

TOWN OF NAPLES
Planning Board Meeting Minutes
May 3rd, 2022
6:00pm

Video Link: <https://lakeregiontv.org/Video-Archive/ctl/player/itemid/5575/mid/3378/media/video?popUp=true>

Vice Chairman John Thompson called the meeting to order. Also present were Martina Witts, Robert Fogg, Alternates Larry Anton and Marty Zartarian, Planner Ben Smith, and Code Officer Kate Matthews.

- a. A Sketch Plan review for Phase #2 of the Chaplin Hill Subdivision (Tax Map R011 Lot 66-12) submitted by John Sevee for Chaplin Hill LLC.

John Seeve spoke to the Board regarding the plans to move forward with Phase #2. He recognized this meeting was just a Sketch Plan. He stated the original plan was approved in 2006, there are currently 14 lots. Most of which are sold. He stated there is no infrastructure being added, everything needed is already existing. He explained all that is happening is putting lines on paper for the 'new' lots. John addressed a comment from Ben Smith regarding the open space requirement not being met and demonstrated to the Board on the Map where the additional 6 acres of open space would be. He added the Harrison Town line abuts the properties to the North, there is a small subdivision to the South-East, but most of the land surrounding this project is undeveloped. Larry Anton pointed out there isn't a turnaround proposed at the end of the road, John stated there will be a Hammerhead at the end but they need to work with the Fire Chief for exact measurements. Larry asked if the drainage pond is always full, John stated it is. Larry asked if these lots will be included in the Homeowners Association and would pay dues, John answered they would. Marty Zartarian asked if these roads would remain private, John stated he had been working with John Hawley and the plan is that eventually they will become Town roads. He stated he has been working with John to get the roads constructed to Town Standards. Robert Fogg asked if the proposed open space would be a Common Area, John answered it would be. Larry stated the Town's policy is not to accept new roads, John stated John Hawley had been open about that and the Association realized the cost difference in the road options wasn't huge, so they would construct to Town Standards hoping the Town may decide to take the roads for Public Roads. Martina Witts asked if lot G has only 75ft of frontage, he explained the maps had a linear measurement which was the 75ft and the curved measurement which is roughly 204ft of road frontage. She asked if all the new lots would need an additional drainage pond, he explained the topography of the properties and there shouldn't be a need for additional drainage. Robert asked if there was an existing Association with bylaws, John stated there wasn't as of yet but the three landowners who have been making the decisions thus far have decided to get the roads paved and Phase #2 permitted and then they would go down that route. John Thompson asked Ben Smith if the new lots required a new phosphorus calculation. Ben explained that since this project had come back multiple times, the review would typically be for the first development as a whole, they did ask the applicant and it seems they had gone through the proper channels, but Ben would be following up to keep the information in the file. John added they did speak with the engineers that did the analysis for the original plan and they stated there wouldn't be any changes, but he did ask them to redo the calculations to verify. Martina asked if it was his intention to include the building envelopes on each lot. John stated there would be the 20ft and 50ft setbacks (pointed out on the map off camera) but there was no intention to go further than that. Martina asked if those lots are heavily forested, John showed on the map that most of the land had been clear-cut prior to their purchase in 2005. He also indicated some wet areas, and some heavily

wooded areas. Martina asked if there was no indication of building envelopes or percentages allowed to cut, then people could clear cut their entire lot and that would affect the Stormwater runoff and skew the calculations. John explained how they have addressed that in the other lots including revegetation. John Thompson stated the Board could designate the cut area with the approval. Ben Smith explained that would be appropriate for shoreland zoning areas or areas with steep slopes that could cause erosion issues. John Thompson agreed, but he pointed out the large size of these proposed lots. Ben agreed the lots are large for residential subdivisions, but they could be designing it in a way to allow for further division or farmlands. John Thompson asked if the lots are allowed to be cut further, John Seeve explained there are restrictions for specific areas, but he couldn't recall exactly what the declaration stated. John Thompson asked if there was specific language restricting the farthing subdividing of the lot. John Seeve explained the declaration currently states there cannot be more than one house and one garage on the lot, but he wasn't sure if that would legally translate to answer John's question. John Thompson mentioned the Board could make a condition of approval addressing these concerns, Ben stated these would typically be Civil issues. John Seeve stated the declarations currently restricts animal housing and fields, and they would want the same for the new lots. Larry Anton suggested adding a condition of approval from the Board stating the Lots cannot be further divided. John Thompson agrees. Robert Fogg asked if the applicant would have an issue with the condition being added, John Seeve stated he personally didn't, but he wanted to get with his two partners. Ben stated even if the Board puts the condition, any of the landowners could come to the Board and request that condition be removed. Ben stated based on what the applicant has proposed, it would comply with the Town Ordinances, he wasn't aware of any restrictions limiting the sizes of lots. Martina asked which Road would Lot A use, John stated he assumed Middle Road, there's nothing in the declaration preventing the right lots from coming off Middle Road. As there were no other questions from the Board or the applicant, the applicant was invited back for a full Plan Review.

John Thompson asked if there was any minutes to approve, Martina stated Jen Leeman did email them over. John asked for any comment on the minutes, Martina made the motion to approve. Larry Anton seconded, all in favor 5-0.

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

Respectfully submitted,
Jennifer Leeman
Asst. to Code Enforcement