

TOWN OF NAPLES
Planning Board Minutes
June 18, 2019
7:00 pm

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were Steve Smith, John Thompson, Robert Fogg, alternates Rick Paraschak and Bob Nyberg, and Code Enforcement Officer Renee Carter. Doug Bogdan appointed Rick Paraschak as a voting member for the meeting.

John Thompson made a motion to approve the minutes of 6/4/19 Robert Fogg seconded the motion. The board voted in favor 5-0.

New business:

- A. An application for a Minor Site Plan Review submitted by Brother Flecker's found on Tax Map U25, Lot 16.

Sue Fleck was in attendance to discuss the application. Her plans showed removing the parking lot area, and adding a patio area for seating, along with uncover seating, which would stay with in the allowable seats the septic system could sustain. For the remainder of the parking lot area, they were proposing having some outdoor entertainment and game space etc. Mrs. Fleck explained to the board that her and the Code Enforcement Officer had a conflict of opinion regarding their interpretation of the ordinance and what was allowable in the parking area between the restaurant and the Seaplane Base. Mrs. Fleck believed that she should be allowed to utilize the entire space, and Renee believed that it would be included in her 30% expansion according to Shoreland Zoning. Mrs. Fleck stated that it has always been used as a space to benefit whatever business was in the building which her restaurant was.

Mr. Thompson agreed with the Code Enforcement Officer and stated that unfortunately, the board would not be able to approve anything besides a 30% expansion. He suggested going to the Board of Appeals to allow a larger area.

Mrs. Fleck explained that the project was approved by DOT, and that the proposal would actually help the issue with runoff that had been occurring.

Mr. Paraschak wanted to ensure that the change would still provide enough parking. Because of the curb cut being eliminated with the proposal, the on street parking would be increased.

John Thompson made a motion to approve the 30% increase in outdoor covered and uncovered seating. Rick Paraschak seconded his motion. The board voted in favor 5-0.

- B. An amendment to a Major Site Plan Review submitted by Causeway Marina for property found on Tax Map U05, Lot 10 regarding changes required by Maine DEP and a 72' x 140' building for cold storage of boats.

Dustin Roma, the engineer working on the project was in attendance to explain the application. The board had granted approval in 2018, subject to DEP approval of the stormwater management materials. Originally, they had designed the infiltration basin in the middle of the site, in after working with DEP and a geologist they had modified the design to eliminate that center basin and instead essentially build a shallow trench around the entire perimeter of the site.

Part of the approval also included the construction of a building. The last time the applicant was before the board they had mentioned a proposed future building, which they were looking to get approved as well. It would be a 72' x 140' and they had moved the proposal closer to the other two existing buildings and the wall height would be 20' and 32' to the middle of the pitched roof. The building would not have electricity or be heated. The plans also showed an area where gravel would be put down, and areas where a lawn would be grown.

Steve Smith made a motion to approve the plan as presented. Rick Paraschak seconded the motion. The board was in favor 5-0.

C. An application for a minor modification to a Subdivision regarding moving the boundary line between lots found on Tax Map U2, Lots 29 and 31.

Diane Geiser was in attendance at the meeting to present the proposal. Originally there had been three smaller lots, and when zoning had changed in Naples two of the lots had been combined. Currently, the lots were different sizes but she wanted to make both lots have straight lines down the middle and have the same acreage. The line change also would not affect any neighboring lot.

Steve Smith made a motion to approve the application as presented. John Thompson seconded the motion. The board voted unanimously in favor.

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

Respectfully submitted,

Kate Matthews
Administrative Assistant