

TOWN OF NAPLES
Planning Board Minutes
July 10, 2018
7:00 pm

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were John Thompson, Jim Allen, Robert Fogg, Stephen Smith, and Alternates Rick Paraschak and Jim Krainin.

John Thompson made a motion to approve the minutes 6/5/18, Doug Bogdan seconded the motion. The minutes were approved. Jim Allen made a motion to approve the 6/19/18 minutes with the change of a typo. John Thompson seconded the motion. The board was in favor 5-0.

New Business:

- 1.) An application for a Major Site Plan review for property located on Tax Map U05, Lot 12 submitted by Old Sour Holdings proposing the construction of a Self-Storage Facility.

Dustin Roma was the engineer representing the applicant. Their proposal was to add some Self-Storage Buildings on the same property where the Black Bear Café was located, in the back of the lot. They had come before the board with a sketch plan a couple of months prior, and had addressed some issues that were brought up at that meeting. One was keeping within the commercial zone of the lot, as it was a mixed zone lot. The current plan was to build two buildings, with the goal of coming back to the board, to add more storage buildings in the future. They would be installing a stormwater basin to meet standards in the back of the property which was submitted to DEP and Cumberland County Soil and Water. CCSW had asked for a few changes, which the applicant would be complying with. This project would add about 32,000 square feet of impervious area.

The buildings would have a 3/12 pitched roof and would meet setbacks. The Code Enforcement Officer asked if the units would have electricity or other utilities. Mr. Roma explained that there would only be electrical for security lights, as there would be no office or bathrooms. The board also let the applicant know that they were required to have a knox box, which was understood.

John Thompson made a motion to approve the application with the following requirements:

- The applicant must submit written approval from the Fire Chief to the Code Enforcement Officer
- No outside storage was permitted
- The applicant must receive final approval from Cumberland County Soil and Water

Jim Allen seconded the motion. The board was in favor 5-0.

- 2.) An application for an amendment to the Forest Ridge Subdivision found on Tax Map R06 Lots 8 (1-10).

Tom Greer was presenting the application on behalf of the applicant. This application was to revise the building envelope of the lots, to meet the current ordinance standards therefore making the lots more buildable. In 1991, the State had changed their zoning which included forested wetland buffers and the Town also included them in Shoreland Zoning when the application was previously approved. The current Shoreland Zoning Ordinance did not include those forested wetlands, therefore the standards were not as strict as when the Subdivision was originally approved.

John Thompson made a motion to approve the plan as submitted. Jim Allen seconded the plan. The board approved the application 5-0.

Other business:

- 1.) Mylar signing for the Major Subdivision Plan submitted by Thomas Morton for property found on Tax Map R02, Lot 46-1 submitted on June 19, 2018.

The board signed the mylar.

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

Respectfully submitted,

Kate Matthews
Administrative Assistant