

TOWN OF NAPLES
Planning Board Minutes
June 20, 2017
7:00 pm

Larry Anton called the meeting to order at 7:00 pm. Also present were John Thompson, Doug Bogdan, Jim Allen, Barbara Adlard, Alternate Jim Krainin, the new Alternate Rick Paraschak, Code Enforcement Officer Renee Carter, and Town Secretary Kate Matthews.

Doug Bogdan made a motion that the minutes from the 5/2/17 meeting be approved as written. John Thompson seconded the motion. The board was in favor 5-0.

New business:

1. An Outdoor Entertainment Permit submitted by Laura Imbraile on behalf of Naples For the Arts for the annual Art and Crafts Show on the Causeway to be held on August 5, 2017.

Ed Osborne was present on behalf of Naples for the Arts. He explained that the proceeds for the annual art show goes to different non-profit organizations every year. Additional parking would take place on a property that Dick Dyke owned off the Causeway, and the Church located in the Village District. Porta-potties would also be provided as they were every year. Currently about 30 artists or vendors were registered for the event, but some years they have as many as 60, and they were still accepting applications. The vendors would be located on the grassy area of the Causeway, and would have a separate area to load and unload their items before and after the show behind Evergreen Credit Union. The rain date for the event was scheduled for August 6th, 2017.

John Thompson made a motion to approve the application as submitted, and Jim Allen seconded the motion. Doug Bogdan said that the only negative feedback he had heard was that traffic was slow along 302 during the event. As there were no other concerns, the board voted to approve the application 5-0.

2. An application for a Major Site Plan Review submitted by Moose Landing Marina for property located on Tax Map U03, Lot 23 for proposed construction of a maintenance garage with gravel parking area, an indoor boat storage building, and a boat sales building.

Bob Lightbody, a Land Consultant was presenting the application to the board on behalf of Moose Landing Marina. The proposal included a 4,000 square foot showroom, a 3,900 square foot maintenance garage, a 9,600 square foot boat store building, and a gravel parking area for additional boat storage and parking. The showroom was proposed to be built in 2019, while the other construction was planned to take place during fall of 2017.

There would be no change of use for the property, and no additional employees. The proposal would be to utilize the commercial property for better day to day operations. Mr. Krainin was concerned that the buildings being closer to the water rather than the road would be aesthetically unpleasing. Jim Allen said that Moose Landing had originally proposed building closer to the road, but where the new proposal was the view would be better because the land was lower,

therefore blocking the view of Brandy Pond even less. Barbara Adlard was concerned about the runoff and impervious surface as the land is right near Brandy Pond. Mr. Lightbody stated that they had met all requirements and were waiting on the final approvals from DEP and Cumberland County Soil and Water. Mr. Lightbody also stated that the Fire Chief had signed off on their lock box and alarm system plan, but they did not realize he needed to sign off on the plan as a whole application.

Jim Allen made a motion to approve the application as submitted with the following conditions:

- The Code Officer needs proof of final approval from DEP and Cumberland County Soil and Water before any permits be issued.
- The existing buffer areas remain intact
- The propane tanks must be screened
- The Fire Chief needs to submit his approval of the entire plan

John Thompson seconded the motion. The board approved the application 5-0.

Tabled Business

1. Modification to a Site Plan Review submitted by Moose Landing Marina for property located on Tax Map U04, Lot 2A previously reviewed at the March 21, 2017 meeting, with portions of the application being tabled due to lack of Fire Chief Approval regarding the Fire Alarm System.

Jason Allen gave the board a copy of the Fire Alarm System which was signed off on by the Fire Chief. He also let the board know that the building would be reduced in size, as an 80' x 300' building was approved and instead the building would be 80' x 270'.

As there were no further questions, John Thompson made a motion to make the final approval on the tabled application. Jim Allen seconded the motion. The board was in favor 5-0.

2. Review and sign Mylar for the Naples KOA Campground approved at the December 6, 2016 meeting.

The reason why the Mylar needed to be signed again was because the engineer had made a typo in the company name on the original. The board signed the plan, as there were no other changes.

Other business:

John Thompson appointed Larry Anton as Chairman of the Planning Board. Jim Allen seconded the motion. The board was in favor.

Doug Bogdan nominated John Thompson as Vice Chair of the Board. Jim Allen seconded the motion. The board was in favor.

As there was no other business the meeting was adjourned.

Respectfully submitted,
Kate Matthews
Recording Secretary