

**TOWN OF NAPLES
BOARD OF APPEALS
MINUTES
Tuesday, February 28, 2012, at 7:00 pm
Municipal Offices Building**

John Flaherty called the meeting to order at 7:00 pm. Also in attendance were Marcia Stewart, Skip Meeker, Russ Lashua, Michelle Granfield, Code Officer, Boni Rickett and Secretary, Barbara McDonough.

The first order of business was to review and approve Minutes from November 29, 2011. Marcia made a motion to approve the minutes as written. Russ seconded the motion.

The next order of business was a request for a variance for property located on Trickey Pond Road and shown on Naples Tax Map U32, Lot 45 submitted by Patricia Roby. John Proctor was present and representing the Roby's. John is also the contractor for the project. The lot setback reduction is needed to construct a garage on the north easterly side of the property. There was abutter concern over the garage being to close to the property line. Board members walked the property line and saw no reason not to grant the lot setback reduction.

Russ made to grant a lot set back reduction of 10 feet on the north easterly side of property. Boni cautioned the board not to grant more than the application asked for, which was 6 feet because of the fact the abutter was told by the applicant and the code office a 6 foot request had been submitted. The Roby's had tabled the application for a month to allow the abutter to research the request and submit any concern or complaints to the town office and the Appeals Board. Currently the abutter had no objection to the 6 foot request. Russ withdrew his motion.

Russ made a motion to grant a 6 foot lot setback reduction on the north easterly side of the property to build a garage. Marcia seconded the motion. Motion passed.

A request was made to adjourn the meeting.

Respectfully Submitted,

Barbara McDonough
Secretary