

**TOWN OF NAPLES**  
**Planning Board Meeting Minutes**  
**July 6<sup>th</sup>, 2021**  
**6:00pm**

Video link <https://vimeopro.com/lrtv/town-of-naples-2021>

Chairperson Doug Bogdan called the Planning Board meeting to order. Also present were Jim Allen, Martina Witts, John Thompson, Alternate Martin Zartarian, Planner Ben Smith, Code Enforcement Officer Kate Matthews.

Minutes from 6/15/2021 were reviewed, Jim Allen motioned to approve, John Thompson seconded. All in favor 5-0.

Business:

- a. An Amended Site Plan Application submitted by K.P. Gagnon Co, LLC (Lake Plaza Shopping Center) 447 Roosevelt Trail Map U04 Lot 01. This is for a proposed Aroma Joe's Drive Thru.

James Seymour explained the changes made to the plans based on the suggestions from the Board. Including changing the drive-thru position, adding fencing, and landscaping along 302. He explained the traffic study with DOT is still in process but will have no effect on the site plan itself. Ben Smith highlighted the landscaping requirements for the Commercial District standards, and the potential of requiring a sidewalk. He stated the sidewalk isn't necessary, but the landscaping is highly suggested. Martina Witts asked about the direction of traffic, and James explained there will be directional signs and gave a brief description of the flow of traffic within the parking lot. John Thompson asked Ben Smith if the sidewalks are required in the ordinance. Ben explained in the applicability of the ordinance there is some room for the Board to use their discretion, a waiver or separate motion is not required. Jim Allen motioned to approve as presented, pending DOT plan and approval. John Thompson seconded. Ben recommended tying the condition to a certificate of occupancy, to ensure the DOT project is complete. Jim Allen specified he thought this was a preliminary approval based on James' presentation. James stated this is to be a final approval with conditions. John Thompson and Jim Allen retract their original motion. Jim Allen made a motion to approve as presented, pending DOT approval, and no Occupancy permit can be issued until DOT traffic study is complete. John Thompson seconded. All in favor 5-0.

- b. Tabled from May 4, 2021 - A Major Site Plan Application for 17 Serenity Hill Estates (Tax Map R03 Lots 1-3 and 1-4) submitted by Naples Self Storage, LLC. This is for three additional self-storage buildings.

Chris Taylor, Sebago Technics, explained the proposed expansion. Including three new self-storage buildings and paving the driveways. There are two waivers requested pertaining to the soil specifically. The waivers are requested because there is no septic or waterways regarding this expansion. Ben Smith touched base on the Commercial District standards regarding the sidewalk and landscaping requirements. Jim Allen asked if the new buildings will be visible from 302. Chris explained the building closest to the road will be visible, but they will do a retaining wall and landscaping. John Thompson made a motioned to accept as is, with the condition of adding more evergreen trees. Jim Allen seconded. All in favor 5-0. Doug Bogdan asked if there was a letter from the Fire Chief stating access is acceptable around all buildings. Jim Allen makes a new motion to approve as is, with the conditions of

adding four evergreen trees, and pending the letter from the Fire Chief. John Thompson seconded. All in favor 5-0.

- c. Tabled from June 15, 2021 - Major Site Plan Review application submitted by Moose Landing Marina (Tax Map U03 Lot 23) for a 10,800 square foot boat show room building.

Esther Bizier, Main-Land Development, presented the changes to the proposed plans based on the Boards recommendations. Martina Witts stated seven trees across the 135' building wouldn't be enough and suggested two rows of seventeen trees. Ben Smith stated the landscaping note was more directed toward the entrance and frontage. The gentleman from MLM specified they have tried planting things near the road, and they barely last a season due to the runoff and plowing salt from 302 and that area is typically used for parking in the summer for boat trailers. Martina Witts shared her concern of the empty trailers being parked next to the road and the aesthetics of that. Ben Smith stated he agreed, and they should be behind the building. Martina Witts suggested more screening to soften the appearance. Esther stated there was public concern with the other storage building of blocking the view to Bandy Pond, doing any major screening would block the views. Martina then asked if the Board wanted to leave the building as positioned or bring it up to the 20' mark to comply with the ordinance. Kate Matthews specified their address is actually off the Moose Landing Trail roadway, not 302. The proposed position would comply with 20' off the Moose Landing Trail. Ben Smith stated the idea behind the ordinance is to make 302 more appealing over time, adding flowers along 302 would not completely screen the trailers. He suggested a condition of approval stating cannot be parked between the building and 302 or the trailers would need to be placed in the interior of the site. Martin Zartarian asked how far the trailers are from the road, to which Esther said roughly 50-75 feet. Jim Allen asked the applicants from MLM directly if they could comply with not parking the trailers there. They suggested south of the septic system and use the space between the building and 302 as retail display space. Jim Allen motioned to approve as presented, with the addition of 10 more trees (17 total), no trailers parked to the north side of the existing septic system or between the new building and 302, and only retail display of boats on or off trailers between the plantings and 302. John Thompson seconded. All in favor 5-0

- d. A Minor Site Plan submitted by Dan Lajoie for property found on Tax Map U02-10 located at The Naples Barn for a proposed relocation of the Cupola.

Kate Matthews states we did get Fire Chief approval. John Thompson motioned to approve the application as presented, Jim Allen seconded. All in favor 5-0

- e. A Change of Use application submitted by Richard Dyke for property found at Tax Map U26, Lot 05 requesting the parcel be changed to Residential Use.

Marie Caron represented Richard Dyke. Ben Smith suggested to vacate the existing site plan, which would revert to a "normal" property in the Village District. Jim Allen stated his concerns of someone wanting to buy the property and open another golf course they would need to go through this process again. Ben Smith explained they would have to whether it was a change of use or just vacating the current site plan. Jim Allen makes motion to table the matter until later in the meeting. John Thompson seconds.

- f. A Minor Subdivision submitted by Michelle McLean for property found on Tax Map U23, Lot 13 located at 262 Sebago Road.

Ben Smith shared his comments, there is no new road or structures or other environmental impacts, this application seemed to be amending an existing subdivision. John Thompson motioned to approve as submitted, Jim Allen seconded. All in favor 5-0

- g. A Major Site Plan review submitted by Long Lake Marina for property found on Tax Map U25, Lot 42 to construct a 24,000 sqft boat storage building with a 2,116 sqft sales office attached, including a septic system and well. Also proposing a new parking area and modifying the access easement.

Dustin Roma, DM Roma, explained the proposed heated boat storage and sales office building. Martina Witts asked about the roof pitch being 4/12 but the ordinance states 5/12. Dustin stated the manufacturer accounted for the 4/12 pitch due to the height of the building. Jim Davenport corrected it is actually a 3/12 pitch and 54' high. Martina asked about any boats being outside to which they stated there should not be any shrink-wrapped boats outside, the building should hold around 225 boats. Debra Dean came forward to clarify the position of the building in relation to her home, and to state her and her husband have no complaints for this proposal. Doug Bogdan suggested not doing the site-walk, all agree. Ben Smith asked for more information on the building height and roof pitch. Ben stated the 5/12 pitch is not a suggestion, it is a requirement. Dustin stated the deposit is already placed on the building, and the roof design cannot be changed. This building is exactly like the other building they have in the same area. Doug Bogdan asked if this is a matter that could be waived, to which Ben stated it was nothing the Board can waive. Ben suggested tabling the proposal. Dustin referred to the Zoning District Standards, listing the dimensional standards whereas the roofline is specified under the district standards. He pointed out the public sidewalks are also listed under this section, and the Board is willing to waive the sidewalks. Kate suggested that she can contact the Town's attorney and if it is not allowable, they can revoke the application. Jim Allen motioned to approve as presented, pending letter form the Town Attorney that the roof pitch can be waived, Martina Witts seconds. All in favor 4-0. Jim Allen made a motion to waive the roof pitch design, seconded by Martin. All in favor 4-0.

John Thompson had left 1 hour and 40 mins (around 8:40pm) into the meeting and was not present to vote on this or further matters.

- h. Reopened - A Change of Use application submitted by Richard Dyke for property found at Tax Map U26, Lot 05 requesting the parcel be changed to Residential Use.

Marie requests a 5-minute recess to hold a conference call with Richard Dyke and Dustin Roma. Doug Bogdan tables the matter again.

After the conference call; Richard Dyke requested the matter be tabled. Motion made by Jim Allen, Martin Seconded. All in favor 4-0

Other Business:

Kate Matthews spoke on the current application process and the issues. Specifically, applicants are under the impression as long as they get the materials by 14 days before the next meeting, they will automatically be on the next agenda. Also, currently every new application gets advertised as a public hearing and certified abutters notices and it seems not every proposal needs them. Ben elaborated on these points. Jim Allen asked for this the changes to be written out.

As there was no other business, the meeting was adjourned. Motion made by Jim Allen, Seconded by Martin. All in favor 4-0

Respectively submitted,

Jennifer Leeman  
Asst. to Code Enforcement