

Town of Naples Planning Board Meeting Tuesday, November 1, 2022

A site walk was held for the proposed 6,000 square foot storage building at the MSAD 61 High School campus by the bus garage (Tax Map R03, Lot 40) prior to the Planning Board meeting.

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

The minutes from the September 6th Planning Board meeting were reviewed. Robert made a motion to accept them, the motion was seconded by Larry and unanimously approved by the Board.

The minutes from the October 4th Planning Board meeting were reviewed. Robert Fogg made a motion to accept them, the motion was seconded by Jim Allen and unanimously approved.

Old Business:

- A. 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 Panciocci was present representing MSAD 61. Tony suggested three ways to alleviate concern that was raised regarding run off from the property not getting into the ground. The three ways he suggested were: adding a drip edge along the edge of the building, creating a shallow swale with no outlet, and lifting the rims of existing catch basins.

Kate Matthews stated that in order for a building permit to be issued she would need to see a plot plan reflecting where a storage building and some movable containers would be moved to since they were not moved after the last Planning Board approval in 2012.

Jim Allen made a motion to approve the project as presented with the conditions that they add a drip edge, plant some extra trees near the abutters property line, make another plot plan showing where the building and storage containers would be moved, and add a swale. The motion was seconded by Marty Zartarian and unanimously approved by the board.

- B. 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)

Rick Bretton was present to represent the project.

Martina Witts addressed a question from the planner's memo regarding soil erosion and storm water and stated the applicant should confirm if new home construction would alter drainage patterns. Rick Bretton stated that they usually get that information on the as built plan which is created upon receiving final approval and will reflect all site evaluations and drainage.

Martina Witts addressed another question from the planner's memo regarding the road name being Lauric Lane but being shown on the plans being presented as Lauren Lane. The previous owner of the property, Helen Porter, stated that they first wanted to name the road Lauren Lane but since that road name was already in use they named the road Lauric Lane. Logan Capone, Planner, stated that the name needed to be changed on the plot plan to reflect the actual name of Lauric Lane.

Martina Witts stated that on the google earth image Lauric Lane does not have a hammerhead turn around. Rick Bretton stated that a hammerhead turn around would be shown in the final as built plans. Kate Matthews stated that they would need the Fire Marshall's approval for the project. The application was tabled.

Jim Allen made a motion to adjourn the meeting. The motion was seconded by Robert Fogg and unanimously approved.