

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, March 1, 2011**

Larry Anton called the meeting to order. Also present were Jeff Juneau, Kevin Rogers, John Thompson, Boni Rickett and Secretary Barbara McDonough.

First order of business to approve the minutes of November 16th, 2010. Tabled.

The next order of business was an application for a major subdivision for property located at U24, Lot 2 submitted by Naples Golf and Country Club. George Sawyer, Allan Faraday and Warren Dyke were present. George Sawyer, Engineer for the project explained this is a one lot subdivision on the golf course between the 1st and 2nd green. Soils test were done last year when a lot was created. Soils test were handed out in the Planning Board packets. George is meeting with DEP on Friday. There are phosphorous allocations left and they will be noted on the final plan. Under drain swales will be installed to handle runoff phosphorous. Fairway Drive will become part of the existing road association and an easement will be added to allow for retrieval of balls on other lots. The building envelope may slightly change from what was shown tonight.

Larry asked George to add the proper subdivision name to the plan. George explained the original lots were named Fairway Drive Association when developed in the 1980's but there is no association name for the other lots.

1. George asked for a waiver for adding the subdivision name to the plan.
2. A waiver was also asked for review from Cumberland County Soils & Water Conservation because the Department of Environmental Protection will be reviewing both phosphorous and soil calculations.

The board would hold off on granting the waivers until a later meeting.

Kevin said he was concerned with the width of the roadway during winter season. George said the pavement is wide enough for 2 cars and emergency vehicle to pass during the other 3 seasons and that this year snowfall was pretty significant. A suggestion was made to push the snow bank back more.

George hopes to be back before the Planning Board at the April 1st, 2011 meeting.

The next order of business was an informational meeting for a proposed application to convert a residential garage to a commercial garage for property located at 701 Roosevelt Trail and shown on Naples Tax Map U02, Lot 9 submitted by Ernest Villeneuve. The applicant was present and stated he had been in business as a tattoo artist for 21 years. He currently has a business operating in Bridgton and would like to relocate it to his property in Naples. The State requires an inspection of their facility. Mr. Thompson asked if the state

would require them to construct handicap accessibility since this is new construction. That is something that the applicant and State would deal with directly as its not a board requirement. A survey was done of the property and shown to the Board. There is currently room for 3 or 4 parking spaces, which, explained the applicant is plenty because he only works on one customer at a time and maybe would see 3 or 4 clients a day. The applicant said they would not need to add additional lighting because the lights from the gym are on 24/7 and illuminate the whole parking lot and buildings in the parking lot. Ernie, said they would like to have a sandwich signboard and building signage. He was told he is allowed a portable sign not to exceed 12 square feet and 32 square feet per side or wall on the building. Window decals would be included in this calculation. The applicant would fill out the necessary paperwork to be added to a future agenda. They hoped to be back in 2 weeks.

The final order of business was to sign Findings of Fact for Eric Heath, Maine Snowkite and Paddle, Map U25, Lot 1. Larry read the findings into record. John made a motion to approve the Findings of Fact. Jeff seconded the motion. Motion passed.

A motion was made to adjourn the meeting at 7:40 pm. The meeting was adjourned.

Respectfully Submitted,

Barbara McDonough
Secretary