

TOWN OF NAPLES
Planning Board Meeting Minutes

May 18, 2021
6:00 pm

Video Link <https://vimeopro.com/lrtv/town-of-naples-2021/video/552432628>

1. Call to order - Chairman Doug Bogdan called the meeting to order.
2. Attendance & Pledge of Allegiance – D. Bogdan, J. Allen, J. Thompson, L. Anton, R. Fogg, B. Smith (via Zoom), and K. Matthews.
L. Anton stated that materials for the meeting must be received in advance of the meeting. Materials came into the board today which does not allow enough time for review. D. Bogdan stated the policy requires materials to be made available to the Board at least two weeks in advance. J. Thompson made a motion to table any items which had materials which came in today. Seconded by L. Anton.
Motion carries 5-0.
3. Approval of minutes from April 6, 2021 – L. Anton made a motion to accept the minutes. Seconded by J. Allen. Motion carries 4-0. J. Thompson abstained as he was not present on April 6, 2021.
4. Public Hearings:
 - a. A Modification to a Major Subdivision Application submitted by Naples Mountainview Associates, Inc. (c/o Titcomb Associates) for the property located at Top Hill Road, Map R05 Lot 014. (*TABLED FROM April 6, 2021*). L. Anton made a motion to table. Seconded by J. Thompson. J. Allen stated that a disservice is being done to the applicants who make the effort to come before the Board. K. Matthews indicated that the public hearing portion can be conducted if desired. Call for vote from D. Bogdan. Vote 3-1-1 (J. Allen opposed. R. Fogg indifferent.) Motion to table carries. J. Titcomb asked what that the additional information received today. Response: Road test pit information.
 - b. A Minor Site Plan Review Application submitted by Alan Keefe of Keefe's Marine. October Road Map U36 Lots 11 & 12. This is for marine storage expansion. – A letter to the Planning Board from LEA was received today. A. Keefe noted that he was unaware of the need to put up a barrier and would take care of it. This application was not in need of planner review. K. Matthews will do a site visit with A. Keefe and LEA and produce a letter from the Code office for the Planning Board. Some discussion followed and the board decided not to table and allow discussion. A. Keefe provided a review of his application. He asked how to go about changing the ordinance to allow boat storage in other places. L. Anton instructed him to attend a Select Board meeting and bring it up during the public participation portion. A. Keefe noted that he has gotten permission to put another driveway on 302.B. Smith commented (could not transcribe due to lack of clarity). L. Anton asked about controlling runoff. A. Keefe indicated it's in the plan provided to the Board. The plan was viewed and discussed. L. Anton noted

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that he has seen the area has already been cut. K. Matthews explained that the applicant didn't know he needed to do a site plan review. He's going through the process now to comply with our ordinances. Discussion about rebuilding the buffer took place. J. Allen made a motion to approve the application contingent on K. Matthews doing a site visit and ensuring that the applicant, LEA, and Sebago Technics are all in agreement and erosion control is agreed upon before the work starts. J. Thompson seconded. All were in favor. Motion carries.

- c. An Amended Site Plan Application submitted by K.P. Gagnon Co, LLC (Lake Plaza Shopping Center) 447 Roosevelt Trail Map U04 Lot 01. This is for a proposed Aroma Joe's Drive Thru. Jim Seymour (civil engineer from Sebago Technics) represented the applicant. The plan is to have a drive through in the end unit of the strip mall. There have been some concerns over the traffic. DOT is reviewing. Buffering for neighbors was reviewed. L. Anton asked about the septic. An estimate was given of 450-500 gallons per day. L. Anton asked about the tree buffer noted in the deed. The trees were planted but have since died. The applicant stated that e-establishment will be attempted. B. Smith provided his comments (see Planner memo which can be found in the file). There will be a DOT meeting on Friday for scoping. Discussion took place about a lane for people to get by if they wanted to not wait. There is concern about people driving over the septic. The applicant anticipates a car queue of approximately 8 cars. Walk in service with comfort seating. No tables. Discussed lighting impact (from the building and cars) on the neighbors and potential to install stockade fencing. Kevin Gagnon corrected a statement made earlier. There will be comfort seating with small tables. But there is no table *service* planned. J. Thompson made a motion to accept this as a preliminary plan. Seconded by J. Allen. All in favor. Motion carries.
5. Adjourn – Before adjourning there was a mylar to be signed at this meeting. Completed. Motion was made by J. Thompson to adjourn. Seconded by J. Allen. All in favor. Motion carries.

Respectfully submitted,

Paula Miller
Administrative Assistant