

TOWN OF NAPLES
Planning Board Minutes
July 19, 2016
7:00 pm

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

First order of business was to review the minutes from June 21st, 2016. John Thompson motioned to approve the minutes as written. Barbara Adlard seconded the motion. The board was unanimously in favor.

New business:

- 1.) An application for a Modification to an approved Site Plan for property located at 212 Roosevelt Trail found on Tax Map U05, lots 21 & 21A submitted by Marston's Tree Service.

Dustin Roma was present as the consulting engineer for Mr. Marston. He explained that the application was prompted by an enforcement act from Maine Department of Environmental Protection regarding the impervious area of the lots.

The purpose of the application was to construct more efficient stormwater management practices, to eliminate the current three entrances to lots in question from Jackson Cove Road to one agreed upon entrance, to remove existing internal paved driveway connecting the Redemption Center use to the Tree Service use, to expand the parking area adjacent to the Redemption Center, to expand the garage to add additional covered storage area, and to prepare a building pad site for a future building.

Jackson Cove Road Association maintains the road, but the owner is Ralph DeAngelis. This new plan would eliminate the current 3 access points to Mr. Marston's lot and construct a new entrance approximately 120 feet from the beginning of Jackson Cove Road, that length of the road leading to Lot 21A would eventually be paved by John Marston. Glenn Yale, President of Jackson Cove Association spoke on behalf of the Jackson Cove Road Association. He explained that it had been a very long process, but the Association was very happy concerning the agreement of the new and sole proposed entrance for Mr. Marston's lot. New culverts would need to be constructed as part of the stormwater runoff plan. Chairman Larry Anton wanted to see the phosphorus calculations. It was decided that as long as Cumberland County approved the application as submitted, those would not need to be submitted to our Planning Board.

DEP had already approved the plan, and the hope was to begin construction of the application this month, but the process to be approved by the Town was complicated. The back portion of the lot would need to be rezoned at a Special Town Meeting to Commercial as it is currently residential beginning 500 feet off of Route 302. The portion of the application regarding commercial use of anything behind the 500 ft commercial zone would need to be tabled until further notice. Mr. Anton

said it was his recommendation that the Town would allow the entirety of lots U05, 21 & 21A to be commercially zoned.

Jim Allen motioned to approve the storwater runoff plan as submitted for both lots including the approved from DEP as presented, if anything changed in the Road Agreement or DEP plan, the applicant will have to come back before the board for any amendments. Cumberland County also needs to approve the plan submitted to DEP with no phosphorus loading. John Thompson seconded the motion. The board was unanimously in favor of approval.

Next on the agenda:

- 2.) An application for a Modification to a Major Subdivision regarding the mooring and dock plans of Songo Beach Association found on Tax Map U16.

Association members were present to discuss the application. The Association shared a 1750 linear foot right of way. The proposal was to move a total of 6 docks that are currently split between their large beach and lagoon area, to what they consider their small beach area. Moorings are currently where the proposed move would be located, so the moorings would need to be moved to the large beach area. This proposal was made during an association meeting, and everyone in attendance was in favor with no opposition.

When the abutters were notified, one of the association members, Lisanne Fitzsimons wrote a letter in opposition to the board. She stated that the new plan would not only decrease her property value, but that the area in question is very shallow and would need to be dredged, which in turn would deplete the shoreline plant life.

Another abutter, Mr. Engels, also voiced his concerns with the newly proposed dock and mooring plan. He said that the area where the docks would be placed was his current swimming area, and the access road did not have enough room for vehicles and trailers to turn around which would lead them to use private property for a turn-around point.

An association member stated that the move was proposed so that the docks were in one area. The board had approved them for 33 dock slips and currently 4 are not accessible. The move will make it so that all association members have use of a boat slip.

Mr. Anton said that most associations have waiting lists because many dock plans are not able to accommodate all members belonging to the association. One of the members in support of the new plan said that according to their deed, every land owner in the association had boat rights. Mr. Anton said that he would like copies of an individual deed along with the deed of right of way for the association. Mr. Allen pointed out that since the association was originally approved for 33 dock slips, that it wouldn't be right for the board to lower the previously approved total number of slips.

Barbara Adlard made a motion to table the application until the August 2nd, 2016 meeting. Larry Anton seconded the motion. The board also made plans to take a site walk of the property prior to the meeting on August 2nd at 6:00 pm. The board was in favor with one-member abstaining.

Meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary