

TOWN OF NAPLES
Planning Board Minutes
October 17th, 2017
7:00 pm

Larry Anton called the meeting to order at 7:00 pm. Also present were Doug Bogdan, Barbara Adlard, John Thompson, Jim Allen, Alternate Jim Krainin, Alternate Rick Paraschak, and Code Enforcement Officer Renee Carter.

John Thompson made a motion that the minutes from the 9/19/17 meeting be approved as written. Barbara Adlard seconded the motion. The board was in favor with Doug Bogdan abstaining as he was not present at that meeting.

New business:

- A. A Modification to an Approved Subdivision regarding lot lines for properties found on U38 Lot 2-11 and U37 Lot 2B submitted by Marty Laberge.

Mr. Laberge was just adjusting two property lines of two lots that abutted one another, both of which he owned. The acreage would not differ, just the building envelope would be more concise with the change. Mr. Anton and the board agreed that the application was straight forward. Mr. Bogdan asked if it would make any changes to the Right of Way, and the applicant assured them it would not.

John Thompson made a motion to approve the application as presented. Jim Allen seconded the motion. The board was in favor 5-0.

- B. A Minor Site Plan Review for the proposed development of a new Bus Loop and additional parking at the Lakes Region Middle School found on Tax Map R03, Lot 40.

Johanna Cady with Pinkham and Greer was present to represent the school department. They were proposing that the bus loop and drop off area become a longer area, that way traffic is not backed up on the road. The entrance on the right side of the building would be moved further north, but would still maintain a buffer area for the neighboring lot. The change would have separate loops for busses and parents, and would provide additional parking when school was in session and busses were not present. They were requesting a waiver regarding approval from Cumberland County Soil and Water as they were working with DEP, the site already has a Site Location Permit which controlled storm water treatment as well as phosphorus. By making the proposed change they are going to be improving the phosphorus control. The building would not be changing.

Mr. Anton stated that since the ordinance called for projects such as this to get approval from Cumberland County Soil and water, that they would not grant that waiver as it was something the board felt to be important. Mr. Anton explained that even though they were going through DEP, that Cumberland County requirements were more in line with the Town Ordinances, and things had been approved by DEP in the past, and not Cumberland County.

Ms. Cady said that the project would hopefully begin construction by the end of the school year, into the summer.

Mr. Paraschak wanted to know if the sight distance of the new entrance would be better or worse. He was assured it would be for the better. He also was concerned about the cross pipe for run off, and Ms. Cady said that the velocity would not change.

Mr. Bogdan asked about a shed that would be moved, and Andy Madura told the board that it would not be replaced, but rather taken off the property completely.

Mr. Anton made a motion to approve the application with the following conditions:

- That the applicant go to Cumberland County Soil and Water for Storm water and Phosphorus Control review
- That any of the Phosphorus Control and Storm water systems must be inspected by a licensed engineer or certified professional and that a letter be sent to the Town of Naples to ensure that they were in accordance with the plans.

Mr. Thompson seconded the motion, the board approved the motion 5-0.

- C. A Minor Site Plan Review for the proposed development of a new Bus Loop and additional parking at the Songo Locks School found on Tax Map R07, Lot 5A.

Johanna Cady was once again representing the project submitted by the School District. This school had more activities with cars entering and leaving than the middle school, and the traffic gets backed up into the road with the current parking and bus loop layout.

The proposed application has a separate area for the busses to loop around, and for cars to drop off children and park. There would be two separate areas for the staff to park.

Storm water would not change with the proposed layout, there was currently infrastructure in the buffer areas around the edges of the site. They did want to again, request a waiver to not go to Cumberland County Soil and Water.

A six-foot stockade fence would be placed as a buffer to the neighbors on the left side of the property. Mr. Bogdan was concerned about the narrow area of where cars were to enter, and that it could be confusing and still back up traffic. The applicants thought that it may be confusing at first, but with signage and the striping clearly marked that it would be a much better solution than what it currently in place. There would also be a separate entrance and exit in the public parking area. Mr. Paraschak wanted to know if the School had considered widening the shoulder to the main entrance area in case there were cars waiting to get into the lot. Mr. Madura stated that the project had been looked at number wise, to save the tax payers money and the hope was that the current application would reduce issues with parking and que of cars and would alleviate the need to have additional area added to the road shoulder. With the new scenario, the buses will be able to leave as a group, and not take up so much time in the que waiting for cars.

Abutter, Jim Corrigan was present to discuss the parking area next to his home. He was concerned with privacy and noise, along with his well being close to the construction area. Mr.

Anton wanted to know if that fence would improve the noise issue. Ms. Cady said that it would most likely be the best option for noise reduction. Mr. Thompson asked Mr. Corrigan if an eight-foot fence would be a better option as an abutter. They wanted something aesthetically attractive, and to add some shrubbery on the parking lot side of the fence for more noise reduction. Ms. Cady said the terrain would need to be leveled out, therefore reducing the height of the land on the parking lot area about 3 feet, so the fence being level with the abutter's current property height the fence would be about 3 feet higher on the applicant's side.

Mr. Anton made a motion to approve the application with the following conditions:

- That the applicant go to Cumberland County Soil and Water for Storm water and Phosphorus Control review
- That any of the Phosphorus Control and Storm water systems must be inspected by a licensed engineer or certified professional and that a letter be sent to the Town of Naples to ensure that they were in accordance with the plans.
- That the applicant hire a landscaper familiar with Noise Abatement to place a buffer area on the left side of the lot, that the planted buffer area is mutually satisfactory to their abutter Jim Corrigan, and that the fence and anything planted as the buffer needs to be maintained indefinitely

John Thompson seconded the motion. The motion was passed 5-0.

Tabled business:

- A. A Modification to an Approved Plan submitted by the Naples Golf and Country Club, U24 Lot 1, that was tabled at the November 1st, 2016 meeting.

Bob Caron was present to represent the Country Club, along with their Engineer George Sawyer, and their Legal Representation Dawn Dyer. Mr. Caron summarized what was presented at the meeting on November 1st, 2016. That application would create a new residential lot, converting the existing Clubhouse into a residential home and would renovate the existing maintenance building into the new Clubhouse. The plans submitted today provide the approval from DEP including the storm water and phosphorus control plans that were required from the gravel driveways. Mr. Caron addressed that the last submission was tabled because the board did not want the Golf Course to decrease any parking spots currently available. With the revised plan, they corrected that issue. The second reason the application was not approved was because of Right of Way issues with a neighboring lot, which the applicant had addressed with DEP along with any drainage issues.

Mr. Anton noticed that the proposed entrances to the parking lots were no longer off of the Right of Way of their abutter. Mr. Anton stated that the Right of Way for Daniel Craffey's lot would come out on Club House Drive, not the old Route 114. Mr. Caron stated that the old road was terminated by the Town of Naples back in 1992, and this new plan reflected that. He also let the board know that that area was never part of the original Right of Way that was deeded to the abutter.

The new clubhouse would require a Fire Alarm System, as stated in our ordinance which they were getting approval on from the Fire Chief. They had also changed the building from the original concept of connecting with a deck, now the building would be completely combined into one, on one slab.

Larry Anton went over the Finding of Fact with statements of approval from DEP.

Dana Hanley, Daniel Craffey's legal representation, was at the meeting to voice some concerns. Mr. Hanley stated that according to the November 2016 meeting, the board made a unanimous motion concerning the two parties, asking for an agreement on the Right of Way before a decision was made. His argument was that the Golf Club plans that were approved in 2008 and 2009 both showed the Right of Way through the old Route 114.

The second concern was the reconfiguration of parking would affect impervious surface and surface water drainage. Larry Anton said that DEP had already approved the plans regarding that and the board only required at the last meeting that they had the same amount of spots in the new plan as previously approved.

Larry Anton made a motion that was not seconded as there was comments from the audience. The concern was that the motion required the applicant to get approval from CCSW, which was not mentioned at the previous meeting as a requirement. Mr. Anton said they had not requested a waiver, as it states in our ordinance that they need approval from Cumberland County Soil and Water. Other members of the Board argued that it should have been requested at the last meeting to not tie up the project, as Mr. Richard Dyke had told the board that the process from the last meeting already lost them a years' time.

Bob Caron requested a waiver regarding approval from CCSW. John Thompson made a motion to approve the waiver. Doug Bogdan seconded. The board approved the waiver 4-1.

John Thompson made a motion to approve the application as presented, with the following conditions:

- The parking area must have adequate signage showing where to park, and Golf Club Road must have "No Parking" signs.
- The former ROW going through the portion of the property that will now be residential, be permanently terminated.
- All phosphorus and storm water control plans must be installed and inspected by an engineer, or licensed professional who will send the Code Enforcement Officer a letter confirming they are in place as provided in the plans

Other business:

Jim Grattelo, Chairman of the Selectboard, asked the Planning Board if any members would be interested in volunteering their time to meet with other members of Town Boards, along with the new Town Attorney to consolidate the Town Ordinances. All 5 regular members were interested.

As there was no other business, the meeting was adjourned.

Respectfully submitted,

Kate Matthews

Town Secretary