

Town of Naples Planning Board Meeting Tuesday, June 21st, 2022

Doug Bogdan called the meeting to order, also present were Jim Allen, Martina Witts, Robert Fogg, Sue Fleck, alternates Larry Anton and Marty Zartarian, Code Officer Kate Matthews, and Planner Ben Smith.

Marty Zartarian was appointed as a voting member as Doug was not present at the last meeting.

Martina Witts made a motion to appoint Doug Bogdan as the Chairman of the Board. Jim Allen seconded. The board was in favor unanimously

Doug Bogdan made a motion to appoint Martina Witts as the vice chairman. Robert Fogg seconded the motion. The board was in favor unanimously.

Ms. Witts made a motion to approve the minutes of June 7, 2022 from the last meeting regarding one change regarding the date. Larry Anton seconded the motion. The board was unanimously in favor.

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.

Mr. Newbegin addressed the Planning Board regarding the requested information and the new submission of names of lots that have access to this right-of-way as well as maps that show the area where they are proposing to replace an existing dock. Mr. Newbegin explained that people have been using the existing dock for years. Mr. Newbegin stated that he had submitted photos from 2004 showing that the dock was in place at that time and the association was only requesting to rebuild what was already there.

Ms. Witt questioned whether the replacement dock would need to meet the new shoreland zoning dock requirements. Mr. Newbegin stated that the application started in May of 2021, and it has taken this long to get everything completed to bring to the Planning Board.

Marty Zartarian asked whether there was an association in the subdivision. Mr. Newbegin said that yes, the whole subdivision was an association.

Shawn Hebert, Harbormaster, stated that he stands behind his original recommendation to the Board for safety purposes and future changes that this application is only asking to replace what was existing and he recommends approval of the application.

Jim Allen motioned to approve the plan as presented. Robert Fogg seconded. Board unanimously approved the application 5-0.

New Business:

- a. Subdivision Review for Phase #2 of the Chaplin Hill Subdivision (Tax Map R11 Lot 66-12) submitted by John Sevee for Chaplin Hill LLC.

John Sevee presented the preliminary plans for Chaplin Hill Subdivision. Mr. Sevee noted that he had received a memo from the Town Planner, Ben Smith and has incorporated them in his submission.

Ms. Fleck asked where the road access and fire ponds were located. Mr. Sevee showed where the access was. Mr. Sevee brought up the fact that the Planning Board had questioned whether the 4 lots that were adjacent to the Town Road would be part of the road association. Mr. Sevee stated that originally, they had intended the 4 lots to be part of the association and pay dues but after discussion they do not feel the 4 lots abutting Middle Road should be and have made that change to the covenants to reflect that. Mr. Sevee said they were flexible on changing that if the Board feels these lots should be part of the association. Mr. Sevee stated that the 4 lots would not be accessing the road or benefiting from the snow removal but would still have access to the "open space".

Mr. Sevee explained that wooded buffers were added to the plan because the Planning Board had been concerned due to the size of the lots and the amount of cutting that could take place. Mr. Sevee felt that the buffers would stop any cutting and will be placed in the covenants. There will not be a building envelope but there is language that would stop the lots from being totally cleared.

Mr. Sevee mentioned that the Board had also been concerned about the ability of the larger lots to be purchased and then split. Mr. Sevee stated that the restriction in the covenants prohibits this without Town approval and the declarants.

Mr. Sevee discussed the turn around and that the language in the ordinance was vague and did not have any standards to go by. Mr. Sevee said he met with the Fire Chief and discussed what would be needed to make the turn-around work safely. Mr. Sevee stated that he is waiting for a letter of determination and have not seen one yet from the fire department for any recommendations.

Mr. Sevee discussed the phosphorus load for the subdivision and the fact that the undisturbed cutting would stop any phosphorus load. Ben Smith, Planner, mentioned that any new lots in this subdivision would have to come back to the Planning Board regardless.

Jim Allen made a motion to table the application with the following conditions to follow up on:

- Minimum phosphorus % per lot to abide by MDEP to be cleared.
- Financial Surety regarding roadwork etc. for the project.
- Fire Chief approval for the overall plan
- An association must be established before lots are sold

Sue Fleck seconded the motion. The board was in favor

Other business:

The board signed off on the revised plan for Mr. Laliberte from the last meeting regarding the site plan approval with the conditions as were outlined. Northstar will forward the findings of fact to the applicant and the Board once they have been completed.

Ms. Witts was recommended to go to meetings regarding certain state statute changes as the representative on the town with surrounding communities during their meeting.

There will be no meeting on July 5, 2022.

Respectfully submitted,

Renee' Carter
Assistant to Code Enforcement