that business to include temporary storing of vehicles that had been in accidents, etc. He said that each individual vehicle towed there would not usually stay on his property longer than a week. However, it was found that when the commercial use was originally approved, there was only a small portion of the property was to be used, and now much more of the lot is utilized for that purpose. He needs to use that space in order to efficiently run his new business. Renee' Carter explained that another use of the property would need to be approved before continuing the new business. Mr. Anton informed Mr. Marston that he would need to get a plan together showing the total impervious surface of the lot. Mr. Anton and Mrs. Carter agreed that upon utilizing more of the lot there would need to be some time of screening or fencing to add a buffer between the commercial lot and the residential lot behind it. Mr. Marston said that he is

planning on eventually trying to combine the lot behind it to create a larger commercial area. Mr. Rogers said that it would make sense to just go ahead and get that lot approved for commercial use now if that is the future plan, so he would not need to come back later in front of the board and start the process all over. Mrs. Carter clarified that at the next meeting Mr. Marston would have to present what is there currently versus what was approved previously. Also, if there will be a containment area for the vehicles stored there, the board would need to know whether or not that area would be able to contain the different chemicals that may leak from the vehicles so it would not seep into the water supply and soil. Mr. Anton said the first thing that would need to be done would be to get the back half of the lot converted to commercial use. Mrs. Carter explained that the lot is already in violation and before any more cars are towed to the area, the business needs to cease, and only operate according to the approval of the last planning board meeting where the lot was limited to a much smaller area than what is being utilized. It was asked if it would be smart to do a phosphorus study not only on the current lot in question, but also the lot that would be considered for commercial use in the future. Renee' Carter said it was a good idea to get studies of both lots at the same time.

The last order of business was to approve the minutes from the December 3rd meeting. Barbara Adlard motioned to accept the minutes as written. All were in favor.

There was no other business. Meeting adjourned.

Respectfully submitted,

Kate Matthews
Recording Secretary