

TOWN OF NAPLES
Planning Board Meeting Minutes
February 1st, 2022
6:00pm

Video Link: <https://vimeopro.com/lrtv/town-of-naples-2022/video/672789168>

Chairman Doug Bogdan called the meeting to order. Also present were Robert Fogg, Martina Witts, Alternates Larry Anton and Marty Zartarian, Planner Ben Smith, Code Enforcement Officer Kate Matthews, and her assistant Jen Leeman.

Both Alternates were appointed voting members.

Minutes from 1/18/2022 were reviewed. Martina Witts made the motion to approve as presented, Marty Zartarian seconded, all in favor 5-0.

Old Business

- a. Updates regarding the approved Site Plan for renovation and expansion project for the Naples Marina property (Tax Map U1 Lot 5) submitted by DM Roma Consulting.

Dustin Roma presented the changes to the approved plan, Larry Anton made the motion to approve as presented, Robert Fogg seconded. All in favor 5-0.

- b. Amendment to a Minor Subdivision on Flagg Mill Road (Tax Map R12 Lot 39) submitted by Sawyer Engineering & Surveying for Wayne Hinckley.

This item was tabled for later in the meeting.

Larry Anton left the Table around 6:10pm

New Business:

- a. A Dock for Lehman Woods Association (Tax Map U30 Lot 11) proposed to be 40ftx6ft, submitted by Larry Anton.

Larry Anton presented the project. Marty Zartarian asked about the square footage of the new dock combined with the existing dock, Larry Anton wasn't sure of the size, but it goes out the same length of the new dock. Doug asked if this would be a common use dock, Larry responded this would be used by one party. Martina Witts asked why this dock was so long for one party, Larry responded it was to get out far enough to jump off the dock and swim to avoid the boulders. Tom Blakey (Homeowner) explained in a bit more detail. Dave Casello, an abutter of the ROW, shared his concerns regarding boat traffic on the water in that area. Kate Matthews stated the Town can approve the dock according to our Ordinances, the Town cannot enforce whether they use the docks for boats. Martina added there is a limit on how many boats can be there. Robert Fogg made the motion to approve, Martina seconded. All in favor 4-0.

Larry Anton returned to the table around 6:25pm

- b. A request to Abandon Conditions of Approval from a 1992 decision stating “no outside speakers will be erected, or music played outside at any time” for property found at 1124 Roosevelt Trail (Tax Map U33 Lot 14) known as Gabby’s Roadhouse submitted by Carlos Oliveira.

This matter was tabled until a later meeting at the request of the applicant. Robert Fogg made the motion, Marty Zartarian seconded. All in favor 5-0.

Old Business:

- c. Amendment to a Minor Subdivision on Flagg Mill Road (Tax Map R12 Lot 39) submitted by Sawyer Engineering & Surveying for Wayne Hinckley.

George Sawyer presented the project. Robert Fogg made the motion to approve with the waiver that was requested. Marty Zartarian seconded, all in favor 5-0.

Other Business:

Mylars for some of these projects were signed.

As there was no other business the meeting was adjourned. Robert Fogg made the motion, Marty Zartarian seconded. All in favor 5-0.

Respectively submitted,
Jennifer Leeman
Asst. to Code Enforcement