

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, August 2, 2011 – 7:00 pm
Municipal Offices Building**

Larry Anton called the meeting to order. Also present were John Thompson, Jim Allen, Mark Clement, Kathy Sweet, Jeff Juneau, Boni Rickett, Code Officer and Secretary, Barbara McDonough.

First order of business to approve the minutes of July 5th, 2011. John made a motion to approve the minutes as written. Jim seconded the motion. Motion passed.

The next order of business:

An informative meeting for a proposed supermarket for property located on Roosevelt Trail and shown on Naples Tax Map U02, Lot 24 submitted by D.P.C. LLC. Larry informed the public this is not a Public Hearing this is an informative meeting between the applicant and the Board. All questions from the public should be directed to the Chairman and he will determine if he will ask Mr. Craffey the question. He also urged the board to follow Planning Board protocol and not use personal opinion in this matter.

Dan Craffey, property owner and Tom Dubois, project engineer were present. They are proposing a 260 x 140 foot (36,000 square) shopping center. The shopping center will hold a supermarket and have other retail spaces available. Hannaford has expressed interest in the project. All stores would be retail; he did not anticipate any restaurants. Parking will be approximately 167 spaces with amply employee parking spaces (approximately 30-35 employees) located in the rear of the building. There will be a path from waters edge to shopping center allowing for boaters to shop. A docking system will be added to accommodate the boaters. Picnic tables and lighting will be added along the pathway. Mr. Craffey hopes to have the shopping center open for business in 2 years.

Currently the project is under review with Maine Department of Transportation and Maine Department of Environmental Protection.

Mr. Craffey would be separating his 2 lots at this location and who would be responsible for the retaining pond. Mr. Craffey said yes, he would be splitting the lots and the retaining pond would be the responsibility of the owner of the lot. A new pond would be installed for the supermarket and would probably be located behind the store. Mr. Craffey said he would have to file an amendment with DEP for the current pond. The project is located well outside of the Shoreland Zone (by approximately 400+ feet).

The board explained the design of the building would need to fit the character of surrounding buildings.

Concerns from abutters; noise, pollution, landscape, protecting local businesses.

Mr. Craffey said he would not disturb the tree buffer and if needed would plant more trees. He stated currently he treats all the runoff from The Umbrella factory shopping plaza and the bank. Mr. Craffey said he goes over and above to ensure the environment is protected and stated he has been told by DEP the water quality at his marina is outstanding. Dan stated he is also a local business and should be treated as such; Naples is a free enterprise town and nothing in the Naples Ordinances state there can only be one grocery store. He also said studies indicate Naples is one of the fastest growing towns in the State and believes many residents currently shop out of town due to local price gouging, he would like to offer year round fair pricing and fresh product selection. He ensures the board his shopping center will fit the character of the town and actually will look better than the standard.

Rick Paraschak, Selectperson and Naples Fire Department encouraged Mr. Craffey to participate and add to the fire suppression system currently being installed by the Town of Naples and MDOT.

Mr.. Craffey thanked the board and said he would present an application after more studies have been done.

Other business:

Finding of Fact for:

1. Naples Golf Course, Major Subdivision – Jim made a motion to sign the finding of fact. John seconded the motion. Motion passed.
2. RAD Jetski – Outdoor Entertainment – John made a motion to sign the findings of fact. Mark seconded the motion. Motion passed.
3. Konisberg – Dock Expansion – Jim made a motion to sign the findings of fact. John seconded the motion. Motion passed.

Larry reminded the committee they have taken a pledge to the community and to the Planning Board, members cannot pick and choose meetings that only interest them. If a member does not attend at least 65% of the meeting they can be asked to resign from the committee. Attendance will be taken at future meetings.

A motion was made to adjourn the meeting.

Respectfully Submitted,

Barbara McDonough
Secretary