

TOWN OF NAPLES
Planning Board Minutes
August 21, 2018
7:00 pm

Vice Chairman John Thompson called the Planning Board public hearing to order. Also present were Stephen Smith, Jim Allen, Robert Fogg, Alternates Jim Krainin and Rick Paraschak, and Code Enforcement Officer Renee Carter.

Jim Allen made a motion to approve the minutes 8/7/18, Stephen Smith seconded the motion. The minutes were approved as written.

New Business:

- 1.) A preliminary plan application for a Major Subdivision to be known as 'Brandy Crossing Subdivision' submitted by Front Nine Homes, LLC for property found on Tax Map U24 Lot 1.

Paul Hollis was the applicant who presented his plans, along with Engineer Dustin Roma, and his attorney, David Perkin. The proposal was to add 17 additional lots, one of which would remain with the previous owner of the land.

Mr. Roma discussed the proposed roadway reconstruction from what was currently existing, which would include a secondary entrance and exit from the subdivision. Mr. Paraschak asked about the existing portion of the road that was already paved, because he was concerned it was not up to current standards. Mr. Roma said they were doing test pits to check the current conditions and would rely on those results for whether or not the road would need to be subgraded to build a new road over the existing paved area. The road would be 20' wide, with 18' paved. Some of the board members believed that the road should be paved 20' wide, and Mr. Roma mentioned that adding the two extra feet of paving may increase the speed of drivers on the road. An abutter was concerned because of headlights that came from the current entrance went into her home. Mr. Hollis said he would consider it, but it may not be allowable by DOT so he offered to plant trees to screen the lighting. There were questions regarding the new entrance and exit area to 114, which was proposed as a gravel area, and if that portion would also need to be paved to town standards. They had submitted stormwater calculations to DEP, which were being considered as an amendment to what had already been approved by DEP on the land.

Mr. Hollis discussed the docking proposal. One dock would have 6 slips off of the open space on lot 16 along with one private dock off of that lot, and the other dock would have 10 slips off of lot 12 which was also a proposed open space. Mr. Perkins stated what they were looking for was approval of obtaining a non-commercial aquatic permit, which according to the Shoreland Zoning Ordinance, did not have a minimum frontage requirement. Larry Anton argued that in the town ordinance, lots required 50' of frontage to have a Right of Way to the water, and that ignoring that restriction would be in violation of town ordinance. Mr. Perkins argued that the 50' requirements regarded only backlots with deeded right of ways to the water, which would not apply to the lots in question.

Mr. Hollis discussed the lots, and how the buffer areas would drain into the stormwater areas. Mr. Roma stated the proposal was to use infiltration basins, which would have the highest phosphorus removal efficiencies compared to the other options. The applicant also included a maintenance plan for those basins. The Code Enforcement Officer stated that she had spoken with a representative of DEP, who had informed her that their level of review for phosphorus numbers regarding the project would be sufficient, and that the applicant would not need to go to a third party for further review. Cumberland County was currently reviewing and in contact with the applicant regarding the stormwater and erosion control for the plan.

Larry Anton referred to the Town Ordinance regarding sidewalks for the subdivision. Mr. Hollis said that they would be requesting a waiver if the Board did believe that the subdivision should have sidewalks, as there was a long distance between where the subdivision was proposed and other existing sidewalks in Naples.

Mr. Hollis stated that he was working with the fire chief regarding the design for a fire suppression system, and if for some reason it was deemed that it wasn't needed, the homes would need to have sprinkler systems.

Mr. Thompson made a motion to table the application until the Board scheduled a Site Walk of the property. Jim Allen seconded the motion. The board was unanimously in favor.

- 2.) An application for a Major Site Plan Review submitted by James Allen for the proposed construction of a commercial boat storage building for property found on Tax Map U01, Lot 7-B.

Dustin Roma presented the application to the board on behalf of James Allen. Naples Marina was proposing the construction of a 100' x 200' building for boat storage. Some trees would need to be removed for the project, but the way the building would be positioned would allow trees on the road side of the construction to stay in place. A wide crushed stone drip edge was proposed on the sides of the building to catch run off and infiltrate any run off back into the ground. The plan had been submitted to Cumberland County Soil and Water along with the stormwater report, which was approved by email. The building was completely outside of the shoreland zone. The height of the structure would be about 42' and would be a closed building without signage. The building would be heated, therefore would have a fire alarm system and knock box installed, which would need approval from the Fire Chief. Three down cast lights would be on the outside of the building. The storage building would be sided with green metal to match the other two buildings in existence in that area.

The board approved the following waivers:

- Topography mapping
- Wetland mapping – which was flagged
- Drainage plan
- Soil test by DHS
- Phosphorus Analysis
- Utility/Septic Plan

Mr. Thompson made a motion to approve the building without electrical, as that portion would have to come back before the board once the applicant received approval regarding the fire alarm system and Knox box. Mr. Parashak seconded the motion. The board voted in favor, with Jim Allen abstaining.

As there was no other business the meeting was adjourned.

Respectfully submitted,

Kate Matthews
Administrative Assistant