

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, November 1th, 2011 – 7:00 pm
Municipal Offices Building**

Kevin Rogers called the meeting to order. Also present were Kathy Sweet, John Thompson, Boni Rickett, Code Officer and Secretary, Barbara McDonough.

First order of business to approve the minutes of October 4th, 2011. Kathy made a motion to approve the minutes. Kevin seconded the motion. Motion passed.

The next order of business was an application for Minor Site Plan Review for property located at Marina Lane and shown on Naples Tax Map U01, Lot 5 submitted by Allen Land Co. LLC. Jim and Cynthia Allen were present. Bob Neault was also present representing the Allen's. Jim said he would like to tear down the existing building, which is 2,460 square feet/22,020 volume and rebuild with a smaller foot print of 3,604 total square feet (including upstairs deck and office space and increase the volume to 28,022. Although the 30% expansion rule does not apply to the business, the project is still below 30% expansion. Jim spoke with Mike Morse, DEP who confirmed the marina is a water dependent business and does not have to follow the 30% rule. Boni agreed but said, Shoreland Zone regulations do apply. The building cannot exceed 35 feet in height and if possible meet setbacks.

Boni said Larry wanted to bring to the board's attention this may be a change of use since Jim mentioned selling and serving food. Jim said he has held a license from the Department of Agriculture for 30 years. John Thompson recalls eating breakfast there several years ago. Jim was not sure if they would serve food right away but wanted to reserve the right to do so. At this point Jim is not sure if food would be served on the upper portion or on the ground level. The board was in agreement this was not a change of use.

John made a motion to approve the application as presented as long as the building does not exceed the current size footprint and is not higher than 35 feet. Kevin seconded the motion. Motion passed.

Findings of Facts for the Umbrella Factory, Outdoor Entertainment Permit Application and for Brandy Pond Homeowners Association, Aquatic Structure Permit Application were signed.

A motion was made to adjourn the meeting.

Respectfully Submitted,

Barbara McDonough
Secretary