

**TOWN OF NAPLES**  
**Planning Board Minutes**  
**December 6, 2016**  
**7:00 pm**

Chairman Larry Anton called the meeting to order at 7:00 pm. Also present were Doug Bogdan, Barbara Adlard, John Thompson, Jim Allen, Alternate Jim Krainin, Alternate Garin Peck, Code Enforcement Officer Renee Carter and Town Secretary Kate Matthews.

First order of business was to review the minutes from November 15, 2016. Jim Allen made a motion to approve the minutes as presented. Doug Bogdan seconded the motion. The board was unanimously in favor.

New business:

- 1.) An application for a Minor Site Plan Review submitted by James Davenport for the proposed construction of a replacement building of the of the existing Lakeside Dairy Bar building found on Tax Map U25, Lot 12.

James Davenport was in attendance to present the application. The proposal was to demolish the current building that was being used as the Lakeside Dairy Bar and to build a new replacement building. The building would be made to fit in with surrounding aesthetic of the Freedom Café, and would be built just slightly further back from the road as the Freedom Café. The picnic tables that are currently in front of the building would be relocated to the back of the building. Chairman Anton wanted to make sure that the structure including the tables would be over 100 feet from the high-water mark of Long Lake. Mr. Davenport said it would be well over the 100 feet, more like 175 feet from the water. Barbara Adlard wanted to know if the new building would have a restroom. Mr. Davenport said that it would have a restroom for employees, and that the 1000-gallon septic tank would be replaced before they opened.

Doug Bogdan pointed out that the paperwork submitted had snack shack written on some of the maps. Mr. Davenport said that at one point the building was a snack shack, but the current and proposed use would be for the Dairy Bar.

Mr. Anton and the rest of the board reviewed the requirements of the Town Ordinance. John Thompson made a motion to approve the application with the condition that the setback of the building would meet the minimum requirement for the State's Right of Way on Route 302. Jim Allen seconded the motion. The board voted in favor 5-0.

- 2.) An application for a Major Site Plan Review submitted by Crepeau Investments, Inc. for property found at 295 Sebago Road found on Tax Map R05, Lot 22 for the proposed expansion of Naples KOA Campground.

Conrad Crepeau, owner of the Campground was in attendance with Kirk Ball from Campground Engineers to present the project. The current Campground was constructed in 2003 and includes 116 full service campsites. This proposal would develop 60 additional RV sites, two comfort

stations, a workshop, and a Kamp K9 area. Each RV site would have a sewer and water connection. The sewer system would collect the wastewater which would be disposed of in a proposed onsite subsurface wastewater system. 5,200 gallons of water storage is located at the existing campground and the design for the expansion includes an additional 2,000 gallons of storage to supplement the well as needed during peak flow periods.

The new access roads would be gravel, and trees would need to be removed for the project, but Mr. Crepeau ensured that more trees and or shrubbery would be planted as people who camp there want to be surrounded by nature. Mr. Anton asked about the phosphorus run off. The plan was that the runoff would go through a three-step water treatment system and then finally go into either Brandy or Trickey Pond. The campground would also have to pay a large phosphorus compensation fee to the State. Kirk Ball had forwarded an email to the board regarding the Maine DEP SLODA Permit, showing that the State wouldn't be able to issue it until after the Planning Board meeting date. Mr. Anton wanted either a letter or copy of the permit sent to Renee for proof of approval.

Mr. Anton also wanted to know how deep the retention ponds were, because he was concerned about how they could be a safety hazard. Mr. Ball stated that they were about 6-7 feet deep. Mr. Anton wanted the closest retention pond to the campsites to be gated off for safety. Renee Carter said that the gate would not need to be more than 4 feet tall as that was all that was required of swimming areas.

Doug Bogdan noticed that the application described the utilities to be installed overhead rather than underground, which would require a waiver from the board. As the rest of the campground already had the utilities installed overhead, Jim Allen made a motion to waive the requirement of underground utilities. Barbara Adlard seconded the motion. The board voted in favor 5-0.

Larry Anton went through the requirements of the Town Ordinance. Mr. Anton made a motion to approve the application with the following conditions:

- That a fence be installed around the retention pond nearest to campsites as a safety feature
- Final permit approval from Maine DEP needs to be submitted to the town  
Letter from Cumberland County Soil and Water stating that the final plan meets with their approval is to be sent to Naples CEO.
- Pre and post construction inspections be submitted to the Town with a letter upon completion from a licensed engineer stating that all storm water controls have been installed as specified in the approved plan
- That the Town will receive copies of annual inspection reports that are sent to DEP showing compliance

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

Meeting was adjourned.

Respectfully submitted,  
Kate Matthews

Town Secretary