



**Town of Naples  
Planning Board Meeting Minutes  
Tuesday, August 1, 2023**

**6:00 PM**

1. Call to Order & Pledge of Allegiance – D. Bogdan called the meeting to order. Also present were Martina Witts, Robert Fogg, Marty Zartarian (Alternate), Jennifer Leeman (Alternate), Kate Matthews and Randy Thurston (Code Officers), Kathy Eddy (Assistant to Code Office and Planning Board) and Samantha Peikes (Planner). M. Zartarian and J. Leeman were appointed as voting members.
2. Recognition - Larry Anton was recognized for all his service with the Town of Naples. He was on the Planning Board and many other aspects for the town he was working on looking out for neighbors and future neighbors in the town. He was thanked for all the time, training education that he provided to all of us and that he is an inspiration to us all. Larry was presented with a plaque in appreciation for your years of outstanding service to the Town of Naples.
3. Review of Meeting Minutes – 6/20/23 M. Witts made a motion to approve. Seconded by R. Fogg. Motion carried 4-0. Meeting Minutes - 04/04/23. M. Witts made a motion to approve. Seconded by M. Zartarian. Motion carried 3-0.
4. Old Business-None
5. Tabled Business-None
6. New Business
  - a. Sketch Plan submitted by D M Roma Consulting Engineers on behalf of T. Tenney and M Aaskov, Turcotte Drive Duplex Development Subdivision, Map R11 Lot 06S - Jason Haskell with DM Roma Consulting Engineering appeared on behalf of Tyler Tenney and Morgan Asco. They are looking to build two duplex style buildings, each being two stories with porches and garages (4 garages on the plan). Each is planned to be 1,740 square feet. One building will have 2 three-bedrooms units and the other containing 2 two-bedrooms units. This is slightly different from what was submitted previously with the sketch plan application. The site was investigated for any protected natural resources and a small, isolated wetlands to the North which they are intending to protect. Landscaping is planned along the front porches while maintaining as much of the wooded buffer as

possible. They plan to coordinate with the fire chief on any maneuvering that may need to be done for the emergency vehicles. Stormwater management – expect the need for a couple culverts underneath the driveways.

M. Zartarian asked about total bedrooms. 10 total between the two buildings. The septic system will need to meet a 10-bedroom flow.

J. Leeman indicated that the documentation noted two duplexes totaling four residential units. Each consists of two bedrooms, and two and a half bathrooms. There are discrepancies between what was on the application and what is being discussed. Exact plans are needed for approval.

M. Zartarian asks about the long-term plan for this property. The developer believes it will be rental units for the owner's income. It will be maintained as one because the lot is not enough for two properties. They looked at splitting however the road frontage was not enough. If the current owners want to sell them, they will need to be sold as condominiums on a single lot.

M. Witts asked about limitation on the number of occupants. The developer was not sure this is able to be controlled. It may need to be part of the rental agreement. Some discussion took place about potential waivers with Cumberland County for the soil report and soil type C and D. M. Witts was not supportive of a waiver due to concerns of infiltration on the site and the steepness of the land. M. Zartarian concurred.

M. Zartarian asked about the requirements for septic tank and leach field. There are many rules for septic systems and the classification of the wetlands too.

M. Witts asked for evidence that supports the developer's statement regarding no significant impact on environmental features or wildlife habitats. The developer stated that they can give a habitat map from the state's database on the overlays of the different areas. Not available at this time due to it being a sketch plan.

J. Leeman asked about sprinklers. The developer indicated that they need to discuss this with the fire chief as well as what is available for water and the requirements for a duplex in Naples.

R. Fogg asked if the road is public or private and the zoning. The road is private, and land is in the rural zone. He then asked about restrictions on the number of units in the rural zone. The acreage needs to support the square footage and open space. He asked if this would max them out for building for this lot. Yes – 30,000 square feet per unit is the max.

J. Leeman asked about road requirements. They do not have any plans for the road unless the board wants to put a requirement on it.

Abutter Russ Kelly spoke. He is concerned about the leach field plan being within five feet of his property line. There was discussion over the property line. Russ stated that he owns 65 acres all the way back to Middle Road. He owns 2 parcels, and he has the maps and deeds to show the board. The property line needs to be determined.

D. Bogdan stated that the planner put together a good list of what is needed for the next phase. And abutter and the engineer will have to resolve the property line dispute and return to this board with conclusive information.

J. Haskell was asked about flood calculations and stormwater treatment requirements. He responded that those things will need to be addressed as part of the site plan requirements. There was a discussion about tree clearing. Code officer K. Matthews stated that we need the clearing plans and a buffer area identified for approval on the site plan. They will not be able to remove trees past a certain buffer point.

7. Public Participation - none

8. Other business - Next meeting is to be determined.

9. Adjourn – D. Bogdan made a motion to adjourn. Seconded by M. Zartarian. Motion carried 5-0.

Respectfully submitted,

Kathy Eddy  
Administrative Assistant