

TOWN OF NAPLES
Planning Board Meeting Minutes
May 17th, 2022
6:00pm

Video Link: <https://lakeregiontv.org/Video-Archive/ctl/player/itemid/5591/mid/3378/media/video?popUp=true>

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

There were no minutes to review.

Tabled Business

- a. A Dock for the Songo Shores Association shared ROW #2 on Dunton Road (Tax Map U15 Lot 22) submitted by William Newbegin and Brad Hokanson.

William (Bill) Newbegin presented the Dock and stated the current dock needs replacement. Kate Matthews stated she had spoke with Shawn Hebert (Harbor Master) earlier that day and he explained this new dock is the basically same as the dock they are replacing. Marty Zartarian asked if this is the exact same size as the previous dock, Bill stated it is. Marty asked if the dock will be centrally located on the shoreline, Bill stated it was. Jim Allen made the motion to approve, Robert Fogg seconded. All in favor 5-0. Jim Allen rescinded the motion due to public comment. Asher Chappell stated he reached out to the Harbor Master in February and again this day to express his concerns with the project. Asher stated the upper lots of Dunton road have Deeded rights to a dock on the Right of Way, and the lower lots only have Deeded rights to access the right of way. Asher expressed his concerns of the Deeded Dock owners not able to get a mooring based on the dock size. Jim Allen clarified this dock is replacing a grandfathered structure. Kate Matthews specified this dock does not have any effect on the possibilities of moorings and the Board would not be reviewing or making decisions on any moorings. She stated mooring fields require 50ft of frontage and this right of way only has 25ft. John Thompson asked who owned the property on the right of way. Asher stated it is a shared right of way owned by the entire association. Asher stated only 5 properties have the specific right to a dock, Bill Newbegin's lot is not one of them and claims he does not have the right to replace. John Thompson stated all the landowners should need to sign off on this. Bill Newbegin stated the dock cost \$27,000 and himself with Brad Hokanson didn't feel they wanted to present any undue burdens to anyone. Martina Witts shared her concern of none of the Association Board representing the application, Kate stated the older Associations don't always have a formalized Board. John Thompson stated he would like to see the Deeds of who is being approved changed to have access to the Dock. Martina asked for more information from the applicant and made the motion to table the matter. Jim Allen Seconded. Larry Anton asked who owns the right of way and if there is a deed for the parcel. Kate outlined to the applicant what would be needed for resubmission including the original plan of the subdivision, all deeds for involved properties, and sign off from each landowner involved. All in favor 5-0.

New Business

- a. A request for an extension for a Solar Project approved June 16, 2020, located at 30 River Road (Tax Map R12 Lot 41). Submitted by Verrill Law on behalf of ISM Solar.

Scott Anderson (Verrill) gave a quick history of the approved project along with the original extension. The extension is being requested for June of 2023. Martina Witts makes the motion to approve, Jim Allen seconded. All in favor 5-0

- b. A proposed plan for an Outdoor Pavilion for the Beacon Bar & Bistro located at 828 Roosevelt Trail (Tax Map U01 Lot 2) submitted by Mark & Lisa Cooke.

Mark Cooke presented the project. He stated the final design will not be enclosed, just the roof and posts. John Thompson asked Kate to clarify the seating situation, and she (along with the applicant) stated this project is not to increasing seating and that would be reviewed sperate between Code and the State Dept. John asked if the Lot is within Shoreland Zoning, Mark stated the entire lot is. John asked for the Impervious Surfaces calculations. Kate indicated it was included in the application packet, Ben Smith stated the calculations included. Marty Zartarian asked about the slab for the Cooler and if that was over existing Impervious surface. Mark stated it was not. Kate asked if they reached out to DEP, and they stated they had. Larry Anton asked if the proposed concrete decks will be raised, they stated it wouldn't be. Martina asked about the Stormwater patterns, Ben explained it wouldn't have a large enough impact as all the stormwaters would be dissipated in the same area. Martina asked about the Septic note stating the septic is rated for 16 seats with takeout service, she pointed out putting a roof over the tables no longer is takeout. Kate asked is they would be serving the tables, Mark stated they would sometimes bring the food to the customers. Jim Allen made the motion to approve the front decks/patios but not the rear. John Thompson seconded, all in favor 5-0.

In other business, the members discussed the recently announced retirement of John Thompson.

As there was no other business the meeting was adjourned. Jim made the motion, Martina seconded. All in favor 5-0.

Respectfully submitted,
Jennifer Leeman
Asst. to Code Enforcement