

TOWN OF NAPLES
Planning Board Minutes
March 7, 2017
7:00 pm

Chairman Larry Anton called the meeting to order at 7:00 pm. Also present were Barbara Adlard, Jim Allen, Doug Bogdan, Alternate Jim Krainin. Mr. Anton appointed Jim Krainin as voting members for the meeting.

The first order of business was to approve the minutes from 2/21/17. Jim Allen made a motion to accept the minutes as written. Barbara Adlard seconded the motion. The board was unanimously in favor.

New business:

1. An application for a modification to a major subdivision known as 'Old Songo Locks Estates' submitted by Danielle and William Nelson requesting a shift in a phosphorus buffer zone on 3 Escott Way found on Tax Map R07, Lot 38-1.

Don Murphy, a land use consultant was present on behalf of the applicants. Escott Way was approved in 2004 by the Planning Board with a specific buffer area. The buffer area had been disrupted with clearing by the previous owner, and they wanted to come to a legal and compliant solution to restore the buffer zone. The applicant proposed replanting and a rain garden to help with drainage. The application included a total replanted area of 13,000 square feet, which with the natural buffer that is already in place would total over half an acre. This change would require a waiver of the originally approved buffer with 6,500 less square feet.

Larry Anton stated that a condition of the approval would be that the land use consultant provide a letter to the Town once the work is completed, stating that the buffer was completed as the plans provided showed. As the lot was currently for sale, any purchaser would need to receive a very clear plot plan showing exactly where the buffer zone was, and what was prohibited in that zone. Doug Bogdan also wanted to make sure that the plan was completed, even if the lot was sold, as they cannot currently break ground to make the changes. The replanting and rain garden would need to be a clear condition that is in sale agreement presented by their Real Estate Agent. The work would need to be done during May- September of 2017, otherwise the waiver would not be valid.

Barbara Adlard made a motion to approve the waiver, Jim Krainin seconded with the following conditions:

- The Land Consultant must send a letter to the Town once the work is completed stating it was done as outlined in the submitted plan
- Any new owner of the lot would need a clear plot plan showing the buffer area and a list of what is prohibited in that area

- That the Real Estate Agent selling the lot include the replanting and rain garden as part of the sale agreement, should the current owners be unable to fulfill the requirements before the lot is sold
- All work submitted in the plan be completed between the months of May 2017 and September 2017 otherwise the waiver is invalid.

The board voted to approve the conditional waiver unanimously.

Tabled business:

2. An Application for a Modification of an existing Site Plan for relocation of existing docks submitted by Allen Land Co. LLC for property found on Tax Map U1, Part of Lot 7B located on Seaplane Cove Road.

Jim Allen had already proposed the application at the February 27, 2017 meeting and it had been tabled due to lack of a consensus from the present Planning Board members. He briefly went over the plan again, speaking of the reconfiguration of the docks to increase the slip count for boats. The change would include two runs with fingers on each side for a total of up to 48 slips, depending on the size of the boats, whereas currently 19 to 21 boats are able to be docked. After the reconfiguration of the docks, the marina would have the potential of docking 218 boats, however due to the various large sizes of boats it was doubtful that many would ever be docked. So with the change, an additional 29 boats could be at the marina. Mr. Allen reminded the Board that per the Town's Ordinance, docks could not be more than 150' in length from the shore, and he would be in compliance. The change was possible because he had bought an abutting shorefront property which would also provide more parking and existing buildings for boat repairs and storage. He also said that he would be moving the sewage pumpout station to the new lot away from the restaurant which would also help with the current congestion in the area.

Doug Bogdan made a motion to approve the application as presented. Larry Anton seconded the motion. The board was in favor 4-0.

As there was no other business the meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary