

TOWN OF NAPLES
Planning Board Minutes
November 7th, 2017
7:00 pm

Larry Anton called the meeting to order at 7:00 pm. Also present were Doug Bogdan, Barbara Adlard, John Thompson, Jim Allen, and Alternate Jim Krainin,.

Jim Allen made a motion that the minutes from the 10/17/17 meeting be approved as written. John Thompson seconded the motion. The board was unanimously in favor.

The board signed the mylar plans for both the Naples Golf Course Project and the modification submitted by Marty Laberge that were approved at the 10/17/17 meeting.

New business:

- A. An application submitted by KP Gagnon Company LLC to modify an approved Site Plan for property found on Tax Map U4, Lot 1 to provide additional parking at the Lakes Plaza project.

Tom Greer was present to explain the modification. He showed the original submission that is currently in place. The businesses that are now leasing two of the spots were bringing in many customers, and it was obvious that the parking would need to be expanded before the rest of the store fronts were leased.

They also were planning on adding an ATM drive through area, and in the future would come back before the board with another building at the lot they own on Map U4 Lot 1A along with more parking on that lot. They sent the entire proposal to DEP and Dave Cherry gave his approval of the phosphorus and stormwater systems. Mr. Gagnon bought the phosphorus rights for another 65 acres back when he bought the land originally. Therefore land in the back of the project is set aside as non-developable for that phosphorus loading. But at this meeting, they were only asking for the Planning Boards approval of the additional parking and drive through ATM building located on Lot 1.

Mr. Anton stated that the original approval of the project had required that the project be submitted to CCS&W for review of the Stormwater calculations. He was concerned that since that was never done, they should do it before any additional work is added to the project. Mr. Thompson said they should take into consideration the additional land that is non-developable and set aside for the run off. Mr. Allen made a point that the area where the run off is going is further away from Brandy Pond, on the opposite side of the land. Mr. Anton said that he would personally not be opposed to waiving the phosphorus management review, but he would be opposed to the stormwater review due to the fact that it was part of the original requirements.

Mr. Anton made a motion to waive the phosphorus review from CCS&W. John Thompson seconded the motion. The board was in favor 5-0.

The board also asked why the building was built closer to the road than originally proposed, and Mr. Greer explained that the owners of the back lot had built a house and put a well on the property closer than what was allowable to the distance of the originally proposed septic, forcing the project to be closer to the road than originally planned. Mr. Bogdan asked about snow removal with the additional parking, and whether there would be a change in where the piles of snow would be pushed. Mr. Greer said that it still had enough area to bring the piles to the front of the road, but obviously if they got too high, snow would be brought to the back of the lot.

John Thompson made a motion to approve the project as presented with the following conditions:

- Any required stormwater and phosphorus control must be inspected by a licensed engineer or professional, and a letter must be sent to the Code Enforcement Officer with their findings
- The plan be reviewed by Cumberland County Soil and Water for Stormwater Runoff

Larry seconded the motion. The board was in favor 5-0.

- B. An application for a Minor Site Plan Review submitted by Camp Mataponi for property found on Tax Map R06, Lot 3 for proposed the construction of 3,475 square foot building to be used as an Arts and Crafts Center, along with additional site work.

Dustin Roma, the engineer for the project presented to plans to the board. The proposal was for an approximately 3,500 square foot building; mainly single-story structure, with a small portion of the building having a daylight basement which would be used for storage. There was a building currently in place for storage that would be removed. A generator building was going to be moved to the other side of the campground. There would be a retaining wall added with some stairs for egress from the building. No bathrooms would be in the building, but a few wash sinks would be in place, so they will add a septic holding tank for those.

The project received approval from CCS&W with some minor changes, which the Code Enforcement Officer had already received a copy of. Mr. Anton had asked if they had received approval from the Fire Chief. Mr. Roma stated they had a sit-down meeting with the Chief a couple of weeks ago, and were just waiting to get word back from him. Mr. Roma also let the board know that there was no activity within the Shoreland Zone for this project.

Mr. Allen made a motion to approve the project as presented with the following condition:

- The Fire Chief gives final approval before the Code Officer issues a building permit
- Any required stormwater controls shown on the site plan approved by CCS&WCC must be inspected by a licensed engineer or other certified individual and a signed statement that the controls were installed as presented in the plans is to be provided to the Naples Code Enforcement Officer

The board was in favor 5-0.

- C. An Outdoor Entertainment Permit Application submitted by Naples Main Street for their Winter Holiday Festival to take place on Saturday, December 9th on the Village Green.

Marie Kushner presented the application to the board. This would be the second year for the Festival. Cumberland County off duty deputy will again be present to follow the wagon rides for safety reasons. The board wanted to make sure they would have liability insurance for the event. Mrs. Kushner told the board that it was lined up, but they had to pay up front, so they wanted to get the Board's approval before getting the insurance.

Mr. Anton asked what sort of activities would take place at the Naples Barn, as they had listed a spa would be there providing a service. He was concerned because the Barn was only approved for retail use, and there would need to be further approval for that space to provide services such as massages. The space would need Fire Marshall approval with maximum occupancy for the space for this events for safety reasons. Mrs. Kushner said that since the barn wasn't heated, the craft fair would not be in the barn but would be in a room to the left of the barn. There might be 40 people in the room at one time and there was no sprinkler system. The board agreed that since the Fire Marshall had not given an inspection to that area that it would need to be inspected and an occupancy figure assigned before the event if they wanted to hold the craft fair there.

Marie Kushner asked they would be able to use a meeting room for the Craft Fair if they were unable to get Fire Marshall approval. The Board said that it would be up to the Town Selectboard, but they did not see any issues with that.

Larry Anton made a motion to approve the motion with the following conditions:

- An off duty sheriff deputy will follow the wagon rides down Route 302
- The Town receives a copy of the liability insurance for the event before it takes place
- If they would like to use any portion of the Naples Barn Property, the Fire Marshall would need to make an inspection and find the maximum occupancy

John Thompson seconded the motion. The board approved the application 5-0.

Other business:

Larry let the board know that he had met with a couple of the Selectmen, The Code Officer, and the Owner of property located at 642 Roosevelt Trail where they had an extension of Lee Family Trailer. They found that there had always been boats stored there. The lot would need to be measured for impervious surface to ensure that the total did not exceed 40,000 square feet which would bring it to the planning board. There is nothing in the ordinance that makes successive additions to impervious surface cumulative. This is something that the Board should look at. Since there would be no actual buildings in place, just campers and RVs, the agreement was that there would be no Sales Office, and nothing would be stored on the grassed area of the lot. They would be allowed a sign as well.

As there was no other business the meeting was adjourned.

Respectfully Submitted,

Kate Matthews