

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, December 20th, 2011 – 7:00 pm
Municipal Offices Building**

Larry Anton called the meeting to order at 7:00 pm. Also present were John Thompson, Boni Rickett, Mark Clement, Jim Allen, Jeff Juneau, Rick Seeley and Barbara McDonough.

First order of business.

1. Review and approve the minutes of November 1st, 2011. There were not enough members who attended the meeting the of 11/1/11 present tonight to approve the minutes. Minutes tabled.
2. Review and sign Findings of Fact for Allen Land Co., LLC approved November 1st, 2011. There were not enough members who attended the meeting of 11/1/11 present tonight to approve the minutes. Minutes tabled.

The next order of business was an Application for Major Site Plan Review for property located on Roosevelt Trail and shown on Naples Tax Map U25, Lot 17 submitted by Gazebo Tees. Henry Turcott was present and explained they would like to add another story to the gazebo portion of the structure for storage and some inside seating for ice cream customers. They would also like to add a deck over the existing porch area currently on the front of the gazebo for the enjoyment of the ice cream customers. They state the project does not create any impervious surface. No new signage, exterior lighting and new parking areas would be added. The existing water and septic systems will be used. There are public restrooms in both the gazebo and store areas, 2 additional bathrooms are located upstairs.

Henry stated the project is outside of the Shoreland Zone, he measured the building at 118 feet from the deck.

Larry said after reviewing previous files, Site Plan review was never done on this property. The building was constructed in 1994. Henry asked for a waiver of Site Plan Review. John made a motion to waive Site Plan Review. Jeff seconded the motion providing a diagram be submitted showing dimensions of the building. All were in favor. The motion was approved.

John made a motion to approve the project. Jim seconded the motion. All were in favor. The motion was approved.

The next agenda item was an Application for Major Site Plan Review for property located on Roosevelt Trail and shown on Naples Tax Map R03, Lot 35 J submitted by Kathy & Carl Swezey. Kathy and Carl were present and explained they needed more storage for a showroom. The proposed addition would be added to the rear of the existing commercial building. The addition would be 40 x 50. At this time there are no plans for building on the adjacent lot owned by the Swezey's. There would be no changes in signage, lighting and parking. Jim Allen made a motion to approve the project as presented. John seconded the motion, providing the Swezey's submission of a letter from the Fire Chief. All were in favor. The motion passed.

There was no other business.

The meeting was adjourned at 7:35.

Respectfully Submitted,

Barbara McDonough
Secretary