

TOWN OF NAPLES
Planning Board Minutes
April 19th, 2016
7:00 pm

Chairman Larry Anton called the meeting to order at 7:00 pm, following two site walks; the first being held at 461 Roosevelt Trail; the second being held at 32 Moose Landing Trail. Also present were Doug Bogdan, Alternate Jim Krainin, Barbara Adlard, John Thompson, Renee Carter, Code Enforcement Officer, and Town Secretary Kate Matthews.

Mr. Krainin was appointed a voting member.

Mr. Bogdan motion to approve the 3/1/16 minutes, with the correction of the date at the top of the minutes. John Thompson seconded the motion. The minutes were unanimously approved.

New Business,

- 1.) A public hearing regarding a new ordinance to be known as the Key Lock Box Ordinance drafted by the Ordinance Review Committee.

Mr. Anton wanted to clarify what size of a commercial building would require a Key Lock Box. Deputy Mark Scribner let the board know that all new commercial buildings built after this ordinance was in effect would require a Key Lock Box, no matter the size.

As there were no other questions the public hearing was closed. Barbara Adlard motioned that the Planning Board recommend the Ordinance as submitted. John Thompson seconded the motion. The board was in favor 5-0.

- 2.) A public hearing regarding a new ordinance to be known as the Alarm System Ordinance drafted by the Ordinance Review Committee.

After discussion was completed the hearing was closed. Barbara Adlard motioned to recommend the ordinance as submitted. Jim Krainin seconded the motion. The board was in favor 5-0.

- 3.) An application for an Outdoor Entertainment Permit submitted by Sandra Pond for a Charity Walk to benefit Classic Paws, Inc. to take place on June 11, 2016.

Mrs. Pond was present to answer any questions. She let the board know that the walk would begin at our Town Maintenance Facility located at 206 Casco Road, and end at the Fire Station located at 1100 Roosevelt Trail. The board wanted to make sure that she had approval from the Town to park at both buildings. Mr. Paraschak, The Town Manager, confirmed that she did. Mr. Anton was concerned about safety on the roadway, especially where Route 11 would cross onto Route 302. Mr. Paraschak told the board that there would be some volunteers from the fire department willing to help with crossing and placing cones. John Thompson motioned that the permit be approved as submitted, with the condition that crossing guards be stationed at the junction of Route 11 and Route 302 during the event. Larry Anton seconded the motion. The board was in favor 5-0.

- 4.) An application for a Major Subdivision submitted by Albert Nielson to revise lot lines for lots #2 and #3 of the original Clippership Subdivision which was approved in 2006.

The proposal was to combine the southerly portions of the original lots into one 4.3 acre lot, which would now be known as 3A. 3A would contain the existing house and will own all the riverfront property. Access to the lot would still remain over Clippership Drive.

The Second new lot to be known as 2A would contain the northerly portions of the original lots with frontage on Songo School Road, therefore having a driveway off of Songo School Road. This lot would contain then 1.65 acres. Lot 2A would not have deeded access to the Crooked River.

The board thought that this change would benefit Crooked River, as only one lot would now have access rather than two. As there were no concerns, John Thompson motioned to approve the plan as submitted. Jim Krainin seconded the motion. The board was unanimously in favor.

- 5.) An application for a Major Site Plan Review submitted by Daniel Craffey for two more boat storage buildings to be constructed at 461 Roosevelt Trail, found on tax map U4, Lot 2A.

Mr. Craffey was present to explain his application. Two more boat storage buildings were proposed to match the current building that had already been built in 2015. The two new building that were proposed would measure 80' x 150' and 80' x 300'. Main-Land Development were present and provided all board members with in depth plans for phosphorus and stormwater runoff. John Thompson made a motion to approve the plan with the following conditions:

- Stormwater and phosphorus controls must be approved on plan by DEP prior to construction.
- Existing vegetative buffers must be maintained and buffer on northwestern side of property is reduced to 20' feet.
- Stormwater and phosphorus controls approved by DEP must be inspected by a licensed engineer and a signed statement that the controls were installed as presented on site plan must be provided to the Naples CEO prior to the building be placed in service.

Barbara Adlard seconded the motion. The board was in favor 5-0.

- 6.) An application for a Major Site Plan Review submitted by Moose Landing Marina for the construction of a new maintenance garage and gravel staging/parking area to be located at 32 Moose Landing Trail found on Tax Map U3, Lot 23.

Bob Lightbody presented the application on behalf of Moose Landing Marina. He explained that the lot is completely commercial and the building was really proposed to keep workers out of the elements when doing any repairs. Their plan, pending this approval, was to begin construction this Spring.

John Thompson motioned to approve the application with the following conditions:

- Approval from Cumberland County for stormwater management and phosphorus control
- Applicant must screen the proposed propane tanks with evergreen shrubbery
- All existing buffers are to be maintained
- Applicant must have approval of the Town of Naples Fire Chief
- If Cumberland County approves the plan, then it must be inspected by a licensed engineer and a signed statement that the controls were installed as presented on the site plan must be provided to the Naples CEO prior to the building being placed in service.

With these conditions, Barbara Adlard seconded the motion, the board was in favor 5-0.

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

Respectfully submitted,

Kate Matthews
Town Secretary