

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, January 19, 2016 – 7:00 pm
Municipal Offices Buildings**

Chairman Larry Anton called the meeting to order. Also present were Doug Bogdan, Jim Allen, Barbara Adlard, John Thompson, Alternate Jim Krainin, Code Enforcement Officer Renee Carter and Town Secretary Kate Matthews.

John Thompson motioned that the minutes from the January 5, 2016 meeting be approved as written. Doug Bogdan seconded the motion. The board was unanimously in favor.

On the agenda:

- 1.) An application for a Minor Subdivision submitted by Patricia Shaw found on Tax Map R02 Lot 16-6.

Mrs. Shaw had been before the board a few months prior with a sketch plan to see if subdividing the lot into two pieces would be possible. At that point the board said yes, as long as the two pieces met the minimum size limitation and road frontage it would be possible, but she would need to get the land surveyed.

Chairman Anton reviewed the application with Mrs. Shaw and the rest of the board. She was unaware that the board would not be able to waive bringing the road to Town Standards which meant paving Hedge Bog Mountain Road with 2 inches of asphalt up to where the second lot's road frontage boundary ended. Mr. Allen and Mr. Thompson believed that the ordinance was written that way with new roads in mind for new subdivisions and believed that they should be able to waive this request as the road had been put in place before the change in the ordinance came about. Renee Carter said that she would speak with the Town Attorney and see if waiving that particular part of the application would be possible. There was one other waiver that was approved at the meeting:

- Soil erosion study

Jim Allen made a motion to approve the minor subdivision pending legal counsel opinion regarding whether or not the road would need to be updated to Town standards up to the second lot they would be subdividing with the following condition of approval:

- If the lots were to be subdivided again, the owner would need to go before the planning board once again.

John Thompson seconded the motion. The board was in favor 5-0.

Next on the agenda:

2.) A request to abandon the plan of Fox Glen Estates Subdivision located on Tax Map R11 submitted by G.E. Miller LLC. and Neil E. Miller.

The board wanted to know why the owner wanted to abandon the subdivision. He explained that his father gave him the land after it was approved to subdivide, but he did not want to put in the money to put in a road to Town standards and would rather just put one house on the lot with a driveway. John Thompson motioned to abandon the plan of Fox Glen Estates Subdivision located on Tax Map R11. Jim Allen seconded the motion. The board was in favor 5-0.

As there was no other business, the board motioned to adjourn.

Meeting adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary