

**TOWN OF NAPLES
PLANNING BOARD
MINUTES**

**Tuesday, December 16th, 2014 – 7:00 pm
Municipal Offices Buildings**

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

James Krainin was appointed a voting member for the meeting.

The minutes for October 21st, 2014 were not reviewed and tabled for the next meeting.

First order of business:

An application for Outdoor Entertainment submitted by Naples for the Arts for a festival entitled Naples for the Arts for July 25, 2015 (Rain date 7/26/14).

Laura Imbraile was present to discuss the application. She said they expected around 100 artists to attend the event and that the setup would be identical to last year. They would provide four porta potties as they had the year before, and said that was sufficient. Mr. Anton was concerned about traffic being backed up as it was previously. Mrs. Imbraile explained that traffic slowed down due to everyone driving slower than normal to see what the event was. Mr. Anton recommended using stakes and yellow tape to deter pedestrians from crossing the street in places beside the crosswalk. Mr. Thompson said they could even use some orange traffic cones.

John Thompson made a motion to pass the Outdoor Entertainment permit. Doug Bogdan seconded the motion. The board was in favor.

Second order of business:

A modification of subdivision plan for Woodland Shores on Long Lake for Map U45, Lot 25 (subdivision lot 16) to allow for a septic system which is located within a designated buffer strip.

Mr. Michael Friedman was present to represent Mary Mitchell and James Bandouveres on the matter. He explained that this would be an after the fact approval. The leach field and driveway that was approved in 2000 by the Town was found to be located in a buffer strip that was in the plans when the subdivision was originally approved by the Planning Board. The buffer zone was supposed to be left in place with no clearing or disturbance, but the approved permit showed the leach field 25ft away from the abutting property which looking into the subdivision plans was directly in the buffer zone. Ms. Matthews received two letters of support from abutters to the property, explaining that they hoped the board would approve the changes that were mistakenly passed by the Town years earlier. Mr. Friedman also disclosed that Mrs. Mitchell and Mr. Bandouveres did own the two lots abutting each other at that point and that according to the subdivision Covenant, there was an exception for the buffer zone. Mr. Bogdan asked if the

driveway should be relocated, or if it was unnecessary. Mrs. Carter said that since the lot was not in Shoreland Zoning the driveway really did not make a disturbance necessary to move it.

John Thompson made a motion to approve the modification. Doug Bogdan seconded the motion. The board was in favor.

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

Sincerely,

Kate Matthews
Town Secretary