

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, June 16, 2015 – 7:00 pm
Municipal Offices Buildings**

Chairman Larry Anton called the meeting to order. Also present were Doug Bogdan John Thompson, Jim Allen, Alternate Jim Krainin, Code Enforcement Officer Renee Carter, and Town Secretary Kate Matthews.

Jim Krainin was appointed to a voting member for the meeting.

John Thompson motioned to approve the June 2, 2015 minutes as written. Doug Bogdan seconded the motion. The board was unanimously in favor.

Tabled items:

A minor site plan review for property located at 828 Roosevelt Trail found on Tax Map U01, Lot 2 submitted by Wai Houg Lam.

Mr. Lam decided to move the proposed storage shed to the front of the building and lose the seating since his septic only allowed a total of 16 seats. He ensured that the addition would match the exterior of the original building and also have a pitched room to meet our Village District Ordinance's terms on aesthetics. Jim Krainin motioned to accept the site plan review application. Jim Allen seconded the motion. The board voted in favor 4-1.

Bob Neault was present on behalf of Nick Benoit, owner of the bakery that was discussed at the May 5, 2015 meeting. The Selectboard tabled Mr. Benoit's Liquor License and Special Amusement Applications by request of the Planning Board Chair, Mr. Anton on June 15, 2015. Mr. Anton was concerned because there was no discussion about the bakery serving liquor or having live entertainment at the May 5th meeting.

Mr. Neault was not sure why the Planning Board would be involved in approval of a liquor license or special amusement permit. He assumed that it would be up to the Selectboard as they are the town officials who sign off on them. Mr. Anton thought that the board may have voted differently if they were given all the information about the bakery at the May 5th, 2015 meeting. Mr. Neault said that Pretentious Pie is a café and someone may want a mimosa and listen to a live band at brunch or a glass of wine with dessert. Mr. Neault ensured the board that Mr. Benoit's business was a café and bakery, not a bar. The board was concerned that with a liquor license the business may be considered a full service restaurant, and the original plan was that the bakery would be bringing in food and not cooking on the premises. Mr. Benoit said that he spoke with someone from the state of Maine in the liquor licensing department and that they would still be considered an agricultural business.

Mr. Benoit was concerned because he was planning on having everything in place for the Blues Festival that starts on June 19th. Mr. Krainin was concerned that it may considered a change of use

once the liquor license was permitted. The board reviewed the Town Ordinances and agreed that it would not be considered a change of use. Mr. Anton figured that if clients were drinking they would end up staying longer and the parking at the front of the lot would be congested. Mr. Benoit had plans to clear out the back of the lot and have alternative spots there. Mrs. Carter reminded him that if there would be fill added and it disturbed more than 15,000 square feet that Mr. Lajoie the owner of the lot would need to come back to the Planning Board.

The board decided 4-1 that it should be up to the Selectboards discretion to approve or disapprove the Liquor License and Special Amusement permit for Pretentious Pie Co. as the owner had addressed the concerns the Planning Board had.

Respectfully submitted,

Kate Matthews
Town Secretary