

TOWN OF NAPLES
AGENDA
BOARD OF APPEALS
Tuesday, June 28th, 2011 at 7:00 pm
Municipal Offices Building

John Flaherty called the meeting to order. Also present were Russell Lashua, Marcia Stewart, Jake Roush, Michelle Grandfield, Boni Rickett and Barbara McDonough.

The first order of business was to review and approve the minutes from May 31st, 2011. Jake made a motion to approve the minutes as written. John seconded the motion.

The next order of business was for a modification for a Notice of Decision for a Lot Setback Reduction of ten (10) feet on the west side of the property at 47 Liberty Road and shown on Naples Tax Map U43, Lot 45 submitted by Paul & Bernadette Flood that was approved; The existing garage to be relocated to the west side of the property or removed and a new garage would be built.

The reason for tonight's meeting was to clarify the applicant's intention to build one garage on the property. Originally a request was submitted to convert the existing garage to a shed and build a new shed on the West side of the property, hence the reason for a lot setback reduction. After speaking with the code office and having a better understanding of what converting the existing garage into a shed entails the applicant decided to relocate the existing garage and build onto that, she would like the board to reconsider her original request of a 24 x 24 garage and build a 24 x 26 on the west side.

There was discussion over what was considered the front of the property. Abutters Steve Keefe and Jackie Sovas were present and concerned because of the previously approved lot setback reductions; did the board know what lines were considered the front and what were considered the back of the house? After Code Officer, Boni Rickett looked through the past applications for the Floods, it was determined that yes, this was the correct lot line to grant and it was indeed the side of the property.

It seemed all the abutters were satisfied with the Flood's relocating the existing garage and seemed ok with them constructing a 24 x 26 square foot garage.

The Flood's assured their neighbors the new garage would look like their house, a nice log cabin style house that would enhance the look of the property.

Jackie Sovas, abutter asked if there was a height restriction in the Shoreland Zone. Boni stated there was a 35-foot height restriction in the Shoreland Zone but was not sure if the property was in the Shoreland Zone. The Floods said it was not, Boni said maybe a portion of it could possibly be in the zone but that emphasis is placed on the homeowner not the Town Office Code Office. The Floods said their garage would not exceed 35 feet.

Jake Roush made a motion to grant the applicants request of a 10-foot lot setback reduction on the west side of the property to build a 24 x 26 square foot garage.

A new Notice of Decision would have to be drafted and submitted to the Registry of Deeds.

There was no other business.

A motion was made to adjourn the meeting.

Respectfully Submitted,

Barbara McDonough
Secretary