

**TOWN OF NAPLES**  
**Planning Board Meeting Minutes**  
**April 19<sup>th</sup>, 2022**  
**6:00pm**

Video Link: <https://vimeopro.com/lrtv/town-of-naples-2022>

Vice Chairman John Thompson called the meeting to order. Also present were Jim Allen, Robert Fogg, Martina Witts, Alternates Marty Zartarian and Larry Anton, Planner Ben Smith, and Code Enforcement Officer Kate Matthews.

Minutes from previous meeting were reviewed. Votes were off camera and each meeting had different members absent, no count could be taken based off the recording.

2/15 - Larry Anton Motioned to approved, Jim Allen Seconded.

3/01 - Jim Allen motioned to approve, Martina Witts seconded. All in favor.

3/15 - Larry Anton motioned to approve, Martina seconded. All in favor.

3/24 - Jim Allen motioned to approved, Robert seconded. All in favor.

4/05 - Larry Anton motioned to approve, John Thompson seconded. All in favor.

New Business:

- a. New Business: Preliminary Application for a Minor Site Plan Review for Shipping Container Self-Storage located at 236 Roosevelt Trail (Tax Map U05 Lot 24-1A) submitted by Jones Associates on behalf of Denis Laliberte.

Ben Smith explained this was a Sketch Plan and Evan Jones (Jones Associates) explained the project. Kate Matthews asked about the labeled 'living/office space' and stated the property does not have enough square footage or road frontage to accommodate the mixed use according to the Ordinance. Larry Anton asked if the use of outdoor storage would be allowed. Kate stated three isn't a specific defined use, but there would be screening standards etc. Larry stated there would need to be screening to block the view of the Shipping Containers from 302. Ben stated he wanted to speak with Kate on this more and to discuss how this project would be classified. Larry asked about Stormwater Management, Evan explained they are under the require threshold to trigger the DEP review or requirements. Martina Witts asked for a better description of the Storage Containers themselves, she was under the impression the Containers would be arranged to look like a building. Evan explained the benefit of using the Containers is that there will not be a permanent building, and the property can easily be converted for other uses. Martina shared her concerns of the screening capabilities and appearance of the Containers. Denis Laliberte and Evan stated the Containers are 'single trip containers' meaning they are manufactured overseas and then shipped to the US and will be 'new' containers. Larry stated he felt this use would be better suited in an industrial area. Jim Allen added with the right fencing and screening, no one would know what it looks like. Martina referenced Ben's memo, referencing the sign. Evan stated it would meet standards, but they didn't have a design at this time. Larry asked the height, Evan stated 8'6". John Thompson asked if there were any other comment, there were not.

John Thompson asked if there were any other business from the Planning Board, as there was not, he asked for motion to adjourn. Jim Allen made the motion, Martina Witts seconded. All in favor 5-0.

There was an Ordinance Workshop held after the meeting.

Respectfully submitted,  
Jennifer Leeman  
Asst. to Code Enforcement