

TOWN OF NAPLES
Planning Board Minutes
November 1st, 2016
7:00 pm

Chairman Larry Anton called the meeting to order at 7:00 pm. Also present were John Thompson, Barbara Adlard, Doug Bogdan, Jim Allen, Alternate Jim Krainin, Alternate Garin Peck, Code Enforcement Officer Renee Carter and Town Secretary Kate Matthews.

First order of business was to review the minutes from September 6, 2016. John Thompson made a motion to approve the minutes as presented. Jim Allen seconded the motion. The board was unanimously in favor.

New business:

- 1.) An application for an Outdoor Entertainment Permit submitted by George Vooris on behalf of the Dempsey Center to hold Naples Annual 5k on August 27, 2017.

Mr. Vooris was in attendance to present the application. He stated that it would be the same as the previous year, which ended up having about 256 people participate. Cumberland County Sheriff Department and Naples Fire Department would be present to help with any traffic hazards and the parking would be in the same area as the year before as depicted on the map submitted.

John Thompson made a motion to approve the application as submitted. Jim Allen seconded the motion. The board was unanimously in favor.

- 2.) An application for a Modification of an Approved Plan for property found on Tax Map U24, Lot 1 submitted by Naples Golf & Country Club regarding the creation of one new residential lot and relocation of the Clubhouse.

Bob Caron II and Attorney Bud Minot were in attendance to present the application. Mr. Anton referred to the meetings on December 1, 2015 and January 5, 2016 stating that since this application was a different plan than what was submitted then, that the application process for the Planning Board needed to begin all over again.

What the Golf Club was looking to do at this meeting was to have the current Clubhouse to be renovated and changed to a residential home and separate lot, and have the current Maintenance Building renovated into the Clubhouse. The new plan also shows part of Clubhouse Drive to be revegetated to meet the storm water phosphorus run off requirements according to DEP. The application also shows a pumping station for a new septic field that is required due to the property line being too close to the residential area proposed and the golf course. The parking would be changed and closer to the proposed Clubhouse, along with the parking area that is already located in the back of the lot. According to Mr. Caron, he was led to believe that no parking spaces would be lost with the change, but Mr. Bogdan pointed out that the parking area

in the proposed plan is smaller than that already in place and instead is adding more vegetation. Mr. Caron stated that roughly 50-60 cars park at the Golf Course during their open season.

Mr. Minot spoke about amending the plan concerning the Right of Way for abutter Daniel Craffey, therefore legally changing Clubhouse Drive. Abutter Daniel Craffey and his legal counsel, Dana Hanley were present to voice their concern. They stated that there was already a lack of parking and the Right of Way that they are proposing as the new opening of Clubhouse Drive is routinely inaccessible due to overflow of parking and was should not be changed as that was the legally approved Right of Way when he originally bought the lot. Mr. Minot explained that since the Right of Way was not a Metes and Bounds Right of Way that it can be revised and amended if it is approved by the Town. Mr. Hanley and Mr. Craffey were not in agreement with Mr. Minot and believed such a change would need Mr. Craffey's approval. Mr. Craffey was concerned that the splitting of the lots and with the placement of a new well near his septic system, that his property could not be expanded as the septic would be to near to the newly proposed well.

Mr. Anton motioned to table the application and that both parties, Naples Golf Course and abutter Dan Craffey come up with a mutually acceptable plan for the Planning Board to review after any other necessary approval from DEP. The plan should not decrease the parking that is currently available. John Thompson seconded the motion.

The board was unanimously in favor.

Meeting was adjourned.

Respectfully submitted,

Kate Matthews

Town Secretary