

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

Chairman Larry Anton called the meeting to order at 7:00 pm. Also present were Barbara Adlard, John Thompson, 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.

The first order of business was to approve the minutes from 3/7/17. Doug Bogdan made a motion to accept the minutes as written. Barbara Adlard seconded the motion. The board was in favor with the exception of John Thompson abstaining as he was not present for that meeting.

New business:

- A. An application for a Major Site Plan Review submitted by Causeway Marina for property found on Tax Map U05, Lot 10 regarding Building and Sign approval.

Dan Allen was in attendance to present his application. The plan was to build a wood frame, metal siding 48' x 60' building on a previously approved slab. The current approval would provide cold storage space only, and no electricity. The future plan would be to make the building into a shop and showroom, but they would need to come back before the board with approval from the Fire Chief regarding their Fire Alarm System according to our newly adopted Fire Alarm Ordinance. They were currently waiting to hear back from CMP if it was possible to put lighting on the pole provided by the company.

Causeway Marina had a sketch plan of the sign, which would need official approval by the Code Enforcement Officer, but the board was able to review what it would look like. Mr. Allen was reminded that the sign would need to meet Ordinance requirements and be outside of the State's right of way.

John Thompson made a motion to approve the building portion of the application with the applicant understanding more information would need to be brought to the board before the approval of electricity was given. Jim Krainin seconded the motion. The board was unanimously in favor.

- B. An application for a Change of Use submitted by Martha Crockett DBA Smarties Learning Center to be located at 711 Roosevelt Trail located on Tax Map U02, Lot 13 which was currently the location of Jewlz Hair Salon.

The applicant owned another learning center in Windham, and wanted to open her second location in Naples. Mr. Anton pointed out that according to our Tax Maps, the lot did not have a ROW to Route 302, but rather Route 35. Ms. Crockett said that she would contact the owner of the lot and have the deed sent to the Code Enforcement Officer, as she was told that the lot did have access. The current parking lot can become very hard to navigate during busy times of the

day, especially during snow season. The applicant had designed a new parking to plan so that parking would only be on either side of the building and not directly in front, which would alleviate the parking issues.

A play area would be made behind the building, and mulch would be put down underneath. The board asked if there would be fencing and Renee Carter let them know that would be regulated by the State. Mr. Anton wanted to make sure that the board also required fencing around the outdoor play area as it was a busy area of town.

Renee Carter let the board know that the septic was large enough for this type of use. The interior of the building would be renovated, as it was currently a hair salon, and the Code Enforcement Officer would be inspecting it throughout the process. The board was concerned whether or not a school bus would be able to get into the parking lot. Ms. Crockett explained that all school bus pick up and drop off would take place on Route 302, and that a teacher would be present at all times.

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

- The business must be in compliance with the State Fire Marshall's office.
- There must be fencing around any outdoor play area with a minimum height of 4'

Barbara Adlard seconded the motion. The board approved the application 5-0.

- A. An application for a modification to a Site Plan Review submitted by MLM Realty, LLC for property located at U04, Lot 2A originally approved in 2016 regarding the addition of four, 120-gallon propane tanks and an increase in the height of the approved buildings.

Bob Lightbody was representing Moose Landing Marina for the meeting. The buildings were previously approved in 2016 by the Planning Board, but the new application proposed increasing the height of the approved buildings to a total height of 36'. According to the Town's Ordinance, buildings in the Commercial Zone are allowed to have the maximum height of 50', so this change would still be under the maximum allowable.

Moose Landing Marina also proposed adding a total of four 120-gallon propane tanks, and concrete filled bollards for propane tank and doorway protection.

The buildings would be approved for cold storage at this meeting, but the applicant would need to come back with approval from the Fire Chief regarding their fire alarm system before electricity and propane tanks installed.

John Thompson made a motion to approve the application, letting the applicant know that they would need to come back before the board before electricity was approved. Jim Krainin seconded the motion. The board was unanimously in favor.

Renee Carter told the board that there would be a joint workshop with the Ordinance Review Committee and Selectboard regarding the newly proposed sign ordinance.

Larry Anton informed the board that DEP had contacted the Town and asked that some board members go to a future meeting regarding a proposed restaurant barge to be located on Long Lake. This meeting date was not currently set.

As there was no other business the meeting was adjourned.

Respectfully submitted,

Kate Matthews  
Town Secretary