

TOWN OF NAPLES
Planning Board Minutes
March 20, 2018
7:00 pm

Public Hearing:

1. Consideration of the following amendments:

ARTICLE _____. Shall an ordinance entitled “2018 Amendments to the Town of Naples In-Law Apartment Ordinance, the Town of Naples Definitional Ordinance, the Town of Naples Land Use Ordinance and the Town of Naples Shoreland Zoning Ordinance regarding Accessory Apartments” be enacted?

Larry Anton made a motion that the Planning Board recommend the amendments as presented. John Thompson seconded the motion. The Board was in favor 4-0.

Larry Anton called the meeting to order. Also present were Doug Bogdan, Barbara Adlard, John Thompson, Alternates Jim Krainin and Rick Paraschak, and Code Enforcement Officer Renee Carter. Mr. Anton appointed Jim Krainin as a voting member for the meeting.

After reviewing the minutes from 3/6/18, Mr. Anton noticed a couple of small changes that needed to be fixed before approval. Doug Bogdan made a motion to table the minutes, John Thompson seconded the motion. The board was in favor 5-0.

New Business:

- A) A sketch plan submitted by Mark Swanton

Mr. Swanton was present to explain his plan. The lot was converted to commercial at a previous Town Meeting, and he now wanted to expand his business, New England Boat Shop, to the back of the lot. 2.58 acres were cleared, and he is seeking approval to park and store boats in the back area of the lot for about 5 months out of each year for winter storage. Mr. Swanton stated that there were natural buffer areas to protect the brook in that area of the parcel. The board agreed that when the official site plan was submitted, there needed to be reports regarding the phosphorus and stormwater runoff from an engineer.

- B) An application submitted by Greg Smith for a Major Site Plan Review for property found on Tax Map U4, Lot 1A proposing a new sales and manufacturing building for Stone Surface.

Tom Greer was present on behalf of the applicant as the engineer for the project. The lot would share the entrance on Lakes Plaza Way with the strip mall that is located there. The front part of the proposed building would be the sales area, the middle area would be for manufacturing use of the countertops, and the back of the building would be for storage and shipping. There would also

be some outside storage and display areas. A separate entrance and exit to Lakes Plaza Way was proposed so that large box trucks could loop through the lot without having to back up.

The applicants did the phosphorus and stormwater calculations and would be using the same system that was originally approved for the strip mall application through K.P. Gagnon. When that application went through DEP, they included the future development of this lot as part of the plan, so the system that is in place and agreement with DEP would be sufficient for this development as well. Cumberland County was also in the process of reviewing their application.

Mr. Greer showed plans of the actual building itself with landscaping and sidewalks, and the down cast lighting for the structure. The lot is 2 acres, and the proposed impervious surface is roughly between 35-40%.

Most of their product is natural stone, which needs to be cut to customer's specifications. The manufacturing process uses wet cutting methods for the slabs, which uses a large volume of water but the applicant has a recycling system for the water to lessen waste. A company then comes monthly to pump the tanks. Any leftover pieces of material that is cut is taken by builders who uses the stone as fill.

Mr. Anton pointed out that the setbacks presented on the plan did not meet the minimum 50' for light manufacturing. Mrs. Carter stated based on the part of the ordinance where it mentions the 50' minimum setback had the intent to screen from residential properties, but where this was a commercial area she believed the Board of Appeals may waive the setback for them. The size of the sign also was larger than the 32 square feet allowable, which would have to be reconfigured and permitted by the Code Enforcement Officer.

Mr. Paraschak asked the applicant if he believed there would be enough parking spaces to accommodate his workers and customers. Mr. Smith told the board they very rarely had more than two customers at one time, and their busiest day was usually Saturdays when the work crew was not there.

John Thompson motioned to approve the project, with the following conditions:

- The Code Enforcement Officer must receive approval from Cumberland County Soil and Water before approving permits
- The applicant must receive approval regarding a key lock box and fire alarm system from the Fire Chief

And the following waiver:

- That products may be stored outside of the building and displayed.

Barbara Adlard seconded the motion.

Larry Anton motioned to table the application, pending the decision to be made by the Board of Appeals regarding setback variances. Jim Krainin seconded the motion to table. The board was in favor 5-0.

C) A new policy regarding Member's being absent at hearings where the application is tabled

After attending a class from Maine Municipal Association, Mr. Anton created a policy to reflect issues that had been addressed in recent court rulings by the state regarding absence at meetings.

John Thompson made a motion to adopt the policy, but to not apply the policy to sketch plan hearings.

Larry Anton made a motion to approve the policy as written. Jim Krainin seconded the motion. The board voted in favor 4-1.

The board discussed the upcoming public hearing regarding amendments to aquatic structures in our Shoreland Zoning Ordinance. They recommended that the total square footage be kept at 300 feet, but the docks could be reconfigured to suit the needs of residents.

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

Respectfully submitted,

Kate Matthews
Administrative Assistant