

**TOWN OF NAPLES**  
**Planning Board Minutes**  
**March 6, 2018**  
**7:00 pm**

Larry Anton called the meeting to order at 7:00 pm. Also present were Doug Bogdan, Barbara Adlard, John Thompson, Jim Allen, Alternates Jim Krainin and Rick Paraschak, and Code Enforcement Officer Renee Carter.

Jim Allen made a motion that the minutes from the 11/7/17 meeting be approved as written. John Thompson seconded the motion. The board was unanimously in favor.

New business:

- A. A preliminary sketch plan submission from Paul Hollis outlining a Major Subdivision for property found on Tax Map U24, Lot 1 to be known as Brandy Pond Crossing Subdivision.

Paul Hollis was in attendance with Engineer Dustin Roma to explain the sketch plan to the board. Mr. Anton let the public know that since the sketch plan was not a formal application, the board would not be opening up the meeting to public comment at this point in the process. This lot was previously known as the Naples Golf and Country Club which had been closed down in December of 2017. Since the public had been so vocal about the current lot being sold, he also let the public know that the Board could only make sure that any proposed plans for the property adhered to the current ordinances and nothing would be done that would be detrimental to the environment.

Mr. Hollis informed the board that he had contacted abutters of the lot and organized a meeting to discuss his plans and listen to their concerns before coming to the Planning Board. The lot is about 44 acres and in the Village District. He would be purchasing a portion of 32.88 of those acres. His plan was to subdivide the land into single family high-end house lots, which would help protect the property values of the neighboring land owners. He would not however, be building the homes. His plan would be to build a new roadway, and eliminate the current road that is in place, and to add open space areas that would be shared between deeded owners. 12 new residential lots are proposed that meet the 60,000 square feet minimum as required by the ordinance. They are considering adding larger setbacks to the lots deed to ensure that the buildings would be spaced out. The deed covenants would be very restrictive and require approvals from Mr. Hollis as the land developer. The new lots would also have dedicated shared waterfront lots with a docking system that would allow each lot to have a boat slip. Mr. Hollis wanted the board to look into the language of the Town Shoreland Zoning Ordinance to verify if his interpretation that the 25' of frontage per boat would allow a lot to have water access with 25 feet of frontage rather than the 50 feet as stated elsewhere in the ordinance was correct. Larry asked Renee to check with the Town Attorney.

Mr. Anton pointed out that according to our Ordinance, the subdivision should have two entrance areas and two exit areas. Mr. Hollis let the board know that he only found that out right before the meeting, but it would be addressed in the formalized plan. Mr. Anton also told the applicant that his plans would need to be reviewed and approved by Cumberland County Soil and Water for phosphorus and runoff control.

Mr. Paraschak let the applicant know that he may be required place a fire hydrant in the subdivision for fire safety, and that he should discuss that with the Fire Chief.

As this was only the sketch plan, no final decisions were made on the project.

Meeting was adjourned.

Respectfully submitted,

Kate Matthews  
Administrative Assistant