

**TOWN OF NAPLES**  
**Planning Board Minutes**  
**February 21, 2017**  
**7:00 pm**

Chairman Larry Anton called the meeting to order at 7:00 pm. Also present were Barbara Adlard, Jim Allen, Doug Bogdan, Alternate Jim Krainin, Code Enforcement Officer Renee Carter and Town Secretary Kate Matthews. Mr. Anton appointed Jim Krainin as voting members for the meeting. Alternate Garin Peck had submitted a resignation letter to the board as he was moving out of state.

The first order of business was the public hearing:

1. A Voter's petition for a zoning change under 30-A M.R.S.A Section 2522 to allow the Zoning map be amended by changing Tax Map U5, Lot 21, Book 24242, page 333; Tax Map U5, Lot 21A, book 25503, page 254; book 33412, page 132 as described in Cumberland County Registry of Deeds from residential-rural to commercial.

This public hearing was to determine the Planning Board's recommendation regarding the zoning change for the lots, so that the decision could be made by residents at the annual Town Meeting.

Abutter Glenn Yale was present. He was the President of Jackson Cove Road Association, and he said that originally when the project was presented last July, he was against the zoning change. However, since then Mr. Marston had worked with Mr. Yale and the rest of Jackson Cove Road Association to come together with an agreement, which was also approved by DEP. Mr. Yale and the Road Association were now in favor of the zoning change, he just wanted to make sure that no more access points to the private road would be approved by the board for the lots owned by Mr. Marston in the future. The board acknowledged his concerns, and agreed with Mr. Yale.

Mr. Anton motioned to recommend the zoning changes for Map U05, Lots 21 and 21A be put on the upcoming Town Meeting warrant. Barbara Adlard seconded the motion. The board was unanimously in favor and the public hearing was closed.

Jim Allen motioned that the minutes submitted for the January 17, 2017 meeting be approved as submitted. Jim Krainin seconded the motion. The board was in favor.

Tabled business:

2. An Application for a Minor Site Plan Review submitted by Marie Kushner to open a Takeout/Retail Restaurant and catering business located at 939 Roosevelt Trail found on Tax Map U25, Lot 11.

There were a couple of board members that were not present at the other two meetings that Marie Kushner's application was previously discussed. Mrs. Kushner gave a brief summary of her plans once again.

Mr. Anton was concerned about parking, and made a point that the other restaurants on the Causeway had been grandfathered regarding parking, but as she adding a new commercial use to her home the parking had to be evaluated. Mrs. Kushner stated again that we did not have a parking ordinance. She also said that she was offered parking across the street at the Country Sleigh Shop, and for the events she proposed that her family owned a parcel of land on Kansas Road to which they could be shuttled back and forth. Mr. Anton asked if she could get a letter from the owner of Country Sleigh stating her customers had the right to use her private parking lot. Mrs. Kushner agreed that she would.

Mr. Anton then let Mrs. Kushner know that off premise catering would not be an issue, but on premise catering in the Shoreland Zone would have to be brought back before the board after the Ordinance was changed due to the limitations in mixed use that were discussed at the previous meetings. Unfortunately, at this point in time the board could not legally allow that part of the application to be approved.

The Chairman then went over the Minor Site Plan guidelines according to the Town Ordinance. Jim Krainin motioned to approve the retail restaurant with the following conditions agreed upon by the board:

- The retail liquor license be enforced, and no beer or wine was to be consumed on the premises by clients
- No catering is allowed in the Shoreland Zone (250' of the high water line)

Jim Allen seconded the motion. The application for Marie's Kitchen was approved with 4 members in favor and Mr. Bogdan against, as he thought the submitted application did not meet the standards required.

New Business:

3. An Application for a Modification of an existing Site Plan for relocation of existing docks submitted by Allen Land Co. LLC for property found on Tax Map U1, Part of Lot 7B located on Seaplane Cove Road.

James Allen presented the application to the board. The Naples Marina had purchased land abutting their current lot, creating a new lot. The new piece of land already had been used commercially as a Sea Plane Business owned by Jim Build and had two airplane hangers, along with additional parking, and docks. Mr. Anton asked what the hangers were used for previously, and what they would be used for now. Mr. Allen explained that the hangers stored and provided a workshop for the sea planes, and the use would be the same only that instead of sea planes, boats would be stored and worked on.

Allen Land Co was proposing to install 2 dock runs (each 150' long) with finger slips on each side to accommodate boats. The total square footage needed would be 1,620 square feet

for each run equaling a grand total of 3,240 square feet. Along with lengthening existing gas dock to 150' long. However, there are two existing docks that would be reconfigured to accommodate the changes. The Naples Sea Plane dock, with existing square footage of 1,582.3 square feet and docks that would be moved from the current marina in front of the previous Sea Plane are a total of 936 square feet.

Mr. Allen pointed out that per the Town's Ordinance, he could have many more docks than proposed due to the large increase in shore frontage for his business.

Mr. Anton made a motion to approve the application as submitted. Jim Krainin seconded the motion. Doug Bogdan was opposed, and Barbara Adlard abstained. Mr. Anton then made a motion to table the application until the next meeting to be held on March 7<sup>th</sup>. The board was in favor.

Next on the agenda:

4. Mylar review and signing for the expansion of Naples KOA Campground originally submitted at the December 6, 2016 meeting.

The board reviewed the project's mylar that was previously discussed at the December 6<sup>th</sup>, 2016 meeting and approved, so all present board members signed both copies.

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

Respectfully submitted,

Kate Matthews  
Town Secretary