

TOWN OF NAPLES
Planning Board Minutes
February 19, 2019
7:00 pm

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were John Thompson, Jim Allen, Robert Fogg, and alternates Rick Paraschak and Jim Krainin.

John Thompson made a motion to approve the minutes of 1/15/19, Robert Fogg seconded the motion. The Board approved the minutes 3-0 with Mr. Allen abstaining as he was not present at that meeting.

Doug Bogdan appointed Jim Krainin as a voting member for the meeting.

New Business:

- 1.) An application for a Minor Subdivision submitted by John F. Chase for property found on Tax Map U38, Lots 2-1 & 2-2 to amend the Long Lake Acres Subdivision to create two additional lots.

Heather McNally was representing Mr. Chase for the application. Their submission would create two additional lots with frontage on Route 302 as well as upgrading Big Bear Point to the minor street standards to create the frontage for the proposed lots, but the driveways would actually come off of Route 302. The proposal included a swill and forested buffer to be in compliance with the State. Mr. Bogdan asked if there would be any deeded right of ways to the water for the proposed lots and was informed there would not be. There would be a deeded easement for the stormwater maintenance. Mr. Paraschak was concerned about the two new proposed driveways being so close to existing driveways on 302. Ms. McNally stated they had discussed the area with MDOT and according to their conversation, the sight distance would not be a concern. Mr. Allen stated that if for some reason the applicant were not able to receive and entrance permit for the proposals, that the applicant would need to come back before the Planning Board to reconfigure the driveway entrances. Mr. Fogg asked if there were deed constrictions regarding clearing or cutting trees for the lots, and Ms. McNally stated that they had been satisfied.

Mr. Allen made a motion to approve the application with the condition that all state permits be approved with the plans as submitted. Mr. Fogg seconded the motion. The board approved the application 5-0.

- 2.) An application for a Minor Subdivision submitted by John & Karen Thompson to split property found on Tax Map R03, Lot 25 into two lots.

The Board tabled the application as an abutter was not notified, and the application would be presented at their next meeting on Tuesday, March 5th, 2019.

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

Respectfully submitted,

Kate Matthews
Administrative Assistant