

TOWN OF NAPLES
PLANNING BOARD MINUTES
April 1, 2014

Larry Anton called the meeting to order. Also present were Jim Allen, Barbara Adlard, Kevin Rogers, Larry Anton, John Thompson, code enforcement officer Renee' Carter and recording secretary Kate Matthews.

Mr. Anton appointed Barbara Adlard as a voting member.

The board reviewed minutes from March 4th, 2014. Jim Allen made a motion to approve them as written, John Thompson seconded. All were in favor.

Next on the agenda was a public hearing for 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. Mac Simpson and Kevin Trainor were present to represent Family Dollar. Mr. Simpson reviewed the specs for the building that were presented at the previous meeting. He said that the building would be 8,320 square feet. He also noted that on the plan submitted previously there were three dumpsters behind the building, but they had decided to downsize to two dumpsters.

Mr. Trainor wanted to address the changes to the plans that the board asked for at the last meeting. They had made plans for a 20' cross connection behind the proposed building to connect with the future site of Dunkin' Donuts. As for landscaping, they had added trees to the front of the lot, along with shrubbery to the southeast side of the building. They had also added some simulated windows and shutters to the southeast side of the building, and a simulated window and awning to the opposite side in hopes that it would be sufficient to the board. Mr. Trainor also explained that they received a letter from Cumberland County Soil and Water approving their plans.

The board went over the criteria and standards to approve the site plan. All aspects passed unanimously or were not applicable besides the Relation of the Proposed Building to the Environment, which four members of the board voted yes on and one voted no. Jim Allen made a motion to approve the site plan for Family Dollar as submitted, and John Thompson seconded. It was approved by four to one votes.

Next on the agenda was to review a modification of the subdivision plan for Winsor Green to extend the length of the temporary docks from 100' to 150' for the subdivision. Arnie Cohen handed out forms from google earth, mapping out the view from abutter Dave Clavette's home, as he had concerns the last meeting regarding his view and the resale value of his home. It was not specified that the form showed a view of the docks at a different angle, and John Thompson motioned to pass the modification as submitted and Jim Allen seconded. There was discussion between the board, Mr. Clavette, and Mr. Cohen. When it was clarified that Mr. Cohen would rather not angle the docks, but take a few feet off the proposed length to compromise with the abutter, the board rescinded their motion. Mr. Cohen stated that they would make the fingers three feet in width, rather than four, resulting in the three extra feet of docks from the current length rather than the six feet proposed. Mr. Clavette stated the compromise would satisfy him. Larry

Anton made a motion to approve the current length of the dock, and to add three extra feet of docking to the southern dock staying in the existing configuration. The vote was unanimous.

The final item on the agenda was to review a sketch plan of possible subdivision from Ron and Terry Bell, located on Map R08, Lot 30 on Route 11. Mr. Bell showed the board a rough sketch, but was attending the meeting to gain knowledge and hear what the board suggested as far as who he should get in contact with, and the process of the project. He did know he wanted to have four clusters of three single family dwellings. He was picturing a retirement community, only allowing people who were over the age of fifty five. The board suggested that rather than having clusters at the back of the lot, to create a common area there by moving those homes towards the front, as Mr. Bell had concerns about cost and that would shorten the road that would need to be built. They suggested that he should be in touch with an engineer, and they would help him design the project and be knowledgeable about the different costs he would be facing. In the meantime, if he had other questions for the board, he was welcome to attend meetings.

John Thompson motioned to adjourn the meeting. Jim Allen seconded. All were in favor.

Respectfully submitted,

Kate Matthews
Recording Secretary