

**TOWN OF NAPLES
PLANNING BOARD
MINUTES
Tuesday, June 25, 2013 – 7:00 pm
Municipal Offices Building**

Vice Chairman Kevin Rogers called the meeting to order. Also present were James Allen, Mark Clement, Code Enforcement Officer Renee Carter and Recording Secretary Harriet Condon.

First order of business: Approval of Songo Farm Subdivision, a minor subdivision located at Wiggins Road, Naples. Engineer George Sawyer of Sawyer Engineering & Surveying, Inc. presented the board with a Songo Farm Subdivision plan, Erosion Control Plan, Review of Stormwater Management, and Phosphorus Control, & Erosion and Sedimentation Control Plans, by Cumberland County Soil & Water Conservation District. He gave the board a Declaration of Covenants, Conditions, and Restrictions Affecting "Songo Farm Subdivision" in the Town of Naples, Cumberland County, Maine, and a letter of recommendation from Vice President Fletcher Boyle, Cape Cod Five Cents Savings Bank, stating that, "Douglas Bohannon has personal deposits with us more than sufficient funds to cover the your anticipated costs of \$36,000.00."

Sawyer told the board that the basic plan has not changed; that they still show the existing buildings. He said that the road will be upgraded to town road criteria, without being paved. He explained road slope and buffers for phosphorus treatment. He said that building envelopes are approximately a quarter-acre, which limits the area that can be disturbed. He stated that he will stake out the building envelopes when pins are set.

He said that clear areas on the plan will be buffers. If an area is a field now, it may be mowed once, if wooded, it is to remain wooded. Lots A, B & C will have access to the water through the westerly side of Wiggins Road. There is one path allowed and one dock per lot. Docks will be installed according to Naples's ordinance; property owners would need permits.

Sawyer reviewed details within the Declaration of Covenants, Conditions and Restrictions, and the Erosion Control Plan.

The board reviewed the letter of financial capacity from Cape Cod Five Cents Savings Bank. They discussed getting a bond in the amount of \$36,000.00 in order to guarantee building the road, access to three lots; then they spoke of Bohannon taking out an insurance policy with the Town of Naples named as an insured. They discussed funds possibly held in escrow and a feature of releasing parts of the escrow as the road is completed. They agreed that the town would not seize the escrow account after a satisfactory inspection.

Jim Allen made a motion to approve the plan as presented, stipulating that Douglas Bohannon places in escrow \$36,000.00, with the Town of Naples, with the details of the escrow to be worked through with the code enforcement officer.

Mark Clement seconded. Approved unanimously.

George Sawyer told the board that he will bring in two Mylars and one paper copy.

Minutes: Jim Allen made a motion to approve the June 11 minutes. Mark Clement seconded. Two voted in favor, one abstained. Approved.

Jim Allen made a motion to adjourn. Mark Clement seconded. Approved. Meeting adjourned at 8:10PM.

Respectfully Submitted,

Harriet Condon
Recording Secretary