

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, October 4th, 2011 – 7:00 pm
Municipal Offices Building**

Call to order meeting.

First order of business to approve the minutes of September 6th, 2011. Larry made a motion to approve the minutes. Mark seconded the motion. Motion passed.

The next order of business was an application for an Aquatic Structure for property located on Roosevelt Trail and shown on Naples Tax Map U03, Lot 22 submitted by Brandy View Homeowners Association, Inc. Steve Deerborn was present and stated the Association had two requests for the board this evening. 1) A dock that exceeds 300 square feet and 2) permission to dock more than the 2 grandfathered presently on the dock. They would like 4 boats to have docking rights. Steve said there are several docking systems on Brandy Pond and in the Songo River that have more than one boat per 25 feet. They also feel their request will not interfere with safe navigation. 13 homeowners share the dock and they hope to work with the neighbors and come to an agreement. Steve was provided a submerged land lease from Dan Craffey, Moose Landing Marina. After reviewing the plan he has drafted a few example of what he feels would fit into the space.

Larry said although he sympathizes with the applicant, the standard is one powerboat per 25 feet. He said the board cannot override the Ordinance set forth by the Ordinance Review Committee. Kevin also gave an example of Windsor Green who was originally grandfathered for boat slips for every unit, however they did not complete the system in the allotted time frame and lost their right to the additional docks. Kevin said in that case they could not grant the dock request. Jim also said he ran into the same situation. Marie Caron asked what was the time frame to build before the permit expired. The board told her 24 months. Marie said the problem is that many homes are turning over local real estate agents do no understand the rules that regulate shore frontage and several of the deeds for the association and that the deeds for the association state the owners have rights to a mooring, dock and/or the water. Larry explained to Marie that town ordinances trump deed language.

Jim made a motion to deny the application as presented. John seconded the motion. Motion passed.

Discussion shifted to form based codes. Larry said he spoke with the Board of Selectpersons who informed him Derik Goodine, Town Manager would be forming a form based code committee. An ad would be placed in the Bridgton News seeking members.

The meeting was adjourned.

Respectfully Submitted,

Barbara McDonough
Secretary