

**TOWN OF NAPLES
PLANNING BOARD
MINUTES**

**Tuesday, April 19th, 2011 – 7:00 pm
Municipal Offices Building**

Larry Anton called the meeting to order. Also present was Kevin Rogers, Kathy Sweet, John Thompson, Boni Rickett and Barbara McDonough.

First order of business to read and approve the minutes of April 19th, 2011. Kevin made a motion to approve the minutes as written. John seconded the motion. Kathy abstained. Motion was approved. 3,0,1.

Kevin made a motion to have Kathy be a voting member. John seconded the motion. Motion passed. 3,0,0.

Application for Major Site Plan review for property located at 701 Roosevelt Trail and shown on Naples Tax Map U02, Lot 9 submitted by Ernest Villeneuve. Applicant was present. Mr. Villeneuve stated he would like to convert the second floor space of his garage for a tattoo/piercing shop. All Planning Board members are familiar with the property. The applicants' building is located on Route 302 in the Village District. Mr. Villeneuve included a survey of the project in the members' packets; the survey shows setbacks. A design of lights and signage were provided. There is a well located on the front of the property and the septic is in the rear of the property. No easements are needed. Copies of all permits needed to operate such business will be provided from Applicant to the State of Maine. Larry went thru the major site plan review checklist for completeness review. The applicant requested three waivers:

1. Soil testing.
2. Fire chief statement.
3. Soil & erosion control plan.

John made a motion to grant all three waivers. Kevin seconded the motion. All were in favor of granting the three waivers. 4,0,0. Motion was approved.

John made a motion to approve the application for Major Site Plan review as presented by Applicant pending State approvals. Kevin seconded the motion. Motion passed. 4,0,0.

Applicant was given permission to put up an "opening soon" banner.

Larry updated the Board on a previously approved project. Charlie's Café will need to provide a public restroom in order to open and operate the café. The public restroom will be a handicap accessible, unisex bathroom. They have lowered their number of seats to 12 in order to accommodate the existing septic.

It was asked if the Appeals Board required Mooselanding to build a specific building type for the boat storage building. Boni confirmed the Appeals Board did not approve a specific building type.

Kevin made a motion to adjourn the meeting at 7:25 pm. John seconded the motion. Motion passed.

Respectfully Submitted,

Barbara McDonough
Secretary