

Town of Naples Planning Board Meeting Tuesday, January 17, 2023

Chairman Doug Bogdan called the meeting to order. In attendance were Martina Witts, Robert Fogg, Jim Allen, and alternates Marty Zartarian and Larry Anton. Also present were Kate Matthews, Code Enforcement Officer; Allison Desrochers, Assistant to Code Office and Planning Board; and Logan Capone, Planner. Larry Anton was appointed as a voting member.

The minutes from the December 6th Planning Board meeting were reviewed. Martina made a motion to accept them, the motion was seconded by Robert and unanimously approved by the Board.

Tabled Business:

A. An application for a modification to a site plan approved in 1998 for Double Eagle Properties, LLC to replace single wide mobile homes with double wide mobile homes (Tax Map R03, Lot 49B)

Rick Breton, the owner, was present representing the project. Logan asked if Fire Chief approval was ever given because the planners had yet to see it. She suggested that it be a condition of approval. Martina asked if a waiver would be needed since the setbacks were less than 20 feet. Randy Butler, the project engineer, was called and stated that 20 foot setbacks were being met for all boundary lines and it was only the trailers inside the property that were not meeting 20 foot setback requirements.

Kate stated that each new build would require a building permit with a layout and prove that the existing leach field provides adequate gallons per day for the new change.

Jimmy made a motion to accept the project as presented given that no building permits could be issued until a Fire Chief letter was provided and the parcel of land is not to be broken up and sold into individual lots. Robert seconded the motion, it was unanimously approved.

Tabled Business:

A. The signing of a plot plan for a modification to a site plan approved in 1989 for the property owned by Karen Swaim to modify her property lines (Tax Map R04, Lot 23-6)

The Planning Board signed the plot plans to be sent to the Cumberland County Registry of Deeds.

Jim Allen made a motion to adjourn. Robert Fogg seconded it, the meeting was adjourned.