

**TOWN OF NAPLES**  
**Planning Board Minutes**  
**April 16, 2019**  
**7:00 pm**

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were Steve Smith, John Thompson, Jim Allen, Robert Fogg, and alternates Rick Paraschak and Jim Krainin and Code Enforcement Officer Renee Carter

Jim Allen made a motion to approve the minutes of 3/5/19, Steve Smith seconded the motion. The Board approved the minutes 4-0 with one member abstaining.

Old business:

1.) Brandy Crossing Subdivision – Final Plan Submission Extension

Paul Hollis, the owner of Front Nine Homes LLC was present to give an update. The board had approved the preliminary plan, with the condition that the applicant must receive final approval from DEP before submitting their final plan. According to the Town's Ordinance, there was only a 6 month time frame before the final plan had to be submitted to the board or the applicant may be required to resubmit the preliminary plan. DEP had been working with the applicant since June of 2018 regarding their stormwater management plans, and they had been told that their permit should be finalized within the week.

Jim Allen made a motion that the applicant would have a 180 day extension to submit the final subdivision plan. John Thompson seconded the motion. The board was in favor 5-0.

New business:

1.) An application for a Minor Site Plan review submitted by Mark Swanton for property found on Tax Map R03, Lot 38B to continue using a cleared area for outdoor boat storage.

George Sawyer, the engineer working on the project was present to explain the application. The area had been cleared back in 2016, and the applicant had presented the project to the board back then but was told before receiving approval, the entire storage area would need to be rezoned to commercial to comply with Town Ordinances. The area was approved to be rezoned to commercial at Town Meeting, so they just needed the final approval from the board to use it commercially. Mr. Sawyer explained the erosion control plans for the project which included a runoff retention pond. They also were waiting on a letter of approval from the Fire Chief. Cumberland County Soil and Water was currently reviewing the plan as well.

Renee Carter explained that when the lot was cleared back in 2016, it was brought to her attention as a violation as there was no town approvals or permits and that the applicant had been working with her to bring the project into compliance. The lot had a stream, but the storage area was further than the required 75' setback.

Mr. Thompson made a motion to table the application until Cumberland County Soil and Water had approved the plan. Jim Allen seconded the motion. The board was in favor 5-0.

- 2.) An application for a Major Site Plan review submitted by MLM Realty, LLC to tear down the existing 72' x 31' service building and to construct a new 73' x 28' two story office building within the same footprint.

Esther Bizier from Maine Land Development was working on the project for MLM Realty LLC. The proposed building would stay in almost the exact same footprint, but would now be a two story building rather than one story. The maximum height allowed was 35' but the proposed building would be under that at about 26' high. The application was reviewed and approved by Cumberland County Soil and Water. It would be served by the existing utilities on site, and there would be no changes in the numbers of employees for the company. The siding would match the existing buildings and visually it would not look much different than the building that is currently in it's place.

Renee Carter had met with the applicants and found that they met all the requirements that were necessary for the Town. The current building was below the floodplain and the new construction would be one foot above the floodplain, the building would only be used for marina purposes, and a fire alarm system would be installed as required.

Mr. Smith asked about exterior lighting for the new building, and was told that the spotlights on the outside of the building would be downwards facing.

Mr. Allen made a motion to approve the application as presented. Mr. Thompson seconded the motion. The Board approved the application 5-0.

As there was no other business, the meeting was adjourned.

Respectfully submitted,

Kate Matthews  
Administrative Assistant