



Town of Naples
Planning Board Meeting Minutes
Tuesday, May 21, 2024

1. Call to Order & Pledge of Allegiance- Doug Bogdan called the meeting to order.
2. Attendance- Also present were Martina Witts, Marty Zartarian(Alternate),Sue Fleck, Robert Fogg. Kathy Eddy (Assistant to Code Office and Planning Board) and Ben Smith (Planner). M. Zartarian was appointed as voting members this evening to allow for a quorum.

A. Do any board members have any conflicts of interest with the items brought in front of the board this evening? Members present did not have a conflict of interest with the item brought in front of them tonight. D. Bogdan stated that he received a call from Jim Allen who is recusing himself from this meeting because of a conflict where they do business or in competition together.

3. Review of Meeting Minutes from 4/16/2024-Tabled, 5/7/2024-Tabled, new meeting minutes from 5/21/2024
4. Old Business—None
5. Tabled Business--None
6. New Business
 - a. Map U06/31 and U06/31-A—Modification of an approved Major Site Plan, adjust usage to retail boat sales and services by New England Water Sports.

Jay(Jerome) Guthro the president of New England Water Sports which is a MasterCraft boat dealer on Kansas Road. Just recently purchased the two lots that Sebago Dock and Lift sits on. We are here looking to obtain a business license for said property. We currently have one for the business on Kansas Road in a commercial zone for doing boat sales and service since 2018. Our plans for the property are more than what is here tonight and that will be in the future. The location has always been sales and service. We understand that the area needs some maintenance level needs to come up our plan is in July/August to clean up the entire

area. At some point down the road we want to expand the building to have a showroom with some boats in it and maybe a glass on front and we would come back through the planning board to do that. B.Smith (planner) the memo that was developed by NorthStar this is a non-conforming use moving into a place where there has been a non-conforming use, and it is not an issue from that perspective. The issue that was brought up was the parking lot buffer. The applicant stated that there was some confusion when we first submitted material, we had marked out ten by 20 bays for parking, and it was suggested that unless we not put those if we are not putting in pavement and paint parking spots. The lot is buffered on 3 sides and the front has a 23–25-foot grass area from the road. Then you have a 12-foot culvert going down about 3 feet deep. B Smith (planner) stated that the other item was the signage, and that the applicant was using the material that was there to install a new sign and have the property address included in the sign and not have a separate sign for the address alone. According to the ordinance you will be working with the fire chief to install an emergency access onto Songo School Road and the primary access will be on Route 302.

M. Zartarian- Are you doing servicing of the boats at this location? Is there going to be major repair type work? Dirty oil? J Guthro stated mostly warranty and maintenance on new boats, our warranties go 5-7 years if we were to replace say an engine it comes crated and complete, and we would just be dropping it into the boat inside the building. We do oil changes for maintenance and half are done on the docks at the consumers house we have special equipment, and we also have that at the store and the old oil is stored in 50-gallon drums and a company comes and picks them up when they need it emptied.

M. Zartarian- There I no machine, no engine rebuilds or any of that kind of things? J. Guthro stated we do not do any of that it is all OEM just original equipment installs. Most of the work is detailing them and getting them ready for delivery or taking them back in and just winterizing them for the season.

M. Zartarian- No painting? J. Guthro stated no painting of boats.

S. Fleck- Are the grounds going to look nice and clean? J. Guthro stated that the ground would be nice, clean, and tight. Our boats average between 100,000 and 400,000 depending on the boat. You are more than welcome to come down and look at the current location and see how it is inside and out.

M. Witts- So things like debris or having a dumpster visible to the roadway would be something that our current ordinances ask for. J. Guthro, we will have a dumpster and either build a fence around it or tuck it away behind the building and built a gate in front of it.

M. Witts- So you are planning on doing things down the road, so you are not thinking about plantings or anything currently? J. Guthro stated not at this time that we were

thinking about putting in a front lot than we thought about it and just not sure right now if we want to build.

M. Witts- Do we have to officially waive the planting requirement then? Is that actually a waiver? B. Smith stated that the technically with an existing site plan for this property. Since they are moving into a place where that use has already been existing and not proposing any new development. The board would waive them or decide whether they meet them or not, or whether they can be waived. We would be creating a baseline for an existing business in the commercial zone so years down the road come in with an admitted site plan.

D. Bogdan- Ben question regarding the sign when we talked about putting the address up there is that included in the footage of the sign? B. Smith stated that is not according to the ordinance it says in addition to the freestanding sign. J. Guthro stated that they are going to stick with the eight by four which is thirty-two square feet and then probably somewhere on the inside or outside of one of those posts have a 96 put for the address.

M. Witts- Is there a pipe in the swale or is it a shadow? J. Guthro stated that it was not a pipe that it is a shadow.

B. Smith stated that the swale and grass are actually in the right of way so you would need to verify to be able to do outdoor display in that area since it is a state right of way. You might have some drainage in the grass that is not in the right of way, you would just need to check with the state about the right of way.

M. Witts made a motion to approve the application as presented with the four conditions and the one that was just added for a total of five conditions. Seconded by S. Flick.

D. Bogdan read all the findings of fact and then the conditions since we do not have a sight plan for this application. In connection with planting or fence to meet the standards the board did discuss and are not requiring at this time plantings or fence until a modification of the property is set before the board. B. Smith in the findings and approval letter say that the parking lot buffer is not required as part of this application due to no change in existing parking.

D. Bogdan all in favor of the application presented tonight. All in favor. Motion carried 5-0.

7. Public Participation for Planning Board Matters

8. Other business-

1. M. Witts talked with the board about the planning board policy and when material was given to the board and clarifying that all applicants are treating the same for meetings. It was discussed and clarified that all applicants are treated the same and that when we have the material from the planner one email is sent out the board for review.

M. Witts talked about what the planning board does and what the citizens should expect from us compared to other boards. The planning board is a quasi-judicial board that we actually sit and judgment of an application and base our decision on the ordinance that the people of Naples voted on and passed. Planning board is not in the business or being pro-business or anti-business or anything else we should only be pro-ordinance. Comp plan was mentioned page 171 of the report which stated that the select board is to develop an economic advisory committee and that committee would be in charge of helping businesses develop and become a little bit more pro-business and bringing ideas to the select board and the ordinance review committee. You would be remiss if you think that the planning board would be responsible for developing business or being pro anything other than pro-ordinances.

2. Next meeting is 6/4/2024 was supposed to be the next meeting however the applicant did not turn in the needed material that was asked from the planner, so they are move to the 6/18/24 meeting to give them a change to do research.

8. Adjourn- M. Witts made a motion to adjourn the meeting. Seconded by M. Zartarian. All in favor. Motion carried 5-0.

Kathleen Eddy

Assistant to Code Enforcement/Planning Board