

TOWN OF NAPLES
Planning Board Minutes
August 2, 2016
7:00 pm

Chairman Larry Anton called the meeting to order at 7:00 pm following the 6:00 pm site walk at Songo Beach Association. Also present were John Thompson, Barbara Adlard, Doug Bogdan, Alternate Jim Krainin, Code Enforcement Officer Renee Carter, and Town Secretary Kate Matthews.

James Krainin was appointed a voting member for the meeting.

First order of business was to review the minutes from July 19, 2016. John Thompson motioned to approve the minutes as written. Doug Bogdan seconded the motion. The board was unanimously in favor.

Tabled items:

- 1.) An application for a Modification to a Major Subdivision regarding the mooring and dock plans of Songo Beach Association found on Tax Map U16 which was originally reviewed at the 7/19/16 meeting.

The board that was present had all went on the site walk. Mr. Anton referred to the provided deeds explaining that it read that members were allowed to have a boat on the beach, not the beaches. So he assumed the deed was referring to the main beach, not the small beach. Mr. Anton went over the option of expanding the current dock rather than moving it. Some members were unhappy as it would be in the way of their view if the current dock was expanded, and if the docks were angled differently it would interfere with their boat launch and swimming area. In turn the members at the other end of the association had complaints about relocating the docks to their side due to their views and were also concerned about dredging the small beach area, and how tight the area entering the small lagoon would become with new docks, if the docks did not interfere with site lines.

As the association members were not able to reach a unanimous decision between themselves, Mr. Anton motioned to table the application until the Songo Beach Association could come up with a new plan that all their members were happy with. Barbara Adlard seconded the motion. The board was unanimously in favor.

New business:

- 2.) An application for a Modification to an approved Major Subdivision regarding the water access for property found on Tax Map R05, Lot 5-1 known as 7 Mayberry Landing submitted by the Estate of David M. Murphy Jr.

John Elmen was present to represent the Estate of David M. Murphy. What happened was lot 5-12, a back lot owned by Sharon Willey should have had water access provided by an association

that was never established before Mr. Murphy passed. As Ms. Willey now was going to sell the property, she wanted the issue resolved. The estate of David M. Murphy wanted to have a portion of Lot 5-1 given to lot 5-12 as a 50' wide right of way to have access to Trickey Pond.

An abutter named Evelyn Taylor, who owned Lot 5-2 was concerned with this easement. She said when the subdivision was originally planned, she spoke with David Murphy and was told that all the back lots would have easements through lot 5-A, and that 5-1 would be sold as its own waterfront lot. She was concerned that there would be much more traffic at her neighboring lot if two separate owners were allowed access as that wasn't what was originally proposed.

As some board members including John Thompson and Larry Anton remembered when the subdivision was originally proposed, they agreed with the Abutter, that back lots should not have water access unless an actual association common area was established. Mr. Thompson motioned to deny the application. Barbara Adlard seconded the motion. The board was in favor, with Mr. Krainin abstaining.

As there was no other business, meeting was adjourned.

Respectfully submitted,

Kate Matthews
Town Secretary