

TOWN OF NAPLES
Planning Board Minutes
September 17, 2019
7:00 pm

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were John Thompson, Robert Fogg and alternates Bob Nyberg and Rick Paraschak. Mr. Bogdan appointed Bob Nyberg and Rick Paraschak as a voting member for the evening. Steve Smith arrived shortly after 7:00 pm.

John Thompson made a motion to approve the minutes of 8/20/19, Robert Fogg seconded the motion. The board was in favor 6-0.

Old business - WITHDRAWN

- 1.) An application for a change of use for property found on Tax Map R07, Lot 21 to add additional waste streams to the current solid waste processing facility submitted by Loon Lodge, LLC.

Mrs. Carter explained that the applicant had met with herself and the Town Manager since the August 20th meeting to discuss a bond in case of the business closing and the borings of the road. She told the board that she would give them an update on the project as more information came forward.

New Business

- 2.) An application for modification of an approved Site Plan for property found on Tax Map U05, Lot 12 to divide the approved self-storage facility from the existing restaurant as two separate lots, and combine a part of their lot with property found on Tax Map U05, 12A.

Dustin Roma was the engineer representing the project. The board had already approved the self-storage site, and Old Sour Holdings was in the process of prepping the site for construction. Part of the long term planning for the project would be to separate the lot from the existing restaurant and that was the proposal for the evening. Since the owners also owned an abutting lot, U05/12A they had decided to break off a portion to include into that lot as well.

The proposal would give the new lot with the restaurant about 60,000 sf. Lot 12A would have about 170,000 sf. The new lots would allow for the septic systems to be on the correct properties and required setbacks would be maintained however, there would be an easement for a well that currently serves the restaurant which would be on the separate lot. Ingress and egress to the storage facility, and installation of utilities would also require an easement which would be conveyed. They would have some type of barriers and/or signage so parking would not take place in the easement.

Rick Paraschak made a motion to approve the application as submitted. John Thompson seconded the motion, with the following requirement:

- The easement to the lot with the storage unit must be deeded and marked, and parking in or blocking the easement must be prohibited.

The board approved the application with the requirement 6-0.

Other business:

The board signed a mylar of a previously approved subdivision.

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

Respectfully submitted,

Kate Matthews
Administrative Assistant