

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, June 11, 2013 – 7:00 pm
Municipal Offices Building**

Chairman Lawrence Anton called the meeting to order. Also present were James Allen, Mark Clement and Barbara Adlard.

First order of business: The minutes of Planning Board meeting dated 5/28/13 read that Kathy Sweet was stepping down from having been a regular member. There is a correction: she was not a regular member, so she would not have stepped down; and there is no room for her to become an alternate member.

The next order of business: a minor site plan review located at 149 Casco Road, Naples, Map R08, Lot 40 B for a change of use from a retail space to auto repair / garage. Wayne DiStephano said that he would do oil changes, engine repair such as break jobs and mechanical repair as well auto body work. He said his business will spray paint up to five gallons or lacquer on the premises. There would be up to two 55-gallon drums of waste. He told the board that auto parts would be washed by an environmental-friendly microbe parts washer.

It was determined that the area has an existing garage, building and paved area with no plans to expand the pavement area. Selling of cars will include fixing and selling them. DiStephano said that the bulk of the cars will be from customers who come in. All cars on the premises will be registered. He said that he will not accumulate unregistered cars. He will use the existing signage and the existing lighting. He will keep 8:00AM – 5:00PM hours, Monday through Friday.

Questions from the board included a concern that he would accumulate vehicles, but he told the board that he will not have junk cars. The board stated that if there were any unregistered automobiles on the premises, he should screen them from view from the street and the proprietor said that he wanted it to look good there too. The board ascertained that the property is accessed from Route 11, and that it is next to the cemetery.

The proprietor has a lease agreement for the premises; the owner's name and address are recorded. There is a survey, and the board is satisfied that the location is business zoned.

The board waive the requirement for soil types and soil boundaries. Set backs are shown and are adequate. The code enforcement officer stated that she sees no present problems, and has addressed two previous ones from before.

Jim Allen made a motion to accept the application as presented. Mark Clement seconded. Passed.

Larry Anton made a motion to approve the change of use for 149 Casco Road to be used as an Auto Repair business. Mark Clement seconded. Approved

The board spoke of a subdivision that will be discussed at the next meeting.

The next meeting is scheduled for June 25, but then the board will return to its first and third Tuesdays in the month.

Jim Allen made a motion to adjourn. Mark Clement seconded. Meeting adjourned.

Respectfully Submitted,

Harriet Condon
Recording Secretary