

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, December 3rd, 2013 – 7:00 pm
Municipal Offices Buildings**

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

Jim Allen made a motion to pass the October 29th, 2013 minutes as written. John Thompson seconded. All were in favor.

Owens McCullough attended the meeting as the representative for Dunkin' Donuts. He had prepared the application for the meeting and went over the details. He explained that the drive-thru lane would be in a separate area from the parking. Employees also would have their own parking lot behind the drive-thru area. There would be a large parking area off the right for summer traffic with boats and trailers. He had talked to the franchise owner and assured the board that the portion of the snowmobiling trail that was on the lot would be open and usable for the public in the winter. There is already a suitable well in place, it is a public water supply system with over 25 users a day, the only thing that will be replaced is the water line to the building, as they will be tearing up the area that it is located under. They will still maintain the same basic drainage patterns that were already in place. There will be an extra area paved that will be used for deliveries from tractor trailer trucks, so there will be no issues. A traffic movement permit has been filed through DOT and they are still waiting to hear back from that.

When it comes to the design of the building, it will look more residential than commercial. It will have clapboard siding and dormers. The lighting in the parking area will be recessed pole lighting, and the building will have down cast lighting both of which are non-invasive.

There was a discussion about the signage. In the plan, the sign was too large according to our ordinance that each side could only be a maximum of 64". Mr. McCullough said that they would make the changes. He said their normal signs are internally lit and that is what they were planning on putting up. Kevin Rogers said that since they would have to make a custom sign for this particular project, that he prefers it would be externally lit.

Mr. Rogers also stated that the application submitted by Dunkin' Donuts should be a model for all other applicants, and if others applications are incomplete, they should not even be considered by the board.

There was a discussion about the entrance having a connected exit. Mark Clement did not like the idea of it being there, and thought the plan would be better with only one exit area. John Thompson voiced his opinion that DOT would have the ultimate decision on the layout of entrances and exits. Mr. Rogers believed it would be important for the board to voice their opinion at the meeting with DOT. Mr. Anton had the idea of drafting a letter to DOT stating their opinions and reasoning behind them. Barbara Adlard thought that it would be important to at least hear something from DOT before drafting the letter, so that way the board could respond effectively. Owens McCullough said he would speak with DOT, and see if they would be willing to hold the meeting at the Naples Municipal Offices, so that the board could attend as well.

Larry Anton asked Mr. McCullough what the plans were as far as telephone and electric lines. He stated

right now they are across the road, so they will bring them over Route 302, and then place them underground at the lot.

There will be a letter needed from the fire chief approving the plan for the next meeting. Renee' Carter said she would make sure it would be ready.

Dunkin' Donuts will landscape the lot after construction. There are plans for 2" caliber trees that will reach a height of 16'. The owner will be sure to have colorful annuals and perennials planted seasonally as well.

Mr. Clement wanted to know the what the hours of operation would be. He was concerned if it would be open 24/7. Mr. McCullough said he would check and get back to us.

Larry Anton reviewed that the sign could not be larger than 64" per side and that we would need to find out when and where the meeting would be done for DOT. The next Planning Board meeting would be the public hearing, and hopefully approval of the plan, depending on DOT's decision.

Meeting adjourned.

Respectfully Submitted,

Kate Matthews
Recording Secretary