

TOWN OF NAPLES
Planning Board Minutes
Tuesday, December 15, 2020
7:00 pm

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were Robert Fogg, Larry Anton, Jim Allen, Alternate Bob Nyberg, Assistant Code Enforcement Officer Kate Matthews, Code Enforcement Officer Renee Carter and Planner Ben Smith. Mr. Bogdan appointed Mr. Nyberg as a voting member for the meeting.

The board approved the 10/20/20 minutes with the correction of one spelling error.. The board was in favor 3-0 with two members abstaining as they were not present.

New Business:

- A. A Modification of an approved Minor Subdivision known as Long Lake Acres submitted by Chase Custom Homes for property found on Tax Map U38, Lot 2-2A, located at Big Bear Point, to revise lot lines.

Renee Carter explained that the owner's family owned the lots in the subdivision and when his son's building was constructed it was built 10' outside of the 20' required setback. Therefore, the request was to give that property a piece of land so that setback requirements would be maintained.

Jim Allen made a motion to approve the application as submitted. Robert Fogg seconded the motion. The board voted unanimously in favor 4-0.

- B. A modification of an approved Major Subdivision known as Forest Ridge Subdivision submitted by Alessio & Dominic Pellegrino for property found on Tax Map R06 Lot 8-5 to revise lot lines and change the building envelope and shoreline.

Mike Morse was in attendance to represent the applicants. The lot lines that were seeking proposed changes were lots 8-5 and 8-6 so that lot 5 would have more secured rights to the shared driveway serving both lots. Also, the lot line shift would allow a larger building envelope for lot 8-5. The previously approved plan from 2003 did allow the applicants to use a part of the area shown in their building envelope as well. The request would comply with the current shoreland zoning and town ordinances and would not affect the DEP stormwater approvals. The owner of lot 8-6 had given approval of the request via a draft of the updated deed. Their engineer had worked with the applicant to ensure that the new building envelope would not cause any issues with the phosphorus and stormwater runoff.

Jim Allen made a motion to approve the application as submitted. Robert Fogg seconded the application. The Board approved the application 4-0.

As there was no other business, the meeting was adjourned.

Respectfully submitted,

Kate Matthews
Asst. Code Officer