

Town of Naples Planning Board Meeting Tuesday, October 4, 2022

Chairman Doug Bogdan called the meeting to order. In attendance were Larry Anton, Martina Witts, James Allen, and Robert Fogg. Also present were Kate Matthews, Code Enforcement Officer; Allison Desrochers, Assistant to Code Office and Planning Board; and Logan Capone, Planner.

Martina Witts suggested edits to the meeting minutes from September 6th. The minutes were tabled until the next Planning Board meeting.

Old Business:

A. An application for a modification to a plan approved April 17th, 2018. Camp Mataponi would like to demolish two existing bunk houses (15 'x 21' and 15' x 20') and replace with two (16 'x 32') bunk houses in same general location (Tax Map R01, Lot 1)

J.P. Connolly, from DM Roma, was present representing Camp Mataponi. J.P. stated that the proposed structures were still under 20% maximum lot coverage. J.P. also stated that the two bunkhouses proposed to be replaced had already been demolished and construction had already been started. J.P. went on to explain that no additional bunks would be added and they would continue to house 8 people per bunkhouse. Kate informed J.P. that since building had already begun prior to a permit being issued they would be charged a double fee and that there could be no additional bunks added or the septic would have to be looked at to make sure it would meet standards. Martina asked if the silt fence had already been put up and J.P. stated that erosion control was already in place. Kate informed J.P. that her office would have to be presented with an interior layout prior to building permit approval.

James made a motion to approve the project as it was presented under the condition that they get a demolition and building permit from the Code Enforcement office. Robert seconded it. The board unanimously approved the motion.

B. An application for a modification to a plan approved October 17th, 2017 to add a 6,000 sq ft storage building at the MSAD 61 High School campus (Tax Map R03, Lot 40)

Tony Panciocco was present representing MSAD 61. Tony stated that the proposed location of the building was essentially in the middle of a gravel lot that was previously used as the bus parking lot. Tony also stated that a 90 x 60 foot portion of the proposed building would be heated and have a bathroom in it. Tony explained that the proposed building will have overhead doors, connect to the main sewer and water and have a standalone propane tank for heat. Larry asked what would be stored in the building. Andy Madura, from MSAD 61, stated that bulk products would be stored there since prices were better when things were purchased by the tractor trailer load and things that should be kept warm (gloves etc) would be stored in the heated portion of the building. Larry stated that since there was going to be a bathroom added to the building it seemed like it was intended to be more than a storage building. Andy stated that they would also be putting their maintenance shop in the heated portion of the building since it was currently located in a portable classroom. Larry stated it was actually a multi-use building and not just a storage building.

Dan Boutilier, an abutter, stated that he had two concerns. One is the cumulative impact of additional impervious surface to the aquifer and the second is where the building is located. Dan explained that the proposed building location was directly behind his house and that since the last MSAD 61 construction his water flow had dropped by 75% and suggested that the building be placed somewhere else on the MSAD 61 property. Tony stated that the location was chosen because according to DEP it was already developed and they would not have to clear any trees. Tony explained that the run off from the building would be going both into the ground and the catch basins located on the property. Tony suggested that they might be able to add a drip edge to the building and a slight ditch to be directed towards Dan's property and allow the water run off to go right into the ground. Doug stated that a gravel driveway was already considered impervious surface so the building would not be adding more and that adding a drip edge to the proposed building might be a good compromise. A site walk of the proposed storage building was scheduled for prior to the next Planning Board meeting and the proposal was tabled.

C. An application for a modification to a site plan approved in 1998 for Double Eagle Properties, LLC to replace single wide mobile homes with double wide mobile homes (Tax Map R03, Lot 49B)

No one was available to speak for or against the project. The proposal was tabled until the next Planning Board meeting.

D. An Application for a modification to a site plan approved in 1989 for the property owned by Karen Swaim to modify her property lines (Tax Map R04, Lot 23-6)

George Sawyer, from the Bridgton Office of Sebago Technics, was present to represent the proposal. George stated that Karen owned three lots of a previous subdivision and no attention was paid to the placement of the current buildings in relation to the interior lot lines. George also stated that he had been made aware that creating an interior lot was not something that was allowable in Naples and now their intent was to modify the interior lines. The proposal was tabled until George could provide new plot plans for the Planning Board to review.

Jim Allen made a motion to adjourn. Doug Bogden seconded it. All were in favor and the meeting was adjourned.

Respectfully Submitted,

Allison Desrochers
Assistant to Code Office and Planning Board