

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, December 1, 2015 – 7:00 pm
Municipal Offices Buildings**

Chairman Larry Anton called the meeting to order. Also present were Doug Bogdan, Barbara Adlard, John Thompson, Alternate Jim Krainin, and Town Secretary Kate Matthews. Jim Krainin was appointed to a voting member.

John Thompson motioned that the minutes from the November 11, 2015 meeting be approved as written. Barbara Adlard seconded the motion. The board was unanimously in favor.

On the agenda:

A.) An application for a minor subdivision submitted by Naples Golf & Country Club for property found on Map U24, Lot 1.

Bob Caron II was attended the meeting to present the application. What they were looking to do was to split the lot into three pieces, one lot to include the majority of the golf course, one lot to include two Maintenance buildings, and the last lot to include the club house. The plan would be to look into building a smaller club house on the golf course lot and then selling off the two other lots with the maintenance buildings and club house.

Chairman Larry Anton had a couple of questions for Mr. Caron. He wanted to make sure that the septic system and leachfield was located entirely in the lot they were splitting up for the current club house. Mr. Caron confirmed that they were. Mr. Anton also wanted to know about the right of way to the abutter's lots. Dan Craffey (one of the abutters) was present and let the board know that the right of way was called Golf Club Road and it is already in place. Mr. Caron assured the board that the road would stay in place as is even if the lots were sold off. Mr. Anton also wanted to make sure that in order for the lots being sold off to have water access, there would need to be a total of 50 feet of water frontage per lot. Mr. Caron said that it wouldn't be an issue.

Abutting neighbors, Bruce and Mary Spainhour submitted a letter to the board, requesting that the application is not approved for a number of reasons including the historical aspect of the golf course and they also believed that a minor subdivision abutting their property would cause their property value to be lowered. Mr. Aton explained that the board cannot dismiss an application if it follows all rules in our Town Ordinances.

Mr. Craffey thought that the subdivision should be considered as a major subdivision rather than minor due to the fact that a portion of the lot was sold off back in 2011. Chairman Anton said he would speak with the Code Officer who was currently out sick to make sure everything was submitted correctly.

Mr. Anton made a motion to table the application and speak with the Code Enforcement Officer in the meantime to see if it should be considered as a Major Subdivision rather than a minor, and

to also look into the lot sizes to make sure it meets the minimum requirements while including the right of ways. Barbara Adlard seconded the motion. The board was unanimously in favor.

As there was no other business the meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary