



**Town of Naples**  
**Planning Board Meeting Minutes**  
**Tuesday May 7, 2024**  
**6:00 PM**

1. Call to Order & Pledge of Allegiance- Martina Witts called the meeting to order.
2. Attendance-Also present were Marty Zartarian (Alternate), Jennifer Leeman (Alternate). Kate Matthews (Code Officer), Kathy Eddy (Assistant to Code Office and Planning Board) and Jamel Torres (Planner). Both M. Zartarian and J. Leeman were appointed as voting members this evening to allow for a quorum.
  - A. Do any board members have any conflicts of interest with the items brought in front of the board this evening? M. Witts asked if any members have any conflicts of interest with tonight's items before them. No one has any conflicts with the matters in front of them tonight. M. Witts stated "for the record I'd like to state that while I live on Trickey Pond Rd, I am not an abutter to this property, I live about 3/4 mile down the road in a separate HOA and have no financial interest in this application, therefore I do not have a conflict of interest."
3. Review of Meeting Minutes from [4/18/2023\(Tabled\)](#), [5/2/2023\(Tabled\)](#), [5/16/2023\(Tabled\)](#), 6/6/2023 (M. Witts made a motion to approve. Seconded by M Zartarian. All in favor 3-0), 1/2/2024(M. Zartarian made a motion to approve. Seconded by J. Leeman . All in favor 3-0), [4/16/2024\(Tabled\)](#)
4. Old Business—None
5. Tabled Business--None
6. New Business- Map U30 Lot 06--- Modification of an approved Minor Subdivision Plan, purchased ½ parcel in 2000 tax map was amended no records exist.

Applicant Paul Giroux and his wife Suzanne Giroux who is part owner of the property with her sister. We are going back quite a long way we are trying to remedy the records of the gap for the existing lot three. In this case lot three is under the Lemman Woods property plan as opposed to the tax map. The lot was purchased by Mr.& Mrs. Vern Goki and Mr. Finley then split between them deed records are in the information provided to you. We were aware that everything was

taken care of until recently, so we are looking to remedy that and make it up to code compliance with the Shoreland Zoning that require us to merge them to our existing lots. The other owner is Mr. Spurrell, and he is fully onboard with what we are here tonight to clear up the land matter and was not aware that this was not taken care of a long time ago. The first map is a draft of what the actual subdivision would reflect, the second map you have this is the one we are here to talk about the hashed-out area is what had originally been lot three which had been purchased the northern half of the land we own, and the other half belongs to Mr. Spurrell. The compass is incorrect, and we will be fixing that. The northern half of the property will be on lot six of the map and the southern half would be merged with lot eight which is the Spurrell's property. The prior owners of the Spurrell's property put a garage with a workshop on their half. We are looking to clear this up since we want to in the future expand our property and be full-time residents.

M. Witts- Do we know if there is a record of the split with the Cumberland County Registry of Deeds? Mr. Giroux stated that there is a deed with this split. That the part that is missing is from the subdivision is with the planning board and we have been paying taxes on this parcel. Mr. Giroux stated that he has some more supplemental information that has been working on the last two weeks that needs to be provided including and updated intent letter to include the neighbor's property as well. Wanted to submit the rest of the information as one piece instead of one part at a time.

M. Zartartian- Can you explain what was not in the compliance and what you are trying to rectify? Mr. Giroux stated that there was no record of the subdivision and reading the ordinance it is my understanding that the subdivision is required by the town and that never happened. Mr. Giroux stated we will be updating the map to show one single parcel and reflect the merging of the lots and getting into compliance with the shoreland zoning. The Spurrell's will be doing a survey of their parcel so that we can establish that parcel is correct. He will give me a copy and it will be submitted as an updated map to reflect the proper survey. We will also be submitting the correction to our parcel for the records. It really is a cleanup of this property.

M. Zartarian- In the planner memo from Jamel there were a number of data points wanted added as well. Mr. Giroux stated we are going to be putting those on the new maps.

M. Witts- Does anyone feel that a site walk is necessary or a public hearing? No from both M. Zartarin and J. Leeman to both questions.

Mr. Giroux stated that he would be getting the surveys done and the corrected map and other material and turning it in to be added to the next meeting for the board to review.

M. Witts- So we need to make a motion to table this application? J. Leeman made a motion to table this application. M. Zartarian seconded the motion. All in favor. Motion carried 3-0.

7. Public Participation for Planning Board Matters
8. Other business

- a. Next meeting is May 21, 2024- Kate and Randy will not be attending a Code Conference and Ben will be the planner to attend the meeting since Jamel will not be attending as well.
  - b. ORC meeting next meeting will be May 15, 2024 from 2pm-4pm
9. Adjourn- M. Zartarian made a motion to adjourn the meeting. J. Leeman seconded the motion. All in favor. Motion carried 3-0.

Respectfully submitted,

Kathy Eddy  
Administrative Assistant to Code Enforcement and Planning Board