

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, November 3, 2015 – 7:00 pm
Municipal Offices Buildings**

Chairman Larry Anton called the meeting to order. Also present were Doug Bogdan, Barbara Adlard, John Thompson, Alternate Jim Krainin, Code Enforcement Officer Renee Carter, and Town Secretary Kate Matthews. Jim Krainin was appointed to a voting member.

Barbara Adlard pointed out a mistake in the minutes from the 9-15-15 meeting. The minutes were approved after those changes.

On the agenda:

1. An application for a minor site plan review submitted by GCM Investments, Inc. for an addition to be added to the Loons Haven Family Campground Store (Tax Map R05, Lot 17) and the addition of a farmer's porch to the existing structure.

Mike Mason was present to explain the application to the board. He proposed building an addition to the campground store, to make the building a total size of 64' x 24'. The addition would also include the extension of the farmer's porch in the front of the building to match up. The extra space would allow the store to have food service inside, and he had plans of building a brick oven for pizza.

Renee Carter said that Richard Sweet would need to look at the septic to see if it needs to be expanded with the new addition. Mrs. Carter also told the board Mr. Mason would be installing a grease trap.

A list of waiver requests was submitted with the application, which is attached. The board was concerned about plans for run off. Mr. Mason had plans to preserve run off with a stone wall and landscaping, to match what was already there. The board wanted to know if there was going to be additional lighting, and Mr. Mason had no plans to add any lighting as it would interfere with the actual camp sites where people sleep.

Chairman Larry Anton listed the conditions of approval:

- The septic system needs to be approved by Renee Carter.
- Any construction including the stone wall needs to be set back at least 100 feet from the high water line.
- Vegetation approved by the Code Officer must be added to absorb run off.

The attached waivers were granted with #12 excluded as it was not applicable.

John Thompson made a motion to approve the application with the conditions above. Barbara Adlard seconded the motion. The board was unanimously in favor.

Meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary

TOWN OF NAPLES
Planning Board Checklist of Submitted Materials
For
SITE PLAN REVIEW

Preliminary Application		Submitted by Applicant	Not Applicable	Applicant Request to be waived	Rcvd. By PB	Waived by PB
Required	Letter of Intent	✓				
	Application form	✓				
	Fees	✓				
	List of any waivers requested	✓				
	9 copies of plans	✓				
Final Application						
	Site Plan (drawn at a scale sufficient to review items in section 6 of the ordinance but not more than 100 feet to the inch and showing: Owners name, address and signature	✓				
	Perimeter survey of parcel made and certified by a registered land surveyor	✓				
	Total area of any land within 500 feet of the proposed project which is owned by the applicant	✓				
	Zoning classifications of the property and location of zoning district boundaries if the property is located in two or more zoning districts	✓				
1	Soil types and location of soil boundaries as certified by a registered engineer or certified soil scientist		✓			
	Location of all building setbacks as required by town ordinances	✓				
	Location, size and character of all signs in exterior lighting		✓			
	Lots area of the parcel, street frontage and minimum lot size and frontage	200	✓			
2	Location of all existing and proposed buildings, driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements and landscaping			✓		
3	Location of all buildings within 50 feet of the parcel and the location of intersecting roads are driveways within 200 feet of the parcel	✓				
4	Existing and proposed topography of the site at 2 foot print to war intervals if major changes to the existing topography are being proposed		✓	✓		
5	All surface water features within 500 feet of the project boundaries including perennial streams and wetlands			✓		
6	Location and dimensions of on-site pedestrian and vehicle or vehicle dealer access ways, parking areas, loading and unloading facilities, design of entrances and exits of vehicles to and from the site on to public streets, curve and sidewalks			✓		
	Location of all Wells and septic systems within 150 feet of the property boundary	✓				
	Existing land cover and vegetation conditions			✓		
	Drainage plan to describe the location and size of road culprits, road drainage, ditches, phosphorus and run off control measures and other similar features			✓		
	On-site soil and investigation report by a DHS licensed site evaluator	✓				

	Statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required	✓				
Soil and erosion control plan app approved by the Cumberland County soil and water conservation District show when						
	Existing and proposed method of handling storm water runoff			✓		
	Direction and flow of the run off through the use of air rose			✓		
	Location, location and size of all catch basins, dry wells, drainage ditches, Swales, retention basins and storm sewers			✓		
	Engineering calculation used to determine drainage requirements based upon a 25 year storm frequency, if the project will significantly alter the existing patterns due to such factors such as the amount of new impervious surfaces being proposed			✓		
	Phosphorus and analysis; required if the proposed project is within the Shoreland zone or the non-vegetative areas exceed 40,000 ft.². If required, the analysis of prosperous loading shall utilize the methods contained in the latest revised edition of the manual underlying phosphorus control and Lake watersheds and underline, published by the main DTP, and shall require third-party review			✓		
	A utility plan showing provisions for the water supply and wasteland disposal, including the size and location of all piping, holding tanks, leach field, etc.	✓				
	Building plan showing all of the floors and elevations	✓				
	Evidence of applicants right and or title to the property, and copies of any proposed or existing easements, convey ends and deed restrictions	✓				
	Description and he sign a proposed temporary and permanent signs, including location, size and lighting			✓		
	Copies of all required state approvals and permits	✓				

Any of the requirements may be waived by the planning board if it is deemed that because of the special circumstances of the site as long as the burden is upon the applicant and would not adversely affect a building landowners and the general health, safety and welfare of the town. Please note any request for waivers will be requested as part of the application process, and any waivers that are granted must be listed on the final plan.