

**TOWN OF NAPLES**  
**Planning Board Minutes**  
**June 4, 2019**  
**7:00 pm**

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were Steve Smith, John Thompson, Robert Fogg, Jim Allen, alternate Rick Paraschak, and Code Enforcement Officer Renee Carter.

John Thompson nominated Doug Bogdan to be Chairman. Steve Smith seconded the motion. The board voted in favor 5-0.

Jim Allen nominated John Thompson as Vice Chair, Robert Fogg seconded the motion. The board voted in favor 5-0.

John Thompson made a motion to approve the minutes of 5/21/19 Steve Smith seconded the motion. The board voted in favor 5-0.

Tabled business:

- A.) A final plan application for a Major Subdivision to be known as 'Brandy Crossing Subdivision' submitted by Front Nine Homes, LLC for property found on Tax Map U24 Lot 1.

Paul Hollis, owner and developer of Front Nine Homes LLC was present to explain the project. The submission was regarding a 36.41 acre existing parcel with 17 lots in total. The plan showed a proposed 2,400 linear road. There would be a 50' right of way, and the road would be 18' across, paved to town standards. During the preliminary approval, the subdivision was approved for a second means of emergency access/egress which would be a 20' right of way, 10' paved on the side of the property. The property also included 476' of waterfront, which proposed two common area docks, one having 11 slips and the other to accommodate 8 slips. There was also an additional dock that was deeded to lot 16. The slips would not be deeded, they would be identified as non-commercial aquatic structures and they would setup an LLC to own the docks, which would provide all owners a share of stock which would entitle them to a slip. The Fire Chief had signed off on the applicant placing a 30,000 gallon underground fire suppression system. They also had 4 acres of waterfront open space, and several stormwater runoff ponds and holding tanks. All the buffer areas on each lot would be identified, and clearly marked before any buildings were constructed. The deed covenants were very restrictive and would be recorded at the registry of deeds prior to selling any of the lots.

Bonnie Gould, a lawyer representing abutters of the project, Mr. and Mrs. Spainhour, told the board that she believed that the Planning Board did not have authority to move forward with the application at that time. As they had appealed the Planning Boards approval of the Preliminary Plan which the Board of Appeals denied, they were still in the time frame to ask the Board of Appeals to reconsider their appeal. The Code Enforcement Officer stated that she had spoke with the Town's counsel and was informed that The Board was able to act on the current application.

Mr. Hollis stated that he had been speaking with the Spainhours for months, and was trying to come to an agreement. Trees would be planted in between the abutter's lot and the 2<sup>nd</sup> egress area, and that road was now moved over 16.5'.

Mr. Hollis would be submitting information regarding the construction bonds needed and approved to the Town.

The board reviewed the plan to ensure that it met the ordinance requirements. John Thompson made a motion to approve the subdivision plan as presented. Jim Allen seconded the motion. The board approved the plan 5-0.

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

Respectfully submitted,

Kate Matthews  
Administrative Assistant