

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, March 15, 2011 – 7:00 pm
Municipal Offices Building**

Larry called the meeting to order at 7:00 pm. Also present were John Thompson, Jim Allen, Mark Clement, Boni Rickett and Barbara McDonough.

First order of business to approve the minutes of November 16th, 2010 & March 1, 2011. John made a motion to approve both sets of minutes. Jim seconded the motion. Motion passed.

The next order of business was a Public Hearing for proposed zoning change from rural to commercial for property located off Roosevelt Trail and shown on Naples Tax Map U36, Lot 8. Dave & Debbie Kilton were both present and said they were here tonight so their son could open and operate a bike shop. He felt he had no notice of the past implementation of town wide zoning and felt his property should be able to be used for any commercial operation. He also stated the bike shop is not a change of use since they had previously had a bakery; restaurant and gift shop under one roof. The bike shop would be selling a product. He said he obtained all required signatures and spoke to many of his neighbors who are in full support of the business. Larry explained to Mr. Kilton by changing a rural parcel to a commercial parcel in the middle of a residential zone creates spot zoning and he discourages this. Mr. Kilton disagreed and said there are many commercial businesses on that corridor; in fact across the street there is a small business park. Larry explained to Mr. Kilton the Town of Naples originally wanted to extend the commercial zone up to the high school but the state turned down the proposal, the Town is obligated to comply with State standards. Jim and Mark were both in agreement the Town of Naples needs businesses and a bike shop would be a welcome addition to the town. John seemed to agree with them. There were no questions from the audience. Jim made a motion for the Planning Board to support the change from rural zone to commercial zone. John seconded the motion. Vote, 3,1,0. Larry was not in support of the proposed zoning change.

The next order of business was an 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. Applicant did not turn materials in. Application was tabled.

The next order of business was an application for Minor Site Plan Review for property located at 146 Sebago Road and shown on Naples Tax Map U24, Lot 1, submitted by Naples Golf and Country Club. Warren Dyke was present and explained the club would like to expand their kitchen and put a 16x26 addition on the ProShop. They would not be creating an impervious surfaces and the addition does meet setbacks. Jim made a motion to approve the application. John seconded the motion. Motion passed. 4,0,0.

Application for a change of use and a Shoreland zoning application for property located at 844 Roosevelt Trail and shown on Naples Tax Map U1, Lot 3 submitted by Naples Causeway Development. Warren Dyke was present and explained to the board the current

plan is to have a small café serving coffee, bakery items and sandwiches. The interior of the café would have 20 seats or so inside and some seating outside on the lawn. They have submitted requests to the State of Maine Health and Human Services Department. He believed the current septic is adequate for this type of project but understands the state will conduct an investigation from their department and advise what needs to be done in order to operate a café. There is not a current septic design in the file but he believes it is a 2,000-gallon tank.

The second part of the project is Contiki Tours; a 40x10, 24 passenger, private charter pontoon boat offering historical tours of the Songo Locks and Brandy Pond. There is currently a footpath to an existing dock where the Songo River Queen II used to dock in the winter. They would need to obtain an aquatic structure permit if they were not using the existing dock configuration. Warren said they would be pulling a permit for a dock expansion. Warren was informed he would need Planning Board approval if the dock were to exceed 300 square feet. At this time Warren said they would want to install an 8 x 40 loading dock. Larry asked them to provide 3 things at the next meeting; a parking plan, a plan showing the path size and designated walking area and a dock design. The application was tabled.

A motion was made to adjourn the meeting.

Respectfully submitted,

Barbara McDonough
Secretary