

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, September 15, 2009 – 7:00 pm
Municipal Offices Building**

Mr. Rogers called the meeting to order at 7:00 pm. Also present were Cathy Sweet, Larry Anton, Florence Mayberry, Jim Allen, John Thompson, Boni Rickett, Rick Seeley and Barbara McDonough.

Mr. Rogers made a motion to appoint Cathy Sweet as a voting member. Mr. Anton seconded the motion. All were in favor.

First order of business was to read and review the minutes of September 1st, 2009. Mr. Anton made a motion to approve the minutes with one change. At the meeting of September 1, 2009, Mr. Allen was elected Chairperson. Mr. Thompson seconded the motion. All were in favor.

New Business:

- A. Continuation of an Application for a Major Subdivision for property located off Campfire Drive and shown on Naples Tax Map U23, Lot 3 & 4 submitted by Ruhlin Family Trusts. Mr. Sawyer, Sawyer Engineering was present and representing Mr. Ruhlin. Mr. Ruhlin was also present. Mr. Sawyer explained this is an 8-lot subdivision, the lots range in size from 1.5 – 2.00 acres. The common area is 1.7 acres. The subdivision will be served the main entrance of the old campground. Soils & phosphorus testing have been done by Cumberland County Soil & Water Conservation and submitted and are on file. A wooded buffer will remain where possible. Currently there are 3 houses on the property. The main house will be torn down and the other 2 houses on the water will remain there. Roads will be left as they are, with a gravel surface, which will allow for water flow to run downhill into the phosphorus buffered area. The road length is 760 feet and a dead end road; Mr. Sawyer said there was a letter of acceptance in from the Fire Chief on file. This letter needs to be readdressed, as the Fire Chief letter does not mention acceptance of road turnaround. There was discussion regarding who owned and who will be maintaining the old portion of Rte. 114. This will be researched and brought back to the next meeting. Mr. Ruhlin said he would like to donate a cupola in lieu of open space or \$500 per lot to the Town of Naples for the green space to be added to the causeway improvement project. Mr. Allen made a motion to accept the 1.7 acres of common space to be use for the residents of the proposed subdivision instead of \$500 per lot.

Mr. Sawyer asked for the following waivers:

1. 9.1.2 5/8 inch iron roads with caps stamped PLS 1229 are to be set at all lot corners and road angel points instead of stone posts. Mr. Allen made a motion to grant the waiver. Mrs. Mayberry seconded the motion. All were in favor.

2. 9.3.3.1 (11) the road surface to be gravel instead of asphalt pavement. Mr. Thompson made a motion to allow the road to be gravel until 5 lots have sold then the road shall be paved. This shall be noted on the plan. Mr. Anton seconded the motion. All were in favor.
3. 9.3.1.1 (12) The road surface will be sloped at ¼ inch per foot toward the low side across the entire 18 foot travel way. Mr. Allen made a motion to accept. Mr. Thompson seconded the motion. All were in favor.
4. 9.3.3.1 (140 Bay of Naples Drive has a length of 760 feet which exceeds the 600 foot dead end limit. Mr. Allen made a motion to accept. Mr. Thompson seconded the motion. Mr. Anton abstained and would like to see a letter from the Fire Chief agreeing to this. Vote 5,0, 1.

Six items that were needed for preliminary approval from the last meeting.

1. Road name added to the plan. Done.
2. Cross section added to plan. Done.
3. Building envelope shown on the plan. Done
4. Letter from the fire chief regarding the 760 dead end road turnaround.
5. 100 year floodplain shown on map. Done
6. Cumberland County Soils & Water testing received. On file dated 8/14/09.

Mr. Rogers made a motion to grant preliminary approval pending the Fire Chief letter. Mr. Allen seconded the motion.

- B. Continuation of an Application for Boat Rack Storage for property located on Roosevelt Trail and shown on Naples Tax Map U02, Lot 23-24 submitted by Daniel P. Craffey. Mr. Craffey was present and explained to the Board this project has been before them for over a year. Mr. Anton was very concerned with the number of boats a valet service would create on Brandy Pond. Mr. Craffey said he did not apply nor did he bring up a valet service for boats. He is before the Board for a boat storage building. Abutters and members of the audience were not in favor of the building as it may obstruct there views and they did not want more boats in the pond or the field. Mr. Craffey said he submitted a complete application to the board and wanted to go through a checklist to see if he has a complete application. After going through the checklist it was determined Mr. Craffey needed the following items:

1. Letter from the Harbor Master regarding the concern of increased boat traffic on Brandy Pond.
2. Visual aids. Building renderings.
3. Parking added to plan.
4. Fire Chief letter.
5. Tree line added to plan.

Mr. Rogers made a motion to table the application. Mr. Anton seconded the motion. All were in favor.

The next order of business was an informational meeting for proposed improvements at the Lake Region High School submitted by Deluca-Hoffman Associates, Inc. Mr. Phillips, Superintendent for SAD 61 and the engineer team working on the project were present and gave their presentation. They hoped to have the project go before

referendum vote in November and would be back before the board with a preliminary application should this be approved by voters.

Other business:

1. Sign Mylar for Naples Golf and Country Club contingent upon receiving DEP approval.
Signed.

The meeting was adjourned at 10:35 pm.

Respectfully Submitted,

Barbara McDonough