

TOWN OF NAPLES
Planning Board Minutes
May 3rd, 2016
7:00 pm

Chairman Larry Anton called the meeting to order at 7:00 pm, also present were Jim Allen, Alternate Jim Krainin, Renee Carter Code Enforcement Officer, and Town Secretary Kate Matthews.

Mr. Krainin was appointed a voting member.

Larry Anton motion to approve the 4/19/16 minutes. Jim Krainin seconded the motion. The minutes were approved 2-0 with Mr. Allen abstaining as he was not present at that meeting.

New Business:

- 1.) An application for an Outdoor Entertainment Permit sponsored by the Naples Museum & Info Center for a Flea Market/Sale to be held on the Village Green on July 30th.

Merry Watson was present to answer any questions about the application. This would be the second year that the Flea Market would take place. The event would raise money for the Naples Museum and Information Center. The hours of operation would be from 9:00 am to 4:00 pm. The Selectboard had waived all applicant fees at their May 2nd meeting as the event would benefit the Town.

Jim Allen motioned to approve the Outdoor Entertainment Permit. Jim Krainin seconded the motion. The application was approved 3-0.

- 2.) An application for an Outdoor Entertainment Permit submitted by Merry Watson for the Wheels & Water Transportation show to be held on June 17th – 19th at 97 State Park Road with proceeds to benefit the Naples Museum & Info Center.

Merry Watson told the board that this would be the 26th year for the Wheels and Water Show at her family's private property. It is always a successful event and none of the board members had heard any complaints or issues with it in the past. The hours were 9:00 pm until after dark. The number of people expected was 150, with bathrooms available in 7 cottages and 3 porta potties.

As the board did not have any concerns Larry Anton motioned to approve the application. Jim Allen seconded the motion. The board was in favor 3-0.

- 3.) An application for a Major Subdivision submitted by Thomas Rayner to split his property found on Tax Map U26, Lot 4B known as 88 Lake House Road into two separate lots.

George Sawyer was in attendance to represent Mr. Rayner. The original lot was shown as Lot # 2 on the subdivision plan of the Barker Family Association, Inc. approved at a Planning Board

Meeting on 10/1/1997. The proposal is to divide the 2.84-acre lot into a 1.78-acre lot which will contain the existing house and buildings, and a 1.04 acre lot where a new house will be located. Once approved Mr. Rayner plans on selling the lot where the house is located and building a new home for himself that is more handicap accessible. The new lot would have its own well, septic, and driveway.

There was one abutter whom contacted the Town Secretary regarding the applicant driving ATV's one a portion of her lot. Since Mr. Rayner was not present and Mr. Sawyer did not know anything about that particular issue, there was no way that the board could find out who was responsible for the ATV's. The board hoped since the abutter was on the side of the lot that would eventually be sold to a new owner that the issue would resolve itself.

Mr. Anton motioned to accept the application with the following waivers:

- The Surface Water Drainage Plan

Jim Allen Seconded the motion. The board voted in favor 3-0.

Renee Carter told the board that Moose Landing Marina had contacted her regarding the following condition of approval from the 4-19-16 meeting: *Stormwater and phosphorus controls must be approved on plan by Cumberland County prior to construction.* When the applicant contacted Cumberland County they were told that it would take at least 3 weeks before approval which would significantly set back construction. Mr. Anton made a motion that the board allow the applicant to begin construction, however should Cumberland County make any requests for changes that it would be done before issuing an occupancy permit by the Code Enforcement Officer.

As there was no other business meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary