

TOWN OF NAPLES
Planning Board Minutes
September 6, 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, new Alternate Garin Peck, and Code Enforcement Officer Renee Carter.

First order of business was to review the minutes from August 2, 2016. John Thompson motioned to approve the minutes with one typo correction Mr. Bogdan pointed out. Barbara Adlard seconded the motion. The board was in favor.

New business:

- 1.) An application for an Amendment to an approved Subdivision known as Rocky Ridge Estates concerning the Right of Way to Rocky Ridge Road for Lot 19 accessed over Lot 18-5 found on Tax Map R06.

Dana Hanley, Esq. was present at the meeting to represent CRS Realty, LLC. He stated that the owner had spoken with all the abutters that would be impacted by the new Right of Way and there had been no objections. With this plan, lot R06-18-4 would also be able to access Rocky Ridge Road through the newly proposed Right of Way.

Mr. Anton thought that the plan would make more sense to convert the proposed Right of Way into a road, that way it would eventually be maintained by the future Road Association and not the responsibility of whoever owned lot 18-5. Mr. Thompson thought that if it was going to be a road, then it should be 56' wide so that it would be same width as Rocky Ridge Road. It was pointed out by the Board that when the new road is constructed, it must be constructed and paved to Town Standards and that any lot provided access must have at least 100 feet of road frontage. Mr. Hanley believed that would also be a good idea, he was just worried that making the Right of Way into a Road would take away the land from lot 18-5, making the lot too small to build on. The board let him know that it would still be a buildable lot.

James Allen made a motion to approve the proposed Right of Way as a Road, and to widen the proposed plan to 56', as well as making sure the road meets all town standards. Renee Carter told Mr. Henley that the new plan would need to be approved by DEP and brought into another Planning Board Meeting so that the revisions could be signed and submitted to Cumberland County Registry of Deeds. Barbara Adlard seconded the motion. The board was unanimously in favor.

As there was no other business, meeting was adjourned.

Respectfully Submitted,
Kate Matthews
Town Secretary