

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, July 21, 2015 – 7:00 pm
Municipal Offices Buildings**

Chairman Larry Anton called the meeting to order. Also present were Doug Bogdan, Jimmy Allen, John Thompson, Barbara Adlard, Alternate Jim Krainin, Code Enforcement Officer Renee Carter, and Town Secretary Kate Matthews. Jim Krainin was appointed to a voting member until Barbara Adlard joined the board around 7:10 pm.

Doug Bogdan pointed out a typo on the July 7, 2015 minutes. Mr. Bogdan motioned to approve the minutes with the change. John Thompson seconded the motion. The board was in favor.

On the agenda:

- 1.) A major site plan review regarding new construction of a 80 x 100 foot enclosed unheated boat storage building submitted by Dan Craffey for property found on Naples Tax Map U04, Lot 2A.

This application was previously addressed at the July 7, 2015 meeting, but needed to be resubmitted as the original application was filled out as a minor site plan review rather than major. Mr. Craffey brought in the requested information that was discussed at the previous meeting. He had a plan signed off on by the Fire Chief along with a letter of approval from Cumberland County Soil and Water Conservation District. The new plans however showed a setback from abutters, but Larry Anton requested that the Mylar that was to be signed off on would show a buffer zone between the commercial area and rural areas. Mrs. Carter confirmed that Maine DOT had given their approval for the project. Mrs. Adlard was concerned about the size of the building and didn't believe that it would fit in aesthetically with what the Town wanted in the Comprehensive plan. Mr. Craffey said that the building would be neat as a pin with vinyl siding and a green metal roof. He believed it was just a matter of opinion. The heaviest of traffic would happen during the Spring and Fall to take boats into storage and out of storage. The facility would be for storage only, with no staff on site. Mr. Anton went over the Site Plan Review requirements and concluded that the application met all of them. Mr. Anton made a motion to approve the plan. John Thompson seconded the motion. The board was in favor 4 to 1.

Renee Carter brought up an application that was not formerly submitted, but she wanted the board's decision on how to proceed. The lot was found on Tax Map U35, Lot 16. The owner wanted to eventually make the lot fully commercial. The Planning Board agreed the applicant should see the Selectboard to see if it was something that they had any issue with before submitting a formal proposal to the Planning Board.

The board reviewed a Site Plan Policy and Subdivision Policy that would be put on the Town Website for the public to view. The board voted in favor of adopting both policies unanimously.

A member of the audience asked for permission to speak even though she was not on the agenda.

Her name was Renee Bernier and she was there on behalf of the new bakery in town called Pretentious Pie. Her son, Nicholas Benoit was the business owner. She had spoken with someone at the State Liquor License and they had informed her a member of the Planning Board contacted them asking to see if his license was in fact for a restaurant rather than an agricultural business as was submitted to the board previously. She felt that Pretentious Pie was being attacked by the board member and thought that it was out of the realm of responsibilities for the board member. She wanted that board member to resign or she threatened to attend the next Selectboard meeting and ask the Selectboard to have that member step down. Mr. Anton let her know that the board felt as if they had been misled and the owner had not given them honest answers about the business to begin with. No one from the board seemed to know anything about a member contacting the State office.

As there was no other business the meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary