

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

Call to Order & Pledge of Allegiance

Attendance and Housekeeping- D. Bogdan called the meeting to order. Also, present were Martina Witts, Robert Fogg, Marty Zartarian (alternate), Jennifer Leeman (alternate) and Kate Matthews (Code Officers), Logan Capone (NorthStar Planner).

Housekeeping:

1. D. Bogdan thanked Larry Anton for his service to the board. He did not get involved with the planning board again, Mr. Anton was not present at the meeting. Welcomed Jennifer Lehman as an alternate to the planning board.
2. After an election, a new chair and vice chair for the board needs to be held. M Witts made a nomination for D. Bogdan to be chair and M. Zartarian seconded the nomination. M. Zartarian made a nomination for M. Witts to be vice chair and R. Fogg seconded the nomination.

Motion for both nominations carried 5-0

New Business

An application to change the use of the property at 10 Lakehouse Road into a restaurant (Tax Map U25, Lot 18).

The applicant presented that they purchased the property that the previous owner converted the old apartments to make a nice building. We decided that we would like to open a restaurant here because we realize that Naples is a convenient location and lots of visitors and we want to bring some Asian food to the town. Would like to bring lots of different kinds of Asian food for all to enjoy and probably February next year the building part we intent to use for the restaurant is almost done we have an area 730 sq feet to convert to kitchen it is currently empty. The applicant showed a design of what the kitchen would look like.

D.Bogdan- So there is no kitchen in this building at all right now? The applicant stated that the building does not have a kitchen at this moment. There are two sections, almost two thousand square feet in front and seven hundred square feet in the back, where they would like to put the kitchen. On the property it has two septic one big and one little one. One is the far side of the property could be used for the rooms y on the property and the other is close to the building which they would use for the restaurant.

K. Matthews- Are you building anything in there or are you just adding something to an empty space. The applicant stated that it is an empty space that they wanted to give the board some ideas.

M. Witts- Is this going to be an eat at restaurant? How many seats do you plan on having? The applicant stated that the customers would eat at the building, and they would have approximately tables for eighty people, this might be less or more depending on how busy it is. The applicant

stated that they would like to serve liquor with the food to the customers at the bar or tables. We also want to build something so people can sit outside and enjoy the lake.

M. Witts- Where on the lot is the car parking going to be? The applicant stated that the car park for clients will be in front of the building.

M. Witts- How many cars do you anticipate coming in and out of there every day?

The applicant did not answer the question and talked about where people can park the cars. The applicant wanted clarification from the board if they have twenty tables inside the restaurant how many cars can they have parked on the property? K. Matthews stated that they need to make sure that there is adequate parking for the businesses. So, if you are renting out rooms and having a coffee shop plus a restaurant with tables, we would need to sure you have a spot for each car for the rooms that you are renting out and the other businesses. You stated that one hundred cars could be placed at that spot you would just need to prove to the board that you could do that and where the parking would be.

K. Matthews stated that the applicant needs to give a better outline of the actual building itself stating where are the rooms that you are renting out, lobby area going to be, the Boba tea area, the restaurant. This is going to be where the outside seating will be and the parking spots. Also, the fire chief and fire marshal would need approval and the state health inspector approval as well. With three different uses for your building, you may need a sprinkler system the fire chief, or fire marshal will tell you.

S. Fleck- Have you ever opened a restaurant in Maine? The applicant stated that no this would be the first one my family has owned and operated restaurant and the applicant currently runs a nail salon in Maine.

The applicant asked if the layout needs to come from an architect? The board stated that the layout would need to be from a civil engineer.

Member from the public Scott Richard resident would like to know if the current well has the capacity to serve a building like this? K. Matthews stated that this is something that would be looked into with code office and health inspector when they turn in the actual food license permit that goes through the state, they have a certain form that would need to be filled out and complete. The well is something that is not inspected with the code office it is done with the state our office does not have any information on wells.

K. Matthews stated to the applicant that once they have the other items the board is looking for, they would submit it and another meeting would be scheduled to come in front of the board again.

Public Participation-none

Other business as appropriate-none

Adjourn- Motion made by R. Fogg to adjourn and seconded by M. Zartarian.

Motion Carried 6-0

Kathleen Eddy

Assistant to Code Enforcement/Planning Board