

TOWN OF NAPLES
Planning Board Minutes
January 15, 2019
7:00 pm

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were John Thompson, Stephen Smith, and Robert Fogg.

John Thompson made a motion to approve the minutes of 10/2/18, Robert Fogg seconded the motion. The Board approved the minutes 3-0 with Mr. Bogdan abstaining as he was not present at that meeting.

New Business:

- 1.) An application for a Minor Site Plan Review submitted by Camp Mataponi for property found on Tax Map R06, Lot 3 regarding an addition to an existing structure, the demolition of an existing structure, and the construction of a bunk house building.

Dustin Roma was the engineer working on the project for the applicant. Whenever a non-residential building reaches the cumulative allowance as stated by the Site Plan Ordinance, the Planning Board would need to give approval for any additions or new construction. The proposal was for three different structures in the same general region of the property. The two buildings that were closest to the water were currently used by the owners residentially, so they had not been used commercially. The building which would have the addition would be at 30% expansion so as to meet the shoreland zoning requirements. The building that would be demolished and rebuilt would be slightly further from the shoreline, and rebuilt with a more traditional rectangular shape. Due to the access driveway and utilities the specified area would be the only feasible location to place it further back from the water. Everything on the site was only used seasonally.

The other building that was proposed would be used as a bunkhouse. The bunkhouse would be 24' x 26' and need some minor groundwork to level the area of construction. Mr. Roma showed a plan depicting the impervious surface in the shoreland zoned area of the lot. Currently the lot was at 17.7% and with this proposal the lot would be brought up to about 17.8% keeping it under the maximum of 20% total impervious allowable. The applicant had submitted their plans to Cumberland County Soil and Water Conservation District, and to comply with their standards that plan was slightly different than the one that the planning board had received. The change included the access to add a second row of silk fence and a detail of the silk fence. CCSW had sent them approval with those changes.

Mr. Bogdan asked if the roadways were included in their calculations for impervious surface and Mr. Roma assured them that they were. Mr. Bogdan also asked what the proposed addition to the current building would be used for. Mr. Roma explained it would be a bedroom area. Mr. Roma

told the board that the Code Officer would be reviewing all details of the building plans to be in compliance with all local ordinances and state laws.

Doug Bogdan went over the standards according to the ordinance regarding the proposal.

John Thompson made a motion to approve the application as submitted. Steve Smith seconded the motion. The board approved the application 4-0.

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

Respectfully submitted,

Kate Matthews
Administrative Assistant