

Town of Naples Planning Board Meeting Tuesday, August 2, 2022

Doug Bogdan called the meeting to order, also present were Martina Witts, alternates Larry Anton and Code Officer Kate Matthews, and Planner Ben Smith, Logan Capone, North Star Planning.

Larry Anton was appointed as a voting member.

Ms. Witts made a motion to approve the minutes of June 21, 2022. Larry Anton seconded the motion. The board was unanimously in favor.

Old business:

Final Subdivision Plan Review for Phase #2 of the Chaplin Hill Subdivision (Tax Map R11 Lot 66-12) submitted by John Sevee for Chaplin Hill LLC.

Mr. Sevee addressed the Planning Board regarding the issues that were raised at the last meeting of June 21, 2022.

The first issue was whether the 4 lots that are located on Middle Road and that the lots may not be required to be part of the association with the association fees. Mr. Sevee stated that this has been reconsidered and agree that they will be part of the association which will allow for enforcement in the whole subdivision. The 4 lots will pay for $\frac{1}{4}$ of the association fee because these lots will not need to pay for the plowing. This will be placed in the covenants.

The next issue was the turnaround at the end of Chaplin Lane. The reason there was an issue was due to the fact that the Fire Department used the fire ponds. The road commissioner and fire chief were consulted. The fire chief had conditions added and they were: "No Parking" signage is installed at the hammerhead and the second condition was that gravel fill must be installed around the hammerhead to bring grades to the existing pavement level.

The last issue raised was protecting the water quality to Long Lake. The 4 large lots are the only lots located within the watershed. Each lot will be subject to this amendment will be limited to 4 acres of lawn area. Larger lawn areas will be allowed only with additional stormwater and phosphorus calculations, subject to subdivision review. The covenants have been changed to reflect these lots to address the stormwater and phosphorus.

A discussion was held regarding the covenants and that the Town will not be enforcing the covenants. The Board requested the following conditions be placed on the subdivision plan:

1. Each lot subject to this amendment will be limited to 4 acres of lawn area. Larger lawn areas will be allowed only with additional stormwater and phosphorus calculations, subject to subdivision review.
2. No building permits until gravel fill is installed around the hammerhead to bring grades to the existing pavement level.
3. No building permits until "No Parking" signage is installed at the hammerhead per discussions with the Fire Chief.

Larry Anton made a motion to approve the modification of the Chaplin Hill Subdivision based on the conditions from the Fire Chief and based on the Findings of Fact of Planner's memo dated July 14, 2022. Martina Witts seconded the motion. Planning Board voted unanimously.

A new plat plan will be submitted for the Planning Board to sign after the conditions have been placed on the plan.

Final Major Site Plan for Self-Storage Units on Roosevelt Trail (Tax Map U10, Lot 1 (portion of) submitted by Dustin Roma

Dustin Roma representing Jarod Robie for Self-Storage units. Mr. Roma explained that the first meeting was a sketch plan, and that discussion was held regarding the way the buildings were located and the way the doors to the units were proposed to open facing Route 302. Mr. Roma said they changed the buildings so that they are not facing 302 and the way they are placed so you do not see so many buildings as you are driving by.

Discussion regarding the drainage and the area it drains. Mr. Roma noted that there is a stream where the drainage would go. The new plans have a stormwater plan. Mr. Roma stated that this project was designed to DEP standards and does not feel that there is a need for a phosphorus plan because the Stormwater plan covers 95% of the project goes through the stormwater area.

Mr. Roma stated that the project was forwarded to the Fire Chief stating that the project was okay, and he submitted the letter.

There was a discussion regarding lighting of the buildings. Power will be underground. Buildings 2,4,6 will have lights. Building 1 will have lights on both sides. The lights will be on the gable ends and will shine down.

Propose some landscaping with a row of street trees. He felt that planting a row of trees would be a good compromise to create a good buffer from the street.

The building face along Route 302, options to place fake windows if the Board was looking at that.

Another aspect of the original submission was the possibility of additional development proposed beyond the storage buildings and the possibility of a future 5,000 sf building. He stated that they did proceed through the DEP permitting process that included some impervious area that included the permit design so the stormwater features included everything and the roadway that would extend to the west of the property was accounted for in the stormwater figures. Mostly it was for future planning and making sure the ability to develop beyond the storage buildings. Mr. Roma stated that anything they would be proposing for the future would have to come back to the Town Planning Board even an extension of the road or future building. He stated that a note will be placed on the plan showing impervious and what is associated with what is here.

Ben Smith noted that it was before the Board last February. Ben noted that it was for one lot. Ben stated that the waiver request regarding not requiring a phosphorus plan had to do with any lot over 40,000 sf. Mr. Roma stated that the land area that will be developed is a little over 2 acres. Ben stated that the ordinance would require a phosphorus plan because it was over the 40,000 sf and noted that the Planning Board may consider the waiver because of the stormwater calculations addressing the runoff.

Discussion was held regarding the appearance of the building and the possibility of a façade or color. Larry felt that it would look better with windows.

Discussion asked if the building would be open 24 hours a day and that the buildings would be monitored by video cameras. It was noted that the driveways and roadways would be paved. Mr. Roma said there would be no office located there and there would be no water coming into the site.

Discussion was held regarding the sign and the design and the Planning Board desire to have a more attractive. It was agreed that there would be windows placed on building 1 on the side of Route 302 and not on any of the other buildings.

Mr. Roma asked about the requirement to place sidewalks and wanted to know if the Planning Board was going to require them. Ben explained that the sidewalks are required since February. Ben stated that the applicant has the ability to talk with the Town Manager and pay a fee in lieu of sidewalks for future placement of the sidewalks. Ben mentioned that there is no formula, and it would be based on each project to come up with a figure. Kate said that there is a calculation that the Town Manager has been utilizing for future sidewalks. Mr. Roma stated that it would be their preference to pay for the future sidewalk then to put them in now with no connection to anything.

The Planning Board held a discussion with Ben and Mr. Roma regarding the waiver. Larry Anton wanted to have the maintenance of the stormwater and whether the

maintenance report could be forwarded to the Town. Mr. Roma stated that he will place it on the plan as a condition.

Martina made a motion to accept the waiver request to waive Section 907(A) for phosphorus analysis. Larry seconded, voted unanimously.

Motion by Larry, second by Martina to approve based on the Planner memo dated July 25, 2022.

New Business:

Winsor Green Dock Permit Application – Request to Add 8 Slips on Tax Map U03, Lot 3A

Rick Hanley presented the request for 8 slips on Winsor Green Association. Mr. Hanley feels that there is not a problem with navigational problems with this submission.

Larry commented that he was on the Planning Board last time Winsor Green went before the Town. Larry stated that they have 32 docks back then and now and wanted to extend the docks due to the shallow water. Larry stated that back then the Planning Board said no new docks could be added. Larry explained that it is one boat per 25' of frontage. Larry said they do not have enough frontage for any additional boats and that was what the association was told last time.

Shawn Hebert, Harbormaster, explained that he felt that it was better to add more docks than moorings. Shawn felt that it would create a possible hazard with moorings. Shawn felt that the association could have moorings in addition to the docks. Martina stated that the ordinance was clear when it stated that there you need 25' of water frontage per boat, whether it was a mooring or dock.

Martina made a motion to deny this request, Larry seconded the motion. Motion passed unanimously.

Discussion was held:

Sue Fleck had a question regarding the original plan said there could be 40 slips and wanted to know where this information came from. Rodney Simone, president of the Association said it was written in their declarations and the original plan was submitted by the Board of Selectmen at the time. Larry stated that what was allowed back then is not allowed now. Larry stated that if you came before the Planning Board now the Town would only allow 18 boats.

David Clavett, abuttor to the association, handed out photos of the area of the association boat docks. Mr. Clavett submitted a statement in opposition to the request to extend the dock for more boats.

Report from Martina Witt regarding the first Inter-Town group meeting in Brownfield. Naples was invited for an Inter Town group. Some of the topics of concern was LD 2003 which increases housing units. Solar farms, site plan reviews, wind energy, hill side views. Martina mentioned that the other towns were also concerned about the same issues that are posing issues the Town of Naples. LD 2003 was written to require Towns to decrease the minimum lot size by 2.5 to 4% smaller than what our laws currently require. Martina feels it takes away a town's right to Home Rule and is an unfunded mandate. Martina said that she will be going to the future meetings with the other Towns and recommends that anyone that is interested should attend.

Respectfully submitted,

Renee' Carter
Assistant to Code Enforcement