

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, April 17, 2012 – 7:00 pm
Municipal Offices Building**

Larry Anton called the meeting to order. Also present were Kevin Rogers, Jim Allen, Kathy Sweet, John Thompson and Boni Rickett.

First order of business; Larry appointed Kathy as a voting member.

The next order of business review and approve the minutes of November 1st, 2011. John made a motion to approve the minutes. Kathy seconded the motion. Motion passed. Jim made a motion to approve the minutes of December 20, 2011. Larry had one correction in the second paragraph, add "Buffer area" after Shoreland Zone. Kathy made a motion to approve the minutes as amended. John seconded the motion. Motion passed.

The next order of business was an application for an Outdoor Entertainment Permit for the Maine Blues Festival, submitted by the Maine Blues Festival LLC. Larry told the applicant last year the Board requested a complete application and once again, a partial application was submitted. He said it was important to know what abutters would be affected by the venues. Kent Uicker, Blues Festival Committee handed out a list of venues. Kevin said he agreed with Larry and said it was the Boards duty to make sure the safety, health and welfare of the community was taken into consideration. The event starts on Friday and ends of Sunday. Mike Bray, Blues Festival Committee said the only venue that exceeds the 9:00 pm, is Friday evening on the Songo River Queen II. Alcohol will be served only at establishments that have a liquor license. Kevin said porta potties are provided by the Town of Naples. The Blues Festival Committee (BFC) supplies security guards and the Cumberland County Sheriff's Department is aware of the event and usually provides additional coverage. Crossing guards are provided by the BFC to help with traffic control. Additional parking is provided by the Town of Naples at the Town Office and beach areas, there is also parking at Songo Locks School, Crooked River School and Lake Region High School. Jim made a motion to approve the application with venues and hours as presented. John seconded the motion. Kevin abstained. Motion passed. 4,0,1.

An application for Minor Site Plan Review, for property located at 327 Roosevelt Trail and shown on Naples Tax Map U4, Lot 5, submitted by The Galley Restaurant. The applicant was present and stated they want to build a 25x8 deck off the back of the restaurant. Larry said he received a phone call that there was a stream located within 75' feet of the building. After checking the Shoreland Zoning Map it was determined this was not a stream as it did not exist on the map. The applicant said the purpose of the deck was to provide a waiting area for customers. Kathy reminded the Board Mike Mason had come before the Board a few years ago with a similar request and it was granted. At the time of approval a complete application was submitted, all soil testing and Fire Chief approvals were submitted. John made a motion to approve the application as presented. Jim seconded the motion. Motion passed.

Review and sign Findings of Fact for Allen Land Co., LLC approved November 1st, 2011. Tabled.

Review and sign Findings of Fact for Gazebo Tees, approved November 15, 2011. Signed.

Review and sign Findings of Fact for Kathy & Carl Sweezey, approved November 15, 2011. Signed.

Other business: Larry said he had approached the Board of Selectpersons and asked them to instruct the Ordinance Review Committee to revise the Site Plan Review Ordinance. He felt there was a loop hole in the Change of Use section. He explained a business may not trigger Planning Board review when an accessory use is added; such as a gift shop to a restaurant or a bar to a marina. The Selectpersons agreed to have the Ordinance Review Committee review this.

Kathy made a motion to adjourn the meeting. Motion was seconded. Meeting was adjourned.

Respectfully Submitted,

Barbara McDonough
Secretary