

**TOWN OF NAPLES
PLANNING BOARD
AGENDA
Tuesday, October 19th, 2010 – 7:00 pm
Municipal Offices Building**

Larry called the meeting to order. Also present were John Thompson, Mark Clement, and Barbara McDonough & Boni Rickett.

First order of business. Review and approve minutes of September 21st, 2010 & October 5th, 2010. John made a motion to approve the minutes of September 21st with Marks changes and a motion to approve the October 5th, 2010 minutes with Larry's changes. Mark seconded both motions. All were in favor. Motion passed.

The next order of business was a continuation of an application for a major subdivision for property located on Cessna Way and shown on Naples Tax Map R02, Lot 47 submitted by Matt & Erin Plummer. George Sawyer and Matt Plummer were present. George stated a few issues came up at 9/21/10 meeting to address those issues. Open space. No other substantial changes to the plan. Everything was sent to CCSW during that review it was determined there was an error in George calculations, runoff is slightly higher than the calculations he submitted before but they are still way below the threshold. George will bring the summary into the office for the file. Silt fences are now shown on each lot. Buffers are also shown. Matt meet with Road Commissioner, Derik Goodine regarding the road construction. P&K Sand & Gravel will back Matt & Erin Plummer instead of a bond. Larry said with the exception of a few items. Larry said they would now look at general requirements. For a complete Findings of Facts please see attached document titled Conclusions of Law, Article VII, General Requirements.

Article VIII General Requirements;

8.2 Subdivision plan shall conform to Comprehensive Plan. 3 votes yes

8.3 Relationship to community services. Reserved.

8.4 Retention of proposed open space. 3 votes yes.

8.5 Preservation of natural and historic features. 3 votes yes.

8.6 Land not suitable for development. Reserved.

8.6.1 Reserved

8.6.2 Shoreland zone. Not applicable.

8.7 Liquidation harvesting. Not applicable.

8.8 Lot size. 3 yes votes

8.8.2 Adequate off street parking and service facilities for vehicles. 3 yes votes.

8.8.3 Minimum lot frontage. 3 yes votes.

8.8.4 Double frontage lots. Not applicable

8.8.5 Side lot lines to be right angles or radial to street lines. 3 yes votes.

- 8.8.6 Not applicable
- 8.9 Easements for Natural Drainage Ways. 3 yes votes
- 8.10 Utilities. Underground. 3 yes votes
- 8.11 Additional requirements, street trees etc. 3 yes votes.
- 8.11.2 Not applicable
- 9.1 Design standards. 3 yes votes
- 9.2 Street Signs. Not applicable.
- 9.3 Streets. 3 yes votes.
- 9.3.2.4 Dead end streets. Not applicable.
- 9.3.2.5 Reserve strips. Not applicable.
- 9.3.2.6 Zoning for commercial use. Not applicable.
- 9.3.2.7 Off street loading. Not applicable.
- 9.3.2.8 reserved
- 9.3.2.9 reserved.
- 9.3.2.10 Not applicable.
- 9.3.2.11 Not applicable.
- 9.3.2.12 Not applicable.
- 9.3.2.13 Not applicable.
- 9.3.3 Design & construction standards. 3 yes votes.
- 9.3.8 street drainage. 3 yes votes.
- 9.3.10 & 9.3.11 3 yes votes.
- 9.3.3.12 3 yes votes.
- 9.3.4 Planting. 3 yes votes.
- 9.3.4.4 & 9.3.4.5 Not applicable
- 9.4 Sidewalks. Not applicable
- 9.5 Water Supply. Not applicable
- 9.5.2 Letter from Fire Chief
- 9.6 Private Sewage disposal. 3 yes votes.
- 9.7 Surface drainage. 3 yes votes.
- 9.7.2, 9.7.3 & 9.7.4 3 yes votes
- Article X Improvement Guarantees Required
- 10.1 Required. 3 yes votes with a waiver; Board accepted letter from P& K Sand & Gravel, Inc.
- 10.2 Procedure. Not applicable.
- Title30-A, 4404, State Review Criteria (please see attached for complete language).

Conditions of Approval in the Matter of Walter Hill Phase II.

Article 9.7.2. Design engineer to inspect construction of proposed grass diversion swales with level lip spreader and the grass swales with underdrain swale at the end, and will notify Code Enforcement Officer of satisfactory completion. No Certificate of Occupancy shall be granted until receipt of this written notification.

- 9.5.2 No Certificate of Occupancy shall be granted until the Town has been notified by the Fire Department that the installation of the dry hydrant has been satisfactorily completed.

Supporting Data for Board Conclusion

- 9.7.2 Plan of property by Sawyer Engineering & Survey, Inc.
- 9.7.7 Pre & Post Stormwater Calculations
- 9.7.2 Erosion Control Plan & Storm Water Phosphorus Control Plan.
- 9.7.2 Letter from Cumberland County Soil & Water Conservation District

9.5.2 Letter from Fire Chief.

APENDIX III / List of Waivers

5.2.2 (8) Design & Drafting a road profile

5.2.2 (10) Soil map being superimposed on plan

10.1 Board Waiver

III DECISION

Based upon the applicants presentation and the application materials and supporting documents submitted by the applicant, the Planning Board approved the application for subdivision approval.

Approved with the following conditions: The application is approved, subject to meeting the following conditions.

A. Standard conditions of approval.

1. This approval is limited to development only as described and shown on the plans and documents present.
2. The project must comply at all times with applicable federal, state and local approval to which it's subject.
3. For amendment to previously approved subdivision, all previously conditions of approval, land condition of waiver, if any, shall remain in force unless explicitly changed by the Planning Board.

Larry said the applicant had a complete application. Final approval cannot be granted until Findings of Facts are voted on at the next meeting. This will take place at the November 2, 2010 meeting.

Mylar's for Theresa Lane and Walter Hill Phase II will be signed at next meeting.

John made a motion to adjourn the meeting at 8:02 pm. Mark seconded the motion. Motion passed.

Respectfully Submitted,

Barbara McDonough]
Secretary