



Town of Naples
Planning Board Meeting Minutes
Tuesday, July 2, 2024

1. Call to Order & Pledge of Allegiance- Doug Bogdan called the meeting to order.
2. Attendance- Also present were Martina Witts, Marty Zartarian(Alternate), Kate Matthews (Code Officer), Kathy Eddy (Assistant to Code Office and Planning Board) M. Zartarian was 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? No conflict of interest this evening.
3. Review of Meeting Minutes- 6/18/24 meeting minutes were not available for the meeting and was tabled to the next meeting.
4. Old Business—None
5. Tabled Business- None
6. New Business
 - A. U04/10 and R08/30 Pre-Application Sketch Plan to create boat storage out of sight location.

Shane Howley, an engineer with Mainland Development, is here tonight representing Moose Landing Marina with the application for a sketch plan review to explore the feasibility of this project on Route 11. The idea is for the marina to purchase lot 10 and 30 for boat storage. The boat storage will be on lot 10, the only improvements that are proposed is the storage of boats and the grass would be mowed and maintained. The project would require a DOT entrance permit during a recent walk of the site, it appears not to look like it would be an issue. We are looking to have from one to

200 boats stored there taken from the rt. 302 storage area and tucked away on lot 10 out of sight.

M. Zartarian- So are there any plans for buildings here? S. Howley stated that currently there are no plans for buildings, maybe a structure, possibly some security lighting.

M. Zartarian- The access road you are putting in will it be dirt road or paved? S. Howley stated that the access road would be a gravel road and built to the town standards. The area is already cleared, and we will not be removing any trees or anything else.

M. Witts- So lot 30 needs to be split are you showing the split? S. Howley the existing lot line is here, and the new lot line would be on a diagonal.

M. Witts- The two lots in question are in the commercial zone? What about the abutting lots? We need the information for the buffer area for the property. The board would need to know what zone the abutting properties are. S. Howley stated he was not aware of the zones.

M. Witts- On 6/11/24 the town passed a new ordinance that we do not have boat storage permitted in any of our zones. This application came into the office before the ordinance was changed. When you present with a formal plan it would be nice that you could show some evidence that the storage boats would not be visible from abutters and from the road. The lighting would also need to be part of the plan.

M. Witts- So you are not changing the way the water moves across the property? S. Howley stated that typically the intent is to maintain the pre-development there would be existing and proposed topography shown on the plan.

K. Matthews- So on this split that you are proposing we want to make sure we have enough road frontage and has not been split up in the last 5 years. We would need the original deed of the one you are splitting. It does show a couple little sub lots being split more recently.

D. Bogdan letter from the chief that he would be able to get down lot 30 to be able to get trucks down the road in case of a fire. I am not sure what lot 10 looks like up in the back. You are saying that it is a field at this moment?

J. Allen stated that right now lot 10 is a grassy field and we would be using it right out of the gate as there will be no tree clearing or anything like that.

M. Witts- Since this is a development in the commercial zone there will be an expectation for sidewalks not to necessarily build them since there are no other sidewalks in that area. You would need to talk with the Town Manager/Road Commissioner to talk about putting money aside for sidewalks.

D. Bogdan we should make a motion to table this until the next time you can get the information. M. Witts made a motion to table this application. M. Zartarian seconded the motion. All in favor 3-0.

7. Public Participation- None

8. Other Business- M. Witts talked about ORC and the commercial zoning standards. Letting the public know the next meeting dates/times and that the public are welcome to come.

9. Next Meeting is- to be determined

10. Adjourn- M. Witts made a motion to adjourn. M. Zartarian seconded the motion. All in favor 3-0