

**TOWN OF NAPLES  
BOARD OF APPEALS  
MINUTES**

Tuesday, January 26, 2016  
Municipal Offices Building

Vice Chairman John Flaherty called the meeting to order at 7:00 pm. Also present were Board Members Russell Lashua, Barry Freedman, Town Secretary Kate Matthews, and Code Enforcement Officer Renee Carter.

Barry Freedman motioned to approve the minutes from the March 3<sup>rd</sup>, 2015 meeting. Russ Lashua seconded the motion. The board was in favor 3-0.

Business:

- 1.) A height variance request regarding completing existing and the ongoing expansion of the residence of Scott Dobson located on Tax Map U18, Lot 36.

Erika Frank, Esq. was present to represent Mr. Dobson regarding the request. The renovations were originally permitted back in 2006, when John Thompson was the Code Enforcement Officer and our Ordinances were not as restrictive. Over the last ten years, Mr. Dobson was in a debilitating accident which caused the renovations to go on much longer than expected, since they are something he is working on in his own spare time. Ms. Frank explained that the exterior was already in place, and the current Code Enforcement Officer had realized that they were exceeding the maximum height standards according to our ordinances today. Mrs. Carter was in support of allowing the height variance request as no abutters contacted the Town with any concerns and since it was special circumstances. Approximately 38 feet of the structure and roofline lie within 75 feet of the high water mark; with a height limitation of 20 feet, and need an 8 foot variance. Approximately 10 feet of the structure and roofline lie between 75 to 100 feet of the high water mark; with a height limitation of 25 feet and need a 3 foot variance.

Barry Freedman motioned to approve the height variance request as submitted. Russ Lashua seconded the motion. The board was in favor 3-0.

As there was no other business, meeting was adjourned.

Respectfully submitted,

Kate Matthews  
Town Secretary