

TOWN OF NAPLES
Planning Board Meeting Minutes
April 6, 2021
6:00 pm

Video Link <https://vimeopro.com/lrtv/town-of-naples-2021/video/534470015>

1. Call to order - Chairman Doug Bogdan called the meeting to order.
2. Role Call – In addition to the chair, also present were Larry Anton, Robert Fogg, Jim Allen, Code Officer Renee Carter, and Planner Ben Smith.
3. Approval of minutes from March 16, 2021 - Due to masks, it could not be determined who made a motion to approve the minutes from 3/16/21. A second was heard, but the person was unable to be determined as well. D. Bogdan verified the motion and the second. All in favor. Motion carries.
4. Discuss and determine start time for future meetings. 6:00 was voted on and approved 4-0.
5. Public Hearings:
 - a. A minor site plan review for a new dining pavilion (35' x 116" pole-barn style) at Camp Skylemar located at 457 Sebago Road, Map R05 Lot 028. – Richard Dunton of Main-Land Camp Solutions represented Camp Skylemar. Plan C1.1 was reviewed. The need to build an outdoor dining area came about due to COVID-19. To be prepared going forward, they want to erect a permanent structure rather than continue with a tent used for last summer. No sewer or water is need. Electric will be installed. Aggregate floor. It is not in shoreland zone. There is also a proposed expansion to an existing building for kitchen space that allows for preparing foods for children on special diets. Arleen Shepherd explained this addition. B. Smith indicated that this should be reviewed as an amended site plan. He recommends that a full site plan be submitted in the future. D. Bogdan asked about accessibility of the pavilion. A. Shepherd indicated that it is fully accessible. A woman (could not hear the name) asked about the potential for her water table being impacted. She is a neighbor on Country Lake Drive. Multiple people speaking at once. Could not document. It was determined that she is concerned about the next agenda item (Top Hill Road). A lot of echo when B. Smith speaks via Zoom. J. Allen made a motion to approve the pavilion and expanded kitchen area as presented. L. Anton seconded. Motion carries 4-0. D. Bogdan asked about Findings of Fact. R. Carter asked if B. Smith's memo will suffice. J. Allen made a motion to use the memo. Seconded by L. Anton. Motion carries 4-0.
 - b. A modification to a major subdivision for Naples Mountainview Associates, Inc. (c/o Titcomb Associates) located at Top Hill Road, Map R05 Lot 014. – J. Titcomb represented this application. L. Anton asked about the original subdivision common area and how much of that is owned by each member of the association. R. Carter reviewed the ordinance specifics. B. Smith

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reviewed the application and showed the map to clarify and give context. L. Anton wants to make sure the owners of the existing properties do not lose anything. Discussion about access to common space via abutment or easement. L. Anton would prefer that that site plan indicate a common area clearly and separately rather than an easement. There is a requirement to have 10,000 sq ft of common/open space per unit. Confusion regarding condo and subdivision. B. Smith noted that Top Hill Road is private, and ownership and maintenance needs to be clarified. L. Anton said that the road must be brought up to town standards. They cannot have a waiver on that. It would also need a proper turnaround for emergency vehicles. The unidentifiable female neighbor spoke about her concerns. J. Titcomb indicated that only 2 additional dwellings would be erected. However, no construction is being proposed by this application. This application is to subdivide. Side conversation between L. Anton and J. Allen made it impossible to record minutes. R. Carter shared that the current area has the right to build condos. B. Smith explained the application and how it's intended to change the area from constructing condos to single family dwellings. Bill Kaempfer asked about the road. He would like to know what is required. J. Allen directed him to the ordinance. No other questions/comments in Zoom session. R. Carter asked about the list of waivers. B. Smith gave his comments on the waiver requests. J. Allen asked about waiver on septic systems; however, there is a test pit shown on each lot in the plan. A gentleman on the Zoom call spoke (perhaps with the last name of Titcomb). Difficult to transcribe due to distortion. Technical difficulties with Zoom. No more comments from public. Public hearing closed by D. Bogdan. He then asked for more information on the road(s) before proceeding. More discussion took place regarding the road. Side conversations made transcription difficult. R. Carter asked B. Smith if we are considering this a modification to an existing subdivision or a new subdivision. No determination could be heard. More discussion on the road and its history. J. Allen made a motion to approve waiver 16 (septic test on proposed lot B) and waiver 19. Motion carries 4-0. R. Carter asked if this went before DEP. Could not hear the answer. Clapping noise. Mr. Titcomb could not be sure. R. Carter will check with DEP. Other waiver items are related to the road and more information is needed before making decisions. The rest of the application was tabled. Papers shuffling and being passed around. Could not transcribe. B. Smith read 2 more comments about septic and water table concerns. Too many background noises (papers, banging, etc.). Could not transcribe. It appeared in the video that

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B. Nyberg joined the meeting around this time. J. Allen made a motion to table this application. Seconded by L. Anton. Motion carries 4-0.

6. Adjourn meeting – J. Allen made a motion to adjourn. Seconded by L. Anton. Motion carries 4-0.

Respectfully submitted,

Paula Miller
Administrative Assistant