

**Town of Naples  
Planning Board Minutes  
Tuesday, April 18th, 2023  
6:00pm**

Video Link: Video Link: <https://vimeopro.com/lrtv/town-of-naples-2023>

Call to Order & Pledge of Allegiance

Attendance- D.Bogdan, R.Fogg, M.Witts, M. Zartarian, L.Anton, K.Matthews (Code Enforcement). We will vote to have M. Zartarian and L.Anton who are alternated to be voting members tonight.

Review minutes from 02/21/2023 & 03/7/2023= D. Bogdan made a motion to table the minutes for review until the next meeting since they just got the notes and have not had a chance to review the minutes.

**New Business:**

An application for two 3500sf buildings and associated operations yard located at Tax Map U05, Lot 24-1.

Patrick Johnson with the JPS Professional Services, here tonight as an agent for Windsong Development. They are proposing two 3,200 square foot buildings on the easterly corner of the Village Way and Route 302 intersections. There is a circular operations yard that has been designed primarily for ingress and egress of fire vehicles. Today you have the sketch plan and submitted more detailed engineering plans and soon the final developed plan.

L.Anton- what are the buildings for? The developer, buildings are for contractor operations and auto mechanics.

M. Zartarian- What are the sizes of the buildings you have two different numbers listed. The developer that size has been changed since submitting the plan they will both be 80x40 which is a square foot of 3,200.

R.Fogg- What type of contractor are we talking about? Michael, a contractor would be doing timber framing, business build/barns/homes/special structures. We do some of the prep work at our shop and then go to the client's sites with crane services and put the items.

M.Zartarian- Are you cutting materials on site or are you buying. The contractor, we cut on site and purchase from others.

M.Zartarian- How many employees do you anticipate in your facility? The contractor I see about two this is a small operation.

M.Witts- Do we have someone here to speak about the automotive building? The contractor has a small vintage trucks restoration business for high end work for people around the New England area, mostly investment grade type vehicles from the 1920s to the 1950s they carry a historical provenance. We primarily work on vehicles that have six figures or higher for money we are not the turn in around in one day type of operation.

M.Witts- did you get the memo from the planner dated 4-11-23? The developer over the next two weeks we will be working on getting the information that was requested to be sent in.

L.Anton requested a site walk of the property to get a look at the layout of the property and grades of the land.

L.Anton- With the car restoration business will you be doing any painting or striping of paint on the vehicles? The contractor no refinishing at the property and the plan is to outsource this due to fire safety for him and the building.

M.Witts-Will you have any signage on the road? The contractor would like to have one small sign that is on rt 302 no sign on the building.

The developer has designed it to maintain less than 20,000 square feet of impervious surface. We have met with the DEP and are preparing paperwork for them and should have the permit in hand before this proceeding at hand is done. The motion was made by L.Anton for a site walk for this application. M.Zartarian seconded the motion for a site walk. All in favor 5-0. D.Bodgan made a motion to table this application until our next available meeting when they have all the materials ready.

### **Old Business:**

- A. The signing of a plot plan for a modification of a site plan approved in 1998 for West Shore Acres to replace single wide mobile homes with double wide mobile homes located at Tax Map R03, Lot 49B.  
Sign these as we go along at this meeting.

### **Other business as appropriate**

M.Witts to ask opinion of adding a standing section to our meetings on public participation so that they would be similar to what the select board does. They have been doing this in other towns and it gives the public a chance to ask questions about ordinances or how the processes of the planning board work. Also, would like to know when code office goes to issue a certificate of occupancy from planning board approval conditions are not yet completed what does that office do and is there a timeline on it and say this is temporary till this date and you have to have the other items completed. K.Matthews (code officer) the plans are taken out along with the building permits to make sure that all the conditions and standards are met from the planning board.

After the questions, a lengthier conversation took place between the board members and the code officer regarding Zoom meetings.

Adjourn- Motion to adjourn from D.Bodgan and a second motion to adjourn by R.Fogg.

Kathleen Eddy  
Assistant to Code Enforcement/Planning Board