

TOWN OF NAPLES
Planning Board Minutes
April 17, 2018
7:00 pm

Public Hearing:

1. Consideration of the following Ordinance Amendments:

ARTICLE ____. Shall an ordinance entitled “2018 Amendments to the Town of Naples Zoning Ordinance regarding Setback from Residential Properties” be enacted?

Larry Anton made a motion that the Board recommend the Ordinance Amendments as written. Jim Allen seconded the motion. The Board was in favor 5-0.

Mr. Anton called the Planning Board meeting to order. Also present was Doug Bogdan, Barbara Adlard, John Thompson, Jim Allen, Alternates Jim Krainin and Rick Paraschak, and Code Enforcement Officer Renee Carter.

The Board reviewed the minutes from April 3rd, 2018. Jim Allen made a motion to approve the minutes as written. John Thompson seconded the motion. Rick Paraschak wanted to add something he had discussed at the last meeting. The board approved the minutes with the minor addition 5-0.

New Business:

- A.) A Sketch Plan submitted by Old Sour Holdings, LLC. for a proposed self-storage building to be located on Tax Map U05, Lot 12.

Dustin Roma was present on the applicant’s behalf. The parcel currently has the restaurant Black Bear Café on the property, and they were proposing adding self-storage buildings. The lot was just over 4 acres. The building would be single story, with some fencing for security. They would be creating around 2 acres of impervious surface with the new construction and gravel areas proposed so they would be going to Cumberland County Soil and Water for reviews on the phosphorus and soil and water.

Mr. Anton asked if the back portion of the lot was currently zoned for commercial use. Mr. Roma said the very back of the building would be out of the 500 ft commercial area, so they would make adjustments to plan so they would not have to go through the process of changing the entire lot to commercial. Mr. Anton asked how much impervious surface the lot would have if the plan was approved, Mr. Roma said 2.7 acres would then be impervious. The maximum allowable impervious surface according to the Town’s Ordinance would be half of the lot, so that would have to be adjusted as well. Mr. Paraschak asked if the 500 ft commercial zone had to also

include the stormwater management system as well, and Mr. Anton said it did not. The buildings would be tan, metal sided with a metal roof.

A.) A Sketch Plan submitted by Tom Morton for property found on Tax Map R02, Lot 46-1 regarding a Subdivision.

Mr. Morton was in attendance to present his plan. He wanted to divide the lot into 3 separate lots. The lot was approved back in 2004 by the Planning Board as part of a previous subdivision plan, so this would be an amendment to an existing subdivision. There were no restrictions do subdivide the lot further according to the deed. The board did not see any outlying issues in him going forward to present a formal application.

A.) A Minor Site Plan Review submitted by Camp Realty Co., INC for a proposed 720 square foot seasonal Bunk House for property found on Tax Map R06, Lot 3 at Camp Matoponi.

Dustin Roma was the engineer working on the proposal. They would be re-constructing a building that was destroyed in a fire a couple years ago. The building was previously a laundry building, but the new building would be utilized as temporary housing for their seasonal employees. It would be on sonotubes, and the building would be out of the shoreland zone. Cumberland County Soil and water was in the process of reviewing the plans and was keeping the Code Enforcement Officer up to date. Mr. Anton mentioned that the Fire Chief would have to sign off on the plan.

Mr. Allen made a motion to approve the application with the following conditions:

- That the fire chief approves the plan before the board signs off on the Mylar
- That Cumberland County Soil and Water approves the stormwater management system

John Thompson seconded the motion. The board approved the plan with the above conditions 5-0.

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

Respectfully submitted,

Kate Matthews
Administrative Assistant