

TOWN OF NAPLES
Planning Board Minutes
June 21, 2016
7:00 pm

Chairman Larry Anton called the meeting to order at 7:00 pm, also present were Jim Krainin, John Thompson, Barbara Adlard, Doug Bogdan, Alternate Jim Krainin, and Code Enforcement Officer Renee Carter.

First order of business was the nominate a chairman. John Thompson nominated Larry Anton. Doug Bogdan seconded the motion. The board unanimously approved the nomination.

Larry Anton nominated John Thompson for Vice Chair. Barbara Adlard seconded the motion. The board was in favor.

Jim Krainin was appointed a voting member for the meeting.

New business:

- 1.) An application for a modification to a major subdivision known as 'Old Songo Locks Estates' submitted by Joanne Jordan requesting a shift in a phosphorus buffer zone on 16 Escott Way found on Tax Map R07, Lot 38-6.

Ms. Jordan was present to explain the application and answer any questions. When the subdivision was originally approved years ago, they set up phosphorus zones for the entire subdivision not really taking in account the grading of each lot. In the plan approved by the board back in 2004, the overall allowed clearing area was set at 10,000 square feet total. The current area that was cleared for the new residence is 16,737 square feet. Ms. Jordan explained it would have been difficult to keep within the 10,000 square foot limit if the land layout itself was taken into account as it has a sloped and rocky terrain with large boulders. Especially since a 100-foot driveway was necessary to access a safer junction with the road or a contour rise on the property. These are design issues on this particular lot because the building foundation had to be located where it is on this lot to raise the grade of the basement to drain properly.

Ms. Carter also said that she worked with Ms. Jordan regarding building on the lot and was familiar with how wet the land was in the front where she would have had to place the home to stay out of the phosphorus buffer. Basically what needed to be done to fix the issue is to simply move the approved buffer zone, and to revegetate the 6,737 square feet that exceeded the approved clearing.

Ms Jordan explained that she probably wouldn't be able to revegetate the entire 6,737 square foot space due to the large size of the septic design and driveway that would be impossible to vegetate.

Barbara Adlard made a motion to accept the shift in the phosphorus buffer. John Thompson seconded the motion. The board approved the application

The minutes from 6/6/16 with one correction were motioned to be approved by Doug Bogdan with one correction. Larry Anton seconded the motion, the board was in favor.

Meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary