

TOWN OF NAPLES
PLANNING BOARD MINUTES
March 4, 2014

Larry Anton called the meeting to order. Also present were Barbara Adlard, John Thompson, Kevin Rogers, Jim Allen, Code Enforcement Officer Renee' Carter and Recording Secretary Kate Matthews.

Larry Anton appointed Mrs. Adlard as a voting member.

The board reviewed the minutes from 1/7/14. Larry Anton motioned to approve them as written, John Thompson seconded. All were in favor.

The board reviewed minutes from 1/24/14. John Thompson motioned to approve them as written, Barbara Adlard seconded. All were in favor.

Next on the agenda was a submittal from Ransom Consulting, Inc. on behalf of Hunt Real Estate Services for an application for site plan review for Family Dollar, located beside 377 Roosevelt Trail, Map U04, Lot 2A (land owned by Daniel Craffey). Mac Simpson and Kevin Trainor were present to represent Family Dollar. Mr. Trainor showed plans for the site. He explained that they did have an entrance permit from DOT that would let them continue to share the entrance with Aubuchon's building. There would be 25 total parking spots, which will include two handicapped parking spots. He went over the plans for utilities, and explained that the subsurface waste disposal system would be draining towards the back of the lot, behind the building. They also planned on repairing the culvert at the entrance and cleaning it out, as right now it is not draining very well. They also included a 50' right of way that will lead to the lot behind theirs, looking to the future for when it is developed.

Mr. Anton wanted to make sure they would be able to have a connection to the adjoining lot that will be the future site for Dunkin' Donuts. Mr. Anton explained that Dunkin' Donuts already had an approved site plan with the connection, so they would have to make it meet up with theirs so it is usable. Mr. Simpson was very concerned that the connection according to the site plan for Dunkin' Donuts would run directly into their building, and he was not sure how they could get around that issue. Mr. Thompson assured him that it would indeed be behind their future building. Mr. Simpson agreed that as long as it wouldn't cause an issue with their building placement, the easement would not be an issue to include, as long as it did not need to be paved. Mr. Rogers confirmed that gravel would be fine.

Mr. Trainor stated that they had spoken to Cumberland County Soil and Water, and addressed their concerns with the project. Now they were just waiting to hear back for the final approval.

Mr. Rogers also thought the building did not meet section 6 of the criteria and standards, as he didn't think the design of the building was up to the same standards aesthetically as the surrounding buildings. He motioned to deny approval of their site plan. Mr. Anton thought that the board should give them a chance to change whatever aspects of the plan needed before

denying their application. No members of the board seconded. Mr. Rogers wanted more design options.

Mr. Simpson explained that this building model was the highest quality that Family Dollar was building right now. He pointed out that the roof was pitched, there would be clapboard siding, and faux brick on the bottom part of the store. There was also much more glass on the front of the building than the other stores they were building. Mr. Rogers and Mr. Allen both agreed that something needed to be added to the sides of the buildings, as it looks very bland. A member from the audience agreed. Mr. Simpson said there could be shutters, awnings, or fake windows to break up the blank space. Mr. Anton liked the idea of false windows and shutters.

There would be two 15' x 6' garden beds with shrubbery in the front. Darrin Rogers thought the landscaping was minimal, and that more trees could be placed by the road. Kevin Rogers agreed and wanted the trees to match Aubuchon's so the buildings would look more uniformed. Mr. Simpson said that would not be an issue, as long as the growth would not block their signage.

Mr. Anton then went over all the criteria and standards in the Town's ordinance and addressed each point individually. Ultimately it was decided that the board should table the item until Family Dollar would come back with approval from Cumberland County Soil and Water, landscaping plans, and options for the exterior view. There was also concern from an audience member about snow and ice coming off the metal roof and landing on parked cars. Mr. Simpson said he would speak to their engineer about it and resolve the issue. John Thompson motioned to table the item. Jim Allen seconded. The board was in favor.

Next on the agenda was a modification of the subdivision plan for Winsor Green to extend the length of the temporary docks from 100' to 150' for the subdivision. Located at Map U03, Lot 20. Submitted by Arnold Cohen, president of the Windsor Green Association. Mr. Cohen explained that the docks that were originally placed in the 80's were actually longer than the allowed 100'. The south dock was built to reach a length of 129' and the north dock had been built at 149'. Mr. Cohen proposed to add another six feet of length to the south dock. They currently have 32 boat slips, and the added dock would not add more slips. The boats closest to the shore are too large for the shallow water, and boats are made much larger than they were in the past, so it would give more room between each of the slips.

An abutting neighbor, David, wanted to voice his concerns. He stated that if more length were added to the docks at the current angle, it would negatively affect his property value. He said his property value relied on the view of the water. He also believed the cove was already too congested. Mr. Anton had the idea of taking the neighbor's view into consideration, and approving the plan while noting a specific angle of the docks.

Jim Allen had motioned to approve the plan as presented prior to hearing concerns from the abutter. Mr. Allen withdrew his motion. Mr. Anton wanted to see a new plan angling the dock if possible. Jim Allen motioned to table the item. Larry Anton seconded the motion. All were in favor.

The final item on the agenda was to review an application for Outdoor Entertainment submitted by Naples Main Street for the Naples for the Arts Festival to be held on July 26, 2014 (rain date July 27th, 2014). Bob Neault was present to represent Naples Main Street. He explained that the last art festival was held in 2010, but since the causeway has been redeveloped, there would be much more room for vendors. They are planning on including about 150 artists and hoping to have a total of 1,000 visitors throughout the course of the event, which will be held from 9:00 am to 5:00 pm. Mr. Thompson wanted to know where the parking would be. Bob Neault stated that there was a Church on 114 that offered to allow parking for the event. They were also speaking with Dick Dyke to see if he would allow parking on his property. Kevin Rogers suggested looking into shuttles for the artists to get from the parking spots to their retail space. Mr. Neault said they had a tight budget as the whole event was started as a fundraiser. He also said there would be an earlier registration that all vendors would have to be set up during, so there would not be the trouble of cars blocking the roadway. He wanted conditional approval as he was unable to get to the sidewalks to create a map of the festival. Larry Anton motioned for conditional approval. John Thompson seconded. All were in favor.

Meeting adjourned.

Respectfully submitted,

Kate Matthews
Recording Secretary