

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, October 21st, 2014 – 7:00 pm
Municipal Offices Buildings**

Larry Anton called the meeting to order. Also present were John Thompson, Jim Allen, Jim Krainin (who was appointed as a voting member), and Code Enforcement Officer Renee Carter.

First order of business was to approve the minutes from August 4, 2014. The only change Larry wanted to make was that Barbara Adlard was a member, not an alternate. The minutes were approved with that change.

Next on the agenda:

- A.) A sketch plan submitted by Carol Drew for a possible 4 lot subdivision located off Songo School Road for Hunter Ridge, LLC, Map R07, Lot 5C.

Carol Drew was present to discuss a possible subdivision. She had been before the board before with a sketch plan, but now she had changed the placement of the lots. Her plans were for a 4 lot minor subdivision off of Songo School Road. The lots would be about 1.35 to 2 acres. Mr. Anton wanted to make sure that when the plans were more finalized the private road leading into the subdivision would be paved. Mr. Anton said the next step would be to submit a site plan review.

New business:

- B.) A modification of an existing site plan submitted by Marston Tree Service at Map U05, Lot 21.

John Marston was present to explain the modification. Mr. Marston stated that he owned a right of way to Jackson Cove Road which he wanted to remove and place a building in that area. Mr. Anton wanted to know when the lot's trees were cleared. Mr. Marston stated it was before he originally went before the board. Mr. Anton stated that during the original approval a condition was that he only use the portion of the lot where the original subdivision was placed and he had overstepped the bounds of that approval. Mr. Marston believed that the land was clear cut before his original meeting with the board in 2000. Mrs. Carter read in that approval that the areas were supposed to be revegetated and treated with erosion control. Mr. Marston stated that they did do that on Jackson Cove Road. Mrs. Carter found that in May of 2000, Pine Trees were planted 6 feet along the boundary of the road. Mr. Anton said that in order to straighten everything out on the lot Mr. Marston would need to come back before the board with a new site plan review for the entire lot and rezone the back portion of the lot to commercial.

Final new business:

- C.) A modification of an existing site plan submitted by Wayne DiStefano for 149 Casco Road, Map R08, Lot 40B for possible automobile sales and service.

Chairman Larry Anton wanted Mr. DiStefano to clarify what he wanted to do as a business. He recalled that originally the lot was to be used as an auto repair shop and maybe some light body work. Mr. Anton said that the lot was approved to have the cars in the shop part of the building, and on the existing paved area. Cars are currently parked all over the lot and some are within 20 feet of Route 11. Mr. DiStefano said he had no plans of opening a used car lot, but sometimes there are one or two cars for sale on his lot. Mr. Anton said that if he wanted to sell used cars, they had to be at least 20 feet from the property lines and be parked on a paved area, not grass. Mr. DiStefano said that the area where the majority of the vehicles were parked was gravel. Mrs. Carter let him know that unless he has the proper license from the state, he would only be able to sell a maximum of two cars per year. Mr. Anton wanted to see plans showing the dimensions and property lines relative to the road and where the State's right of way is.

As there was no other business to speak of, the meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary