

**TOWN OF NAPLES  
BOARD OF APPEALS MINUTES  
Tuesday, January 28, 2020**

Skip Meeker called the meeting to order. Also present were Russ Sweet, John Flaherty, Russ Lashua, Barry Freedman, and Code Enforcement Officer Renee Carter.

The minutes from the 11/26/19 meeting were reviewed by the board. John Flaherty made a motion to approve the minutes as written. Russ Lashua seconded the motion. The board voted in favor 5-0.

New business:

- A.) An application for a 10' right yard setback reduction for property found at 169 Wiley Road, Tax Map R11, Lot 46 submitted by Raymond Stanford.

Raymond Stanford explained that when the property was purchased, he was told that the property border was at the telephone pole. However, the property was forestry surveyed, and the line is actually 17' from the building. So, Mr. Stanford is requesting a variance to "make things right after being wrong all this time unknowingly." John Flaherty asked for more info about the property. After clarification, John Flaherty made a motion to approve the reduction as requested. Russ Sweet seconded the motion. The board was in favor 5-0. Renee Carter asked that Raymond Sanford come to the office tomorrow for have the document notarized and that he will have 90 days to file at the Registry of Deeds to make the setback reduction legal.

- B.) An application for 10' setbacks on both left and right yard setback reductions for property found at 10 Granite Road, Tax Map R06, Lot 10-29 for existing structures to remain as currently built. (Hammond)

Renee Carter noted that Mr. Hammond had a family emergency. He sent a letter and his agent to be present at the meeting. He was also looking for a 10' setback from the water, however, Renee Carter noted that this is not allowable, so she is working with the homeowner on that issue. The current request was for left and right side setbacks of 10' each. The house build was permitted in 1989 at which time the setback was 75', however in 1990 when construction was completed, the setback changed to 100'. Essentially this setback is grandfathered at 75'. The setbacks came up as an issue because the owner was trying to sell the home. John Flaherty made a motion to approve the left and right side setback reductions by 10' each. Russ Sweet seconded the motion. The board was in favor 5-0. Renee Carter indicated that the paperwork would be typed up, signed and notarized tomorrow.

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

Respectfully submitted,

Paula Miller  
Administrative Assistant