

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

Chairman Larry Anton called the meeting to order. Also present were Doug Bogdan 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 for the meeting.

Doug Bogdan motioned to approve the June 16, 2015 minutes as written. John Thompson seconded the motion. The board was unanimously in favor.

On the agenda:

- 1.) A site plan review for property found on Tax Map R03, Lot 35A submitted by Carl and Kathy Sweezey for a proposed 5000 square ft. construction and reconfiguration of a parking area.

George Sawyer was present to discuss the plans he had drawn up for Mr. and Mrs. Sweezey, the owners of Alternative Heat Source Inc. The plan was to construct a storage building to provide shelter for the heating pellets from inclement weather. By storing the pellets in the storage building, it would then provide more parking as the pellets are currently stored in the parking area. Mr. Bogdan wanted to know if an 18 wheeler was able to pull into the parking lot, or if the driver had to back across Route 302. Mr. Sweezey said that it depended on the driver and their preference but when snow wasn't in the picture, delivery trucks had enough room to pull in. The building was estimated to be about 22 feet high. Mr. Anton wanted to know what the building would look like. Mr. Sweezey explained that it would have vinyl siding and look like it belonged with the current building they are using. Mrs. Adlard wanted to know if the new construction would affect the shrubbery on the property. Mr. Sawyer said the lot was already pretty clear and the storage building would not affect the landscaping. Mr. Sawyer said that the plans will however capture the runoff from the parking lot and roof. After reviewing the application Larry Anton concluded that the site plan met all the requirements and motioned to approve the submission. Barbara Adlard seconded the motion. The board was in favor with one member abstaining.

- 2.) A public hearing on a voter's petition for zoning change under 30-A M.R.S.A Section 2522 submitted by John Marston.

Mr. Marston was present to answer any questions from the board. Mr. Anton wanted to clarify to the public that petition included an area that was not meant to be commercialized. Due to the error he recommended that the Selectboard would not approve the zoning amendment at this time. The Jackson Cove Road Association was concerned about how the expanded use of his lots would affect their road, as it is currently private without much traffic and the amendment would allow him to access the commercial lot through Jackson Cove Road. Mrs. Carter said that since there

was an error on the petition the board would go over concerns when the submission was corrected.

- 3.) An application for a minor subdivision for property located at Songo School Road found on Tax Map R07, Lot 5C submitted by Carolyn Drew.

Mrs. Drew had been before the board before with sketch plans so the majority of the members were familiar with her plans. A total of four lots were included with one that was in the process of being sold to the School District. The three remaining lots were proposed to be subdivided into the Hunter Ridge Subdivision. Mr. Anton was concerned that the third lot did not have power provided to it, and wanted to make sure that it would be done before the lot was sold. Mrs. Drew said that was fair. George Sawyer drew up plans for the subdivision and explained the plans provided. Mr. Anton made a motion to waive the Cumberland County Application for Soil Erosion, as it was a short road and the plans were submitted to the town should any concerns come up. John Thompson seconded the motion. The board was in favor unanimously of the waiver. The fire chief signed the plan with his approval. Mr. Anton wanted to know the dimensions of the wooded buffer zone depicted on the plans, and Mr. Sawyer ensured he would get the board that information. John Thompson motioned to approve the subdivision with the following conditions:

- Any additional subdividing of the lots would need to come back before the Planning Board.
- The private road to the subdivision would need to be paved to Town standards.
- Before the back lot was sold, a power source would need to be provided.

Jim Krainin seconded the motion. The board was unanimously in favor.

- 4.) An application for a minor site plan review for construction of a new deck submitted by Matt Sullivan for The Galley Restaurant located at 327 Roosevelt Trail Found on Tax Map U04, Lot 5.

Mr. Sullivan was present to explain the application. The plan was to build a 16' x 16' deck. The deck would be for standing room only and add no more seats. There was an issue currently of customers standing in the bar area which the waitresses need access to. The only thing that might be added to the deck would be a free standing table to set drink on. Mr. Anton was concerned that it may be a fire hazard that there was no exit from the deck other than going back into the building. Mr. Sullivan said that he would add an exit area with stairs. Mr. Krainin wanted to know if the deck would impede on the wetland area and Mr. Sullivan ensured the board that it was at least 50 feet away. There was an area that the board addressed years ago that was thought to be a wetland, but turned out to be a drainage ditch and not a stream. Mr. Bogdan wanted to make sure no alcohol would be served on the deck, for example a portable bar. Mr. Sullivan ensured it was just an area where people could be outside enjoying a drink to add more space, not an area to provide more services. Larry Anton motioned to approve the application with the condition of adding an alternative exit off the deck. Barbara Adlard seconded the motion. The board approved the application unanimously.

- 5.) An application for a minor site plan review regarding new construction of an unheated boat storage building for property found on Tax Map U04, Lot 2A submitted by Daniel Craffey.

Mr. Anton said the application should have been submitted as a major site plan review, not a minor that was circled. He said the supporting documents were not what was needed and more information should have been provided. Mr. Craffey said he had spoken with the Code Enforcement Officer and gotten the materials that she said were needed in order to be considered for the meeting. Mr. Anton said that the complete application should have been submitted two weeks prior to the meeting and it was not fair that the board had to review new materials and take up extra time at the meeting. There was some confusion with the original submission being a sketch plan rather than the formal approval. The building that was proposed was a 33 foot high building enclosed with a metal roof for boat storage. Mr. Craffey already received approval from DOT for the plans. The building would not have power, electric, or sewer. Mr. Anton wanted to know what the calculations for impervious surface affected would be as anything over 40,000 square feet required more permitting and information from Cumberland County. Mr. Craffey was planning on leasing the building to a marina so he had no plans for a sign. The board recommended that Mr. Craffey come back to the board with an application for a Major Site Plan review and go to Cumberland County for approval with impervious surface calculations.

6.) Modification of the Trickey Pond Boat Ramp for the Town of Naples.

Mr. Anton explained that the State was in charge of the project and they were basically repairing the ramp that was already in place. Richard Meyer and Mathew Jankowski who live on Trickey Pond were present and voiced their concerns. They explained that since the boat ramp was put in, there had been no maintenance whatsoever. Mr. Anton said that when the State put in the original boat ramp they were not clear whether it was the responsibility of the Town or State and said it would be something they'd consider maintaining. The residents wanted it to be a line item on the budget to keep on up maintenance at the launch, including cleaning out the catch basins and fencing. Mr. Anton said they would need to go before the selectmen to have something considered for the budget, but that he would mention their concerns to the town manager.

7.) A public hearing on a petition to allow for a zoning change under 30-A M.R.S.A Section 2522 for Tax Map U04, Lot 2A submitted by Daniel Craffey.

Mr. Craffey was explained that his intent was to extend the zoning for his lot to fully commercial rather than mixed use. Mr. Thompson said that years ago when the board was looking at commercial zones they had made everything 500 feet off of 302 in that area under the commercial zone, and it did not consider where lots started and began, thus causing some lots to be mixed use. He said it made sense for the whole lot to be commercially zoned. Larry Anton recommended that the Planning Board ask the Selectboard to recommend the lot to be considered as commercially zoned for the Special Town Meeting. The board was in agreement unanimously.

8.) Planning Board policy review.

Mr. Anton drafted up a policy for the board to review and discuss. The policy covered:

- Site Plans Not Drawn to Scale
- On Site Parking For Site Plan Review
- Subdivision Road Waivers

There was also a discussion of receiving applications at least 3 weeks prior to the desired meeting date and all supporting documents at least 2 weeks prior to ensure the advertising requirements were met and that the board members and public had ample time to review applications.

Other business:

Mr. Anton wanted to discuss the new business, Pretentious Pie Co. Board members had seen that the Barn was being used as what they considered a bar or nightclub with live music and a full running bar. The board believed that adding the barn to the bakery, it could service many more people than the 12 seats that they were approved for. Residents had also reported to Chairman Larry Anton that they had freshly baked muffins, while during the original approval all the food was to be brought in from their other location and food was only to be made there if there was no cooking involved or on the rare occasion they ran out of something. The board considered them to be a fully functioning restaurant now rather than operating under agricultural laws due septic and parking considerations. The board asked Renee to contact the Owner Nick Benoit and go through the process of having the bakery approved as a full functioning restaurant.

As there was no other business the meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary