

TOWN OF NAPLES
Planning Board Minutes
November 5, 2019
7:00 pm

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were John Thompson, Robert Fogg, Jim Allen, alternates Bob Nyberg and Rick Paraschak and Code Enforcement Officer Renee Carter. Doug Bogdan appointed Rick Paraschak as a voting member for the meeting.

Jim Allen made a motion to approve the minutes of 10/1/19, John Thompson seconded the motion. The board was in favor 5-0.

New Business

- 1.) An application for an Outdoor Entertainment Permit submitted by George Vooris for the annual Naples 5k/10k to take place on August 16th, 2020.

John Thompson made a motion to table the application as the applicant was not present to answer questions. Jim Allen seconded the motion. The board voted to table the application 5-0.

- 2.) An application for a Major Site Plan Review submitted by Ted Shane & Jocelyn O'Rourke-Shane for property found on Tax Map U03, Lot 16 for a proposed 5,300 square foot commercial building.

Dustin Roma was the engineer presenting the application. He stated that the lot was currently undeveloped besides two curb cuts. Because the lot was sloped with the back portion being higher, grading would be needed. There would be two driveways, one which was existing and shared with an abutting lot. The parking would be in the front of the building. The specific use of the building was not decided yet, but the applicant did understand the lot did not meet the standards for industrial use. The fire alarm system was approved by the fire chief. Cumberland County soil and water had reviewed the plans for the lot, and they had also approved them. A septic system was proposed which would be located on the right side of the building. Since the back portion of the lot would still be much higher even with grading, some erosion control mix would most likely need to be added. Mr. Paraschak was concerned that there might not be enough parking for the commercial use. Mr. Roma explained that they believed it would be enough for the proposed use, and if not they would come back to the board to add more.

Jim Allen made a motion to approve the application with the following conditions:

- When electricity is added the fire alarm system must be installed
- The fire marshal must approve the project

Mr. Thompson seconded the motion. The board voted in favor 5-0.

Respectfully submitted,
Kate Matthews
Administrative Assistant