

TOWN OF NAPLES
Planning Board Minutes
September 19, 2017
7:00 pm

Larry Anton called the meeting to order at 7:00 pm. Also present were John Thompson, Barbara Adlard, Alternate Jim Krainin, and Code Enforcement Officer Renee Carter. Larry Anton appointed Jim Krainin as a voting member for the meeting.

John Thompson made a motion that the minutes from the 8/1/17 meeting be approved as written. Larry Anton seconded the motion. The board was in 3-0 with Jim Krainin abstaining as he was not present at that meeting.

New business:

- A. A sketch plan submitted by Michael Mason for a proposed 80' x 60' Storage Building for property located on Tax Map R05, Lot 17.

Mike Mason was present. He stated he had changed the plan since the submission, and was now going to propose an 80' x 40' building. This building was to be used as a storage garage. There was currently a 32' x 32' shed in place that he was planning on tearing down and replacing with the new building. Most of his equipment was placed in a parking area outside, and with a larger building he could store them inside away from the elements. Larry Anton told the applicant that he would have to submit his proposal to Cumberland County Soil and Water to get their approval regarding their soil erosion control plan. Mr. Mason stated since he was tearing down a building and replacing it, he was only expanding by 2,176 square feet. Mr. Anton let him know that since he would be expanding over 1,600 square feet, that according to our ordinance it was necessary to have the soil erosion control plan approved. The Chairman told the applicant what he needed to submit for his Site Plan application to get approval at his next meeting.

- B. A Major Site Plan Review submitted by Long Lake Marina for property found on Tax Map U25, Lots 42B & 42C for the proposed construction of a 100' by 210' boat storage building.

Jim Davenport of Long Lake Marina was present to explain the proposal. The building would be steel, and would provide more inside storage for boats. The area that would be built on was an abandoned sand pit, and the surface area is very porous and sandy. Currently the boats kept at that area are shrink wrapped, to be kept out of the elements. By creating the inside storage space, it would create less waste, cost and labor for their business. The building would be for cold storage with no electricity or water. Tree removal would be minimal, and there would be retention ponds put in place to retain run off designed by Dustin Roma, an engineer working on the project with them. The phosphorus control plans were reviewed and approved by Lakes Environmental Association. The building would have a concrete floor. Mr. Anton stated that he looked at the site and there was some grass growing up in certain areas, so he believed that the surface was partly vegetated. Dustin Roma stated that where sometimes there were disputes of what was considered impervious surface, that Cumberland County took into mind what the

current use of the space was. With that lot being used as outdoor storage space, there was a high amount of driving traffic and parking over the area currently. Mr. Anton stated that since the board had made applicants get approval of their erosion control plans through Cumberland County Soil and Water, that it would be unfair to give special treatment to Long Lake Marina, even though they had approval from LEA in the matter. Jim Davenport stated that Colin Holmes of LEA is certified through Maine Department of Environmental Protection, and that his approval should be just as valid as Cumberland County's. John Thompson pointed out that our ordinance required C.C.'s approval, but as the plan was ready for review, it shouldn't take much to get an approval. Dustin Roma asked for a waiver, as LEA was a third party agency reviewing the plan to be comparable to Cumberland County Soil. Mr. Anton was concerned that other applicants may feel that the board was showing favoritism by allowing the waiver, where the board had required it in the past. Renee Carter advised that LEA would be a good agency to review smaller projects such as the current proposal, but larger project should be reviewed by Cumberland County. The board decided to give a conditional approval, that way the project would not need to come back before the board unless Cumberland County soil and water required significant changes. Mr. Anton went over the Ordinance Requirements of Approval with the applicant to ensure everything for the project was in order.

John Thompson made a motion to approve the application as submitted with the following condition approval:

- That the application is approved by Cumberland County Soil and Water before a permit is issued by the Code Enforcement Officer, and that the applicant must come back before the board if significant changes are deemed necessary.

Jim Krainin seconded the motion. The board voted in favor of the approval 4-0.

Tabled Business:

- A. An application for a Major Site Plan Review submitted by Causeway Marina for property found on Tax Map U05, Lot 10 regarding approval of their Fire Alarm System from the Fire Chief.

The board reviewed the Alarm System paperwork that was signed off on by Fire Chief Chris Pond. As the board had required them to come back to a meeting with this approval before installing electricity as a condition, they agreed that the project met all necessary standards for the electric to be installed.

B. Planning Board Member Duties and Jurisdiction

Larry Anton had given the board a draft of Planning Board Procedures that their last meeting to review. Larry Anton made a motion to adopt the Planning Board Procedures as written. John Thompson seconded the motion. The board was in favor 4-0.

Other business:

Renee Carter informed the board of an upcoming Local Planning Board training workshop through MMA on December 5th in Lewiston.

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

Respectfully submitted,

Kate Matthews
Town Secretary