

**TOWN OF NAPLES**  
**Planning Board Minutes**  
**April 3, 2018**  
**7:00 pm**

Public Hearing:

1. Consideration of the following amendments and moratorium:

- Shall an ordinance entitled “Amendments to the Town of Naples Town of Naples Shoreland Zoning Ordinance regarding Aquatic Structures” be enacted?
- Shall a “Marijuana Moratorium” be enacted?

John Thompson made a motion that the Planning Board recommend the amendments to the Shoreland Zoning Ordinance regarding the width or aquatic structures as presented. Jim Allen seconded the motion. The board was in favor 5-0.

Larry Anton made a motion that the Planning Board recommend the amendments to the Shoreland Zoning Ordinance that the maximum square footage for aquatic structures be 400 sf. The Board was in favor 3-2.

Mr. Anton made a motion to recommend the Marijuana Moratorium be amended to include wholesale growing and processing. Mr. Allen seconded the motion. The Board was in favor 4-1.

Larry Anton called the meeting to order. 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 to approve the minutes from 3/6/18, John Thompson seconded the motion. The board was in favor 5-0.

John Thompson made a motion to approve the minutes from 3-20-18. Larry Anton seconded the motion. The board was in favor with one member abstaining.

New Business:

- A) An application for a modification of an approved subdivision plan for property found on Map R07 Lot 38-7 to amend a buffer zone submitted by Joanne Jordan.

Joanne Jordan was present with Don Murphy to explain the application. The phosphorus buffer zone that was approved originally by the Planning Board during the subdivision approval had been disturbed. Roughly a 100' by 60' area had been built on in the buffer area. They presented a plan to modify the buffer zone and add a rain garden to treat the rain run-off from the roof, driveway, and yard area in order to correct the portion that was affected. The owner also left a buffer area in the front of either side of the lot which was not required by the Board's original

approval. Rick Paraschak asked if the building met the Town's setbacks and Joanne Jordan let the board know it did.

Mr. Anton stated that the applicant should provide a clear map of the lot to the potential buyer of the lot, which would show where the buffer and rain garden was and also include instruction on how to maintain the rain garden.

Mr. Bogdan asked if all the lots in that subdivision had been built on yet, as this was the third time the subdivision buffer zones had been compromised. The applicant explained that two of the lots she bought with homes already in place, and this lot had the foundation poured when she was out of the country, and unfortunately the contractor did not follow the plans to stay out of the buffer. She explained that in the future, the lots would be reviewed thoroughly before being built on, and if the buffer areas need to be amended she would come to the Board for approval before disturbing any buffer zone areas.

John Thompson made a motion to approval the application with the following conditions:

- That the Rain Garden is completed and then maintained by all future owners
- That future owners have a map of the lot showing the buffer zones and rain garden to scale
- That the findings of fact from this meeting be filed at the registry of deeds

Barbara Adlard seconded the motion. The Board was in favor 5-0.

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

Respectfully submitted,

Kate Matthews  
Administrative Assistant