

**TOWN OF NAPLES**  
**Planning Board Meeting Minutes**  
**November 16<sup>th</sup>, 2021**  
**6:00pm**

Video Link: <https://lakeregiontv.org/Video-Archive/ctl/player/itemid/3267/mid/3378/media/video?popUp=true>

Chairperson Doug Bogdan called the meeting to order. Also present were John Thompson, Robert Fogg, Martina Witts, Alternates Larry Anton and Marty Zartarian, Planner Ben Smith, Code Enforcement Officer Kate Matthews and Assistant Jen Leeman.

Larry Anton was appointed as a voting member.

Minutes from 11/02/2021 were reviewed and approved. Larry Anton made the motion, Martina Witts seconded, all in favor 4-0.

Business:

- a. A Site Plan for a proposed renovation and expansion project for the Naples Marina property (Tax Map U1 Lot 5) submitted by DM Roma Consulting

Dustin Roma (DM Roma Consulting) presented the project, introducing some changes to better comply with the Town's current Ordinances. The proposed changes include moving the current building back past 100ft line from the water, including more pedestrian spaces, and moving around the parking layout. Larry Anton asked about the septic system, Dustin explained the systems in place would remain and they may expand the capacity and has included that in their plans to the State and if approved they would come back to the Board. Marty Zartarian asked about the Dark Green areas on the mapping, Dustin explained that is the more wooded areas on the property. Doug Bogdan asked if the plan would lose or gain parking, Dustin answered the goal is to gain parking spaces. Removing the large building will allow for the same amount of parking if not more. Martina Witts asked about the other structures on the property, specifically the other Boat Storage. Dustin explained that building is on a different parcel. Larry Anton asked about the Deck and shared his concern of noise carrying across the lake. Dustin explained since it isn't right next to the water it shouldn't be an issue. Kate asked if they had spoken with DEP regarding the boardwalks on the water. Dustin said they had; the Boardwalks are there now but they will be replacing the retaining walls. Martina Witts asked if the Disturbed Area will be greater than the previously proposed 35,000 sqft and if it would require a DEP Stormwater Permit. Dustin explained they just need to do a Permit By Rule.

- b. A Site Plan Review for a proposed subdivision located Tax Map R07 Lot 53 known as Irish Acres submitted by Donald and Line Mulcahy

Donald Mulcahy explained to the Board there aren't any new homes being proposed. Ben Smith went into a bit more detail. Doug asked if the road to the back lot is paved, Donald responded it was. Larry Anton asked if the two existing homes share a septic, Donald replied they do not. Doug asked if the road would be deeded, or an easement. Donald said they would write it in. Larry asked about the road access to the back 3 acres of land. Doug clarified that Larry was asking for the road to be continued up if they ever sold off that land, Larry agreed, and Donald replied they would. Kate Matthews mentioned the applicant would need to submit the plans for the board to sign to be recorded at the Registry of Deeds. Doug

asked for a vote to approve, John Thompson made the motion and Robert Fogg seconded. All in favor 5-0.

- c. A Site Plan Review for Site Improvements located at Loon's Haven Campground (Tax Map R05 Lot 17) submitted by Trickey Pond Land Group LLC.

Mike Mason presented the project, including replacing a current bathroom, adding a new bathroom, and an addition on a garage for equipment storage. The new bathroom will be centrally located on the property for easier access, and both buildings will be handicap accessible. Larry Anton asked about the septic and if the current system will sustain the proposed changes. Mike explained it will as it is suitable for 1000 gallons per day and is only using 204 gallons per day. Martina Witts asked how they calculated the septic usage, if it were per site and if there would be laundry facilities. Mike explained this is an addition they already have what they need covered, and there would not be laundry services. Ben Smith spoke about the pre-submission meeting he had with the applicant, explaining the project in more detail. Bern mentioned the applicant requested waivers, but they weren't applicable to the Site Plan. John Thompson motioned to approve as submitted, Robert Fogg seconded. All in favor 5-0.

In other business, Larry Anton questioned how properties such as Solar Arrays are accessed for tax purposes. Kate Matthews stated the Building Permits have a sections asking Estimated Cost of Construction.

As there was no other business, Doug Bogdan called for motion to adjourn. John Thompson made the motions, Marty Zartarian seconded. All in Favor 5-0.

Respectively submitted,  
Jennifer Leeman  
Asst. to Code Enforcement