

TOWN OF NAPLES
Planning Board Meeting Minutes
December 7th, 2021
6:00pm

Video Link: <https://vimeopro.com/lrtv/town-of-naples-2021/video/654516227>

Vice Chairman John Thompson called the meeting to order. Also present were Martina Witts, Robert Fogg, Alternates Larry Anton and Marty Zartarian, Planner Ben Smith and Samantha Peikes, and Code Officer Kate Matthews with her assistant, Jen Leeman.

Minutes from 11/16/2021 were reviewed and approved. Martina Witts made the motion, Marty Zartarian seconded. All in favor 5-0.

Vice Chairman John Thompson stated each person for public comment will get 3 minutes each.

Business:

- a. A Site Plan for a proposed renovation and expansion project for the Naples Marina property (Tax Map U1 Lot 5) submitted by DM Roma Consulting.

Dustin Roma (DM Consulting) presented the project, requesting a Site Plan Approval to move the current building and expand. Dustin mentioned an agreement between an abutter and the landowner for specific screening. He explained this was requested by the abutter for some landscaping and buffering to rear and side of the property along with a fence on the side of the access to the property.

Vice Chairman John Thompson appointed Larry Anton a voting member at around 6:15pm. Larry Anton asked if they would be expanding seating in the restaurant. Dustin responded that is not a part of this application and would be addressed separately. Jon March spoke via phone to share his feelings about the agreement with the landowner for landscaping. Jim Allen (landowner/applicant) stated the agreement between the two parties is mutually agreeable. Ben Smith added there hadn't been a very detailed description of the agreement or seen the agreement on the plans. Jim Grattelo shared his thoughts on the project, saying the Town should support this 100%. Marty Zartarian asked if there would be seating outside of the building, in the crushed stone area. Dustin explained there may be furniture there, but it wouldn't be served tables. Martina asked about the impervious surface calculations since the Village District is only supposed to have 75% and this project is about 83%. Dustin explained since they are not adding any impervious surfaces and adding in some vegetation, the applicant thought they would be grandfathered in. Kate Matthews asked about the status of the DEP approvals for the retaining walls and Boardwalks on the water. Dustin responded it has already been approved. Martina asked about the reports from CCSWCD, Dustin stated they have submitted to them, but they are backlogged, and the report was pending. He stated there has been some back and forth from them. Martina asked for some of their comments. Dustin explained they asked about the timing of the project (in relation to lake levels), and the specifics for stabilizing the equipment, along with some other comments. Larry Anton made motion to accept the Site Plan, with the conditions applied that the additional buffers requested by the abutted and agreed to by the applicant will be a part of the Site Plan approval, Robert Fogg seconded. All in favor 5-0.

Jim Allen joined the Board at around 6:40pm.

- b. A Site Plan Review for a proposed solar project located at 281 Harrison Road (Tax Map U52 Lot 96) submitted by BWC Brandy Pond, LLC.

Aimee Mountain (BWC) presented the project along with Alan Robertson (Bluewave). Marty Zartarian asked where the invertors would be located on the Site, Alan explained they are proposing centralized invertors. Marty asked if they would be willing to add hoods to mitigate any noise if there was any noise over 50db at the house sites, Alan agreed. Marty asked if they feel the site would not be visible from 302 in the fall/wintertime when leaves are down. Alan mentioned the draft condition if there were ever a view, they would remedy that, and he feels they could address that. Larry Anton asked about the lifetime of the lease, Alan explained the decommissioning plan needs to be updated every 5 years. Larry added the condition of approval, if there is any change of ownership or lessee there would need to be a recalculation. Jim Allen motioned to accept the plan as presented, with conditions of approval (Ben Smith listed out; provide the Town with the removal guarantee, if the project is visible at any point the owner must take action, sound mitigation hoods added if the sound is over 50db at the property line, any change of ownership must be sent to the Town Manager, the application must provide an annual report on Condition and function of Stormwater). Larry Anton seconded, All in favor 5-0.

New Business:

- a. Sketch Plan for Self-Storage Units on Roosevelt Trail (Tax Map U10 Lot 1) submitted by DM Roma for Jarod Robie.

Dustin Roma (DM Roma Consulting) presented the project. Larry Anton asked about the buffer on the rear property line, Dustin stated they could pull the gravel away from that more. Larry also mentioned the visual aesthetic of the buildings and suggested adding some vegetative screening. Martina Witts asked about the Wetland area, Dustin explained they would be adding culverts and a Stormwater management facility. There was shared concern regarding the 10-20ft setback from the road, and it was suggested to have one or two primary buildings meet the setback and have the other buildings behind that.

- b. Modification to an approved plan to allow for short term rentals in the Cupola located at 679 Roosevelt Trail (Tax Map U02 Lot 10) submitted by Creative Consulting for Dan LaJoie.

Renee Carter (Creative Consulting) presented the project. She added the applicant would like to put an 8x10 deck on the back side of the Cupola, but that was not including on the original submissions. Samantha Peikes asked for more explanation on one of the plot plans submitted, Renee explained that was the plans from Maine DOT for the construction in that area and just wanted to present that to show what the property looks like. John Thompson makes motion to approve, Jim Allen seconded. Martina asked about updated plans showing the deck, and Kate Matthews added it should state "1 Bedroom, 1 Bath". Jim Allen pulls back his second, and John Thompson pulls his motion. Jim Allen makes a new motion to approve as presented with the Dorma having legal egress, notes added to the plan, and new map with all the info on it. John Thompson seconded. All in favor 5-0.

- c. Amendment to a Minor Subdivision on Flagg Mill Road (Tax Map R12 Lot 39) submitted by Sawyer Engineering & Surveying for Wayne Hinckley.

George Sawyer (Sawyer Engineering & Surveying) presented the project. John Thompson made the motion to approve what was presented as a preliminary plan. Larry Anton seconded. Martina Witts asked what they would need to come back with, Ben Smith pointed out they submitted the application with the Sketch Plan Checklist, not the Final Plan. George Sawyer agreed to come back with the Final Plan Checklist. All in favor 5-0.

Other Business:

Members signed Mylars from previously approved projects.

John Thompson Motioned to adjourn, the video ended before second or vote.

Respectively submitted,
Jennifer Leeman
Asst. to Code Enforcement