

TOWN OF NAPLES
Planning Board Minutes
October 2, 2018
7:00 pm

Vice Chairman John Thompson called the Planning Board meeting to order. Also present were Stephen Smith, Robert Fogg, Alternate Rick Paraschak, and Code Enforcement Officer Renee Carter. Mr. Thompson appointed Mr. Paraschak as voting members for the meeting.

Rick Paraschak made a motion to approve the minutes of 9/11/18 with one correction, Robert Fogg seconded the motion. The Board approved the minutes 4-0.

New Business:

- A.) An application for an Outdoor Entertainment Permit submitted by George Vooris for the Annual Naples 5 & 10k Race to be held on August 17, 2019

Mr. Vooris was present to discuss his application with the Board. He was planning on adding an extra 5k option for a total length of 10k to the course for more experienced runners, but other than that there wouldn't be any changes from the previous. Mr. Paraschak asked why the applicant was seeking approval so far in advance, and Mr. Vooris explained that he wanted to start opening the registrations up and advertising so get publicity. Mr. Thompson said that if there were any changes from what was presented at the meeting, the applicant would need to come back and seek approval before the race.

Mr. Smith motioned that the application be approved as submitted. Robert Fogg seconded the motion. The board voted in favor unanimously.

- B.) An application for a Major Site Plan Review submitted by Robert Fogg for property found on Tax Map R08, Lot 30A regarding a 7,120 sq. ft. addition to an existing building and a salt shed.

Mr. Fogg stepped down as a voting member while the rest of the board considered his application. Dustin Roma, an engineer, described the proposal to the Board. The proposed location would be towards the back of the lot, behind the existing building, with the salt shed proposed on the other side of the existing driveway. The areas of construction were predominately gravel and used as a parking area and a small portion would require some removal of trees. He discussed the drainage plan for the project, which would be using the existing retention pond in place. Some grating would also be put into place to help direct runoff to the correct areas. Gravel driveway areas would be built to access both proposed buildings. Mr. Smith asked if the area the salt shed was proposed in would be far enough away from any wells as her was worried about contamination. Mr. Fogg stated that the space was not near any water source. Renee Carter wanted to know how much impervious surface would be disturbed in total with the proposal. Mr. Roma let her know that it would be much less than 40,000 square feet in accordance with Town Ordinance. A fire alarm system would also need to be installed as the addition would have electricity.

Rick Paraschak made a motion to approve the salt shed, and to tentatively approve the construction of the addition, with the condition that the fire alarm system be approved by the Fire Chief before any electrical is added. Steve Smith Seconded the motion. The board approved the application 3-0.

C.) An application for a Major Site Plan Review submitted by Daniel & Jesse Allen for property found on Tax Map U05, Lot 10 regarding a 125' by 80' proposed commercial structure.

Dustin Roma, an engineer, explained the proposed project to the board. The applicants had been in contact with DEP due to the clearing, and had addressed some concerns that had been brought up. Three infiltration basins would be in place for the run off, two of which were previously designed for the site. The map that was provided showed the areas that would be gravel in gray, and the areas that would be grated and revegetated in light green. The map also showed an additional building and gravel area, but that was not for approval with the current application, it would be proposed at a later date. They were asking for a conditional approval from the board as the applicant was still waiting on final approval from DEP. Mrs. Carter asked if they had submitted the plans to Cumberland County Soil and Water, and Mr. Roma stated that DEP was reviewing the stormwater, erosion control and phosphorus so they did not feel they needed to also go through Cumberland County Soil and Water. Mrs. Carter stated that in the Town's Site Plan Ordinance, it is required that applicants be approved by CCSW for the storm water control. Mr. Roma thought it would be redundant and not warranted because the site was not near any waterbody to also have the plan reviewed by CCSW.

Robert Fogg made a motion that the board waived the condition that the applicant get approval from Cumberland County Soil and Water. Steve Smith seconded the motion.

Rick Paraschak made a motion to approve the application as submitted with the condition that the applicant receive approval from DEP regarding the land. Robert Fogg seconded the motion. The Board was in favor 4-0.

Old business:

A.) Mylar signing for a modification to a Major Subdivision known as 'Old Songo Locks Estates' found on Map R07, Lots 38-5, 38-9, & 38-10 which was approved at the July 17, 2018 meeting.

The board decided to table the mylar submission, as there was no formal area where they were able to sign them.

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

Respectfully submitted,
Kate Matthews
Administrative Assistant