

**TOWN OF NAPLES**  
**Planning Board Minutes**  
**October 20, 2020**  
**7:00 pm**

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were Robert Fogg, Alternate Bob Nyberg, and Assistant Code Enforcement Officer Kate Matthews. Mr. Bogdan appointed Mr. Nyberg as a voting member for the meeting.

Bob Nyberg made a motion to approve the 10/6/20 minutes as written. Robert Fogg seconded the motion. The board was in favor 3-0.

Business:

- A. A Change of Use Application submitted by Smarties School Age Care for property found on Tax Map U02, Lot 8, located at 703 Roosevelt Trail, to occupy the building as a day care facility.

Martha Crockett, one of the owners, explained the change of use proposal to the Board. Another daycare she currently owned was directly adjacent on the same lot. Utilizing the proposed building would add enough space to offer care to school aged children. They were not planning on making any construction changes to the space. However, they did want to add another sign. Ms. Matthews informed them that any new sign would need a permit from the Code Office.

Robert Fogg asked if the property had sufficient bathrooms and any other amenities necessary for a child care facility. Mrs. Crockett stated they did but they would need to add a grab bar in one of the restrooms to meet ADA compliance.

Mr. Nyberg wanted to know the state laws for a daycare. He was concerned about fencing around and outdoor play areas. The applicant stated they would be using the same play area as the utilized building, which was already fenced in and had been inspected by the state. Ms. Matthews advised that Renee Carter had taken a look at their septic system and let them know how many students would be allowed in the new building, and that would need to be sent to the State for their approval before occupancy if passed.

Robert Fogg made a motion to approve the application with the following condition of approval:

1. If the applicant would like to add more students than currently allowed by the Code Enforcement Officer based on their septic system, they would have to apply for further review and approval from the Town.

Bob Nyberg seconded the motion. The board voted in favor 3-0.

Other business:

Mr. Fogg asked about a solar project that was previously approved. He wanted to know if they needed to come back before the Board for CMP pole placement approval. Ms. Matthews informed him that if nothing was changed on the approved site plan, that the Road Commissioner could sign off on pole permits as needed from CMP.

Ms. Matthews let the board know of an upcoming Ordinance Review Committee meeting where they would discuss solar standards in the Rural Zone and invited the Board to attend.

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

Respectfully submitted,

Kate Matthews

Asst. Code Enforcement Officer