

TOWN OF NAPLES
Planning Board Minutes
June 5, 2018
7:00 pm

Mr. Anton called the Planning Board meeting to order. Also present was Doug Bogdan, Barbara Adlard, John Thompson, Alternate Jim Krainin, and Code Enforcement Officer Renee Carter. Larry Anton appointed Jim Krainin as a voting member for the meeting.

The Board reviewed the minutes from May 15, 2018. Mr. Thompson made a motion to approve the minutes as written. Doug Bogdan seconded the motion. The board was in favor 5-0.

Mr. Thompson made a motion to nominate Doug Bogdan as the new Chairman of the board. Larry Anton seconded the motion. The board was in favor.

Mr. Bogdan made a motion to nominate John Thompson as Vice Chair. Larry Anton seconded the motion. The board was in favor.

New Business:

- 1.) An application for a Major Subdivision submitted by Thomas Morton for property found on Tax Map R02 Lot 46-1 to create a 3 lot subdivision.

Dustin Roma was present as the engineer on the project. This lot was part of a previous 3 lot approved subdivision. Subdividing the lot into 3 separate parcels would make each new lot about 2 acres. They would meet the requirement of minimum road frontage according to Town Ordinance. After inspecting the lot, they decided to hire a wetland scientist to evaluate the area. One of the lots did have some wetland areas, which were considered when configuring the building envelopes for the new proposed lots and would maintain wooded buffer areas as well. They also included their plans for runoff and erosion control which had been submitted to Cumberland County Soil and Water. The applicant would be following up with phosphorus allocation numbers in order to have final approval from them. If whoever buys one of the lots would like to change the building envelope, it would be a condition to meet the same phosphorus requirements. Mr. Roma discussed what culverts were in place in the area and let the board know that more would need to be installed for a couple of the lots. Mrs. Carter explained that she was unable to issue any permits until the Road Commissioner approved an entrance permit for new driveways on Town roads, which is when the culvert requirements would be assessed.

Barbara Adlard brought up the waiver request on the application. They requested a waiver of the requirement to provide a soils report and map with an intensity of identifying changes in soil conditions down to one eighth of an acre. Mr. Roma explained that this was only considered a major subdivision because it was part of a previously approved subdivision. This requirement was already met during the process of the first approval, and the areas that the building envelope would be in had soil tests for this application. Mrs. Adlard made a motion to approve the requested waiver. John Thompson seconded the motion. The board was unanimously in favor.

Mr. Anton wanted something included in the lot deeds stating that the owners would need to refer to approved plans regarding buffer areas and clearing restrictions. If any changes were made by future owners, it would need to be reviewed again by Cumberland County Soil and Water and be brought back to the Planning Board.

The applicant would need to add the buffer areas on the approved map, before final approval which would be at their meeting on Tuesday, June 19th. Mr. Bogdan went over the requirements of the Ordinance.

The Board made a motion to give preliminary approval of the plan, with the final approval hearing to be held on June 19th. This motion included the approved waiver as stated above, along with the following conditions of approval:

- The plan be approved by the Fire Chief
- They must have final approval from Cumberland County Soil and Water
- The applicant must include the dimensions of the buffer areas on the map and the deed must reference that the buffer areas are shown on the map

The board was in favor 5-0.

- 2.) An application for a Minor Subdivision and Amended Site Plan submitted by Marston's Tree Service located on Map U05, Lots 21 and 21A.

Dustin Roma was the engineer for this project as well. This application proposed splitting lot 21 into two lots. This plan would amend the Site Plan that was previously submitted to the Planning Board in 2016. The lots were approved at town meeting to both be commercial, and they wanted to clarify the use to the Board. There was enough frontage on Jackson Cove Road to create a new middle lot, and enough for the back lot for new entrances onto the Private Road. They had met with Jackson Cove Road Association prior to the meeting, and had come to the agreement for the entrance onto the lots, which would go through the middle lot rather than having it's own entrance onto the back lot would be recorded as an ease of access in the deed.

They were in the process of building the retention pond, which was required by DEP before construction the new 6,000 square foot building on the new middle lot. The plan was already approved by DEP, but the only change since the 2016 approval was splitting lot 21.

They were looking for approval of converting the existing garage in the back to commercial use. The Board wanted to clarify that the garage would be for storage and or maintenance of Marston's Tree Service equipment and not for use as a towing yard or junk yard. On lot 21A, they were proposing adding overhang roofing on both sides, with walls on each side and back sides, with the front area being open for additional storage. The board wanted to have a test pit on the middle lot, and a septic system installed on the back lot before further construction.

John Thompson made a motion to approve the Site Plan Amendment with the following conditions:

- The proposed Right of Way to lot 21A through the middle lot must be included on the map
- The new proposed middle lot must have a test pit

- A waste water disposal system must be installed on lot 21A
- That lot 21A would only be used for Marston's Tree Service business
- Everything required by DEP must be completed and a letter stating that it was installed must be submitted to the Code Enforcement Officer

Barbara Adlard seconded the motion. The board unanimously approved the motion 5-0.

- 3.) An application for an Outdoor Entertainment Permit submitted by Maine Blues Society for the Annual Blues Festival located on the Causeway and at multiple businesses during Father's Day Weekend

As the applicant failed to attend the meeting, John Thompson motioned to table the application. Jim Krainin seconded the motion. The Board voted in favor 5-0. Since there would be no other meeting before Blues Festival, the Board may have to have a special meeting to approve or deny the application.

The board decided to schedule a meeting on July 10th, as their meeting on July 3rd was the day before the 4th of July and the Code Enforcement Officer would be on vacation.

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

Respectfully submitted,

Kate Matthews
Administrative Assistant