

**TOWN OF NAPLES
PLANNING BOARD
MINUTES**

**Tuesday, September 15, 2015 – 7:00 pm
Municipal Offices Buildings**

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

On the agenda:

- 1.) A sketch plan for a Minor Subdivision located on Naples Tax Map R02, Lot 16-6 submitted by Ronald and Patricia Shaw.

Mr. and Mrs. Shaw were both present to give the board an overview of the project. They were proposing to split a residential lot on King Hill Road. Their land is divided by Hedgehog Mountain Road. Mrs. Shaw also said that they meet the minimum requirement of 40,000 sq. feet and the 100 feet of road frontage. Mr. Thompson said that they would have to amend the original King Hill Subdivision Plan and get the land surveyed. Patricia explained that her surveyor would not do a survey and charge her for it unless the plan was submitted to the board and confirmed as something that was feasible. As this was a sketch plan, nothing was approved by the board. They advised her to go ahead with the survey and present a formal application for a Minor Subdivision after that time.

- 2.) An application for a Minor Site Plan Review submitted by Causeway Marina, Inc. for property on Tax Map U02, Lot 39 for a proposed second story storage area to the existing building.

Dawn Allen was present to review the application with the Planning Board. The application was very straight forward, they would be going straight up and not exceeding their current footprint. The second story would only be used for storage so it would not have any type of change of use. The access would be an exterior staircase that would come off a small deck. The space that it would utilize is already impervious. Code enforcement officer Renee Carter told the board that the owners and herself had been working with FEMA and were in compliance with them. John Thompson went over the criteria and standards for approval with the rest of the board. The application met all the requirements. Barbara Adlard moved to approve the application as submitted. James Kranin seconded the motion. The board voted in favor 4-0.

- 3.) An application for a Major Site Plan Review submitted by K.P. Gagnon Company, LLC regarding Tax Map U04, Lot 1 for the proposed construction of a 9,000 sq. ft. structure to be used as a possible retail center at 447 Roosevelt Trail.

Kevin Gagnon, K.P. Gagnon, and engineer Tom Greer were present to discuss the application. Kevin proposed to build a 9,000 square foot retail facility at 447 Roosevelt Trail, which currently is across from a pharmacy and health care center. The building would include space for five

1,800 square foot commercial renters, one of which he is hoping will be a restaurant. He owns the complex where Tony's Foodland is located and knows that there is a need for more commercial space in town. DOT has approved their entrance permit, and the curb cut will be directly across from the businesses across the street. On the map that was submitted, Kevin owns lot B and his son K.P. owns lot A. At the front of the lot the trees will be cut down, but there will be new trees added to the future driveway. That drive way will also be moved over towards lot B so it is not taking up much of Lot A's land. Each unit will have its own ten foot long sidewalk, with greenery on each side leading to the main side walk. There will be architectural details including columns and large glass windows.

Mr. Greer went over technical information for the board. There will be 37 parking spots total. He showed the map and explained how the plans met the standard for storm water management. Mr. Greer let the board know that all the exterior lighting would be cast downward and that they were also energy efficient bulbs. The signage would be approved by the Code Enforcement Officer at a later date. Mr. Bogdan wanted to make sure that the property owners of the lot behind them would still have access to Route 302. Mr. Gagnon confirmed that the driveway to the commercial building would be that access. The barn in the back of the field was staying as the lot was split, so that the previous owner's still owned land in the back. There will be a row of trees planted behind the commercial project to separate the different zones by September 1st, 2017 per their sale agreement.

An abutter wanted to know if DOT had plans to make a turning lane from 302 for the project. According to Mr. Gagnon DOT did not require one at this time, as a turning lane is necessary for a project that anticipates more than 100 cars going in and out during a 'peak' business hour.

Mr. Thompson went through the criteria and standards for approval of the major site plan. James Krainin made a motion to approve the application with the following conditions of approval:

- A.) A new plan will be provided showing where the access road will be placed.
- B.) A row of trees shall be planted at the back of the project by September 1, 2017 for a buffer regarding the zoning change.
- C.) A storm water permit will be provided to the Town.
- D.) The applicant was granted a waiver regarding wet land mapping.

Doug Bogdan seconded the motion. The board was in favor 4-0.

The board reviewed the minutes from the July 21, 2015 meeting. Barbara Adlard motioned to approve the minutes as written. James Krainin seconded the motion. The board approved the minutes 4-0.

Meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary