

**TOWN OF NAPLES  
PLANNING BOARD  
MINUTES  
Tuesday, May 5, 2015 – 7:00 pm  
Municipal Offices Buildings**

Vice Chairman John Thompson called the meeting to order. Also present were Doug Bogdan, Barbara Adlard, Jim Allen, Alternate Jim Krainin, Code Enforcement Officer Renee Carter and Recording Secretary Kate Matthews.

Doug Bogdan motioned to approve the April 7, 2015 minutes as written. Jim Allen seconded the motion. The board was in favor 4-0.

Land owner Dan LaJoie was present to discuss his application for a Minor Site Plan Review for 679 Roosevelt Trail, found on Naples Tax Map U02, Lot 10. Benoit's Bakery wanted to open a second location in Naples where they could sell their baked goods and ice cream. Owner Nick Benoit planned on bringing in the baked goods from his main location in Lisbon and using the Naples location as a retail location. He did however want to have an oven in case they ran out of certain items. Code Enforcement Officer Renee Carter wanted to let the board know that the location was going to be inspected by a State Fire Marshall to ensure it would be up to their codes. Mrs. Carter also mentioned that in the future depending on how well the business goes the owners stated they may be interested in serving soup and sandwiches, etc. If that is something that they do decide going through with there would need to be proper ventilation put in and the septic design would need to be reviewed before she could give the Town's approval. Mr. Thompson wondered if they had a sign and if it would meet the design standards of the Town Ordinance. Mr. Lajoie said it would be the same size as the previous antique store that was there, and it would go into the same stand. Mrs. Carter said that the State will make them move the sign if it is new and is put into the right of way. Mr. LaJoie said he would contact the state to get a location approved.

The land owner also wanted to fill in the back of his lot and in the future perhaps use it for more parking. Mr. LaJoie explained that the building was going to be fixed up with a new roof and a new porch as well as getting the exterior painted and putting in some landscaping. With the antiques out of the yard there would also be more parking spots available. Mrs. Carter said that even though Mr. LaJoie was working with Maine Department of Environmental Protection regarding filling in the back of his lot, he would need to work with her regarding the Town Ordinances and since he would be disturbing more than 15,000 square feet he would have to come back to the planning board to get that approved.

Jim Allen made a motion to approve the application as presented for the bakery and ice cream shop. Mr. Allen said that if Mr. Benoit wanted to start making sandwiches and soup etc. that he would just need to work with the Code Enforcement Officer for approval and did not need to come back before the board. However, if Mr. Lajoie was planning on disturbing more than 15,000 square feet of the property he would need to present a detailed plan to the board. John Thompson seconded the motion. The board was in favor 4-0.

Meeting closed.

**TOWN OF NAPLES  
PLANNING BOARD  
PUBLIC HEARING  
Tuesday, May 5, 2015  
Following Planning Board Meeting**

John Thompson called the public hearing to order.

Amendments to discuss:

- Proposed changes to the Definitional Ordinance and Zoning Ordinance regarding light manufacturing.
- Proposed Changes to the Definitional Ordinance and Land Use Ordinance regarding individual private campsites.
- Proposed changes to the Definitional Ordinance regarding dwelling units.

The board reviewed the proposed changes with the public. There were concerns that requiring a minimum of 5 Acres in lot size for light manufacturing may be too large and that certain businesses would not need such a large space. They agreed a minimum of 2 acres would be more plausible.

Jim Krainin thought that maximum structure height for light manufacturing of 55 feet was too high. Code Enforcement Officer Renee Carter explained that 55 feet was the maximum for all buildings in Naples, so if it was decided that Light Manufacturing should have a lower maximum the Town should really look at all the building height maximums to be fair.

There was a discussion regarding the proposed definitional changes for cooking or eating facilities. A resident thought that it was very restricting. John Thompson explained that many cases are hard for the Code Officer to enforce because before the definition was unclear, and that's why it was so important to be specific.

As there was no other business, the hearing was closed.

Respectfully submitted,

Kate Matthews  
Recording Secretary