

TOWN OF NAPLES
Planning Board Minutes
June 15, 2021
6:00pm

Chairperson Doug Bogdan called the Planning Board meeting to order. Also, present were Robert Fogg, Jim Allen, Martina Witts, John Thompson, Alternate Martin Zartarian, Planner Ben Smith, Code Enforcement Officer Kate Matthews, and Assistant to Code Enforcement Jennifer Leeman.

John Thompson made a motion to nominate Doug Bogdan as Chair, Jim Allen seconded. Doug Bogdan Motioned to nominate John Thompson as Vice Chair, Jim Allen was the second. All in favor 5-0.

Minutes from 4/6/2021, 5/4/2021, 5/18/2021 were reviewed, Robert Fogg motioned to approve 4/6/2021 and 5/4/2021, Doug Bogdan seconded. Motion to approve 5/18/2021 was made by John Thompson and seconded by Robert Fogg.

Business:

- A. Keefe's Marine (Alan Keefe) - October Road Map U36 Lots 11 & 12. This is a follow up to the site meeting between the applicant, Colin Holme of LEA, and CEO K. Matthews regarding the buffer/erosion plan for the proposed marine storage expansion.

Kate Matthews explained that there wasn't any changes, the map had just been updated. John Thompson motioned to approve the updates. Jim Allen seconded. All in favor 5-0.

- B. Tabled from May 18, 2021 – Naples Mountain View Associates (Application submitted by Titcomb Associates, agent) Top Hill Road Map R05 Lot 14. Major subdivision application and waivers.

The Gentleman from Mountain View Associates explained the history of the development and the goal of subdivision. He mentioned the status of the road and the test pits had been preformed to survey the gravel depth. Ben Smith commented on the water drainage concerns and if the road base meets to Town Standard. Robert Fogg asked about the turnaround, to which the Gentleman showed the proposed plans for a turnaround. Doug Bogdan asked if the road is actually paved, the man responded it is reclaimed asphalt. Doug Bogdan stated the subdivision ordinance states it needs to be a paved road and suggested a condition of approval and have the Road Commissioner, John Hawley, approve the road as it is. Jim Allen stated this is a change to a current subdivision not a new one. Doug Bogdan added, if the current road is approved by the Road Commissioner the next portion needs to meet current standards. John Thompson makes a motion to approve the application as long as it is approved by John Hawley. Jim Allen seconded. All in favor 5-0.

- C. Tabled from May 4, 2021 - Kimball/Outback Salvage (Application submitted by Naples Old County Solar 1, LLC). Major Site Plan Review Application for a proposed solar project at 24 Old County Rd Map R07 Lot 65.

Brett Pingree from Soltage requested the decommissioning be accepted in the form of a Bond. Ben Smith suggested added the Bond if it is acceptable to the Town Manager. Jim Allen made a motion to approve as presented along with Ben's condition of approval and that before a permit be issued the Town Manager agreed on the Bond. John Thompson seconded. All in favor 5-0

- D. Major Site Plan Review application submitted by Moose Landing Marina (Tax Map U03 Lot 23) for a 10,800 square foot boat show room building.

Esther Bizier, Main-land Development Consultants, presented the new building for a Boat Showroom and the above ground Gas Tank. Ben Smith mentioned the new Land Use ordinance requiring a setback of 20-30ft. Jim Allen pointed out the Town would not be happy with a building this large being so close to the road. Doug Bogdan and Kate Matthews agreed. Jim Allen mentioned the Moose Landing Trail, and if that is where the setbacks are counted the placement of the building would be fine and John Thompson agreed. Ben Smith suggested discussing more landscaping, lighting plans, and extending the sidewalks. Martina Witts suggested 8ft trees offset on the side of the building. Diane expressed concerns of noise levels and traffic due to the new building. Esther and the Gentlemen from Moose Landing explained this shouldn't be drawing in more people as it is taking current inventory from outside and placing it inside for safe showings. John Thompson motioned to table the matter, Martina Witts seconded.

Other Business:

- A. Quorum for next meeting, July 6, 2021

Kate Matthews mentioned there are 6 items up for the upcoming meeting. Doug Bogdan, John Thompson, Martina Witts and Jim Allen all stated they would be there.

As there was no other business, the meeting was adjourned. Motion made by Doug Bogdan and second by John Thompson.

Respectively submitted,

Jennifer Leeman
Asst. to Code Enforcement