



**Town of Naples
Planning Board Meeting
Tuesday, March 3, 2026
6:00 PM
15 Village Green Lane
Agenda**

1. Call to Order & Pledge of Allegiance
2. Attendance
 - A. Do any board members have any conflicts of interest with the items brought in front of the board this evening.
3. Review of Meeting Minutes from 2/17/2026
4. Old Business— None
5. Tabled Business— None
6. New Business
 - A. Public Hearing- The Board will receive public comments on the proposed Ordinance changes. Copies of the proposed ordinances are available online under at www.townofnaples.org under the "Meetings & Events" for the meeting date of the meeting. Printed versions are also available for review at the Town Office next to the planner/code waiting area.
7. Public Participation for Planning Board Matters
8. Other business
9. Next meeting is
 - A. March 17, 2026
10. Adjourn



Date: 02-26-2026
To: Planning Board
Re: Packet for 3-8-2026 Planning Board Public Hearing
Ordinances for May 19, 2026 Town Meeting

FOR MAY 19, 2026 TOWN MEETING:

1. New Water-Skiing Slalom Course Standards

New Definition: Water Ski Slalom Course

A series of slalom course buoys, flags, or markers set in a zigzag pattern or jumps that a skier navigates while being towed behind a boat.

New Definition: Slalom Course Marker Buoys

Typically, spherical red skier entrance, turn, and exit gate buoys and spherical yellow boat guide buoys used to mark the course for the skier and the boat operator.

New Section 11: Mooring & Waterfront Management Ordinance

1. Water Ski Slalom Course

- a. All Courses shall not be located in areas where there are known invasive plants or within two hundred (200) feet of invasive plants.
- b. No part of a water ski slalom course shall be within the Water Safety Zone (within 200 feet of any shoreline) unless authorized to do so by the Maine Dept. of Inland Fisheries and Wildlife.
- c. All courses must be located in a minimum water depth of 15 feet to reduce sediment resuspension.
- d. All recreational and commercial courses must be inspected and permitted annually by the Naples Harbor Master.
- e. New commercial courses are required to obtain a Shoreland Zoning Permit from the Planning Board and a Business Permit from the Naples Select Board.

2. Renumber Section 11 to 12 (ENFORCEMENT)



2. **New** Battery Energy Storage System (BESS) Facility Definition

New Definition: Battery Energy Storage System (BESS) Facility

A building or site that uses a chemical process for absorbing energy and storing it for a period of time for use at a later time, including but not limited to lithium-ion batteries.

Not allowed in any Zoning Districts

3. **Amend** Food Sovereignty Ordinance Update

"Food or food products" means food or food products that are grown, produced, processed or prepared for human consumption, including, but not limited to, vegetables, fruit, eggs, grain or grain products, herbs, seasonings or spices, milk or milk products, meat or meat products, poultry or poultry products, fish or fish products, seafood or seafood products, cider or juice, acidified foods, canned fruits or vegetables, *honey, nuts, maple products or condiments. Does not include prepared foods.*

4. **Amend/Add** Mixed Use allowed in Commercial Zone

500.3.b Add Mixed Use to list of allowed uses in the Commercial Zone

5. **New** Farmstand Language

New Definition: Farmstand

A roadside stand not exceeding 200 square feet in floor area selling only farm, garden, greenhouse, or nursery products, cut Christmas trees, garlands, wreaths and wreath material. Farmstands and the associated parking area cannot be located in the right-of-way. A Farmstand cannot sell alcohol or cannabis in any form for medical or recreational use.

Add Farmstands to allowed Uses in Rural 504.1, Critical Rural 504.2 Zoning Districts.

6. **Amend** Chapter 700 Sign Ordinance Update

NEW TABLE

This table defines the allowable sign types and sizes by District. 'P' designates a permitted sign within a specific district. 'N' designates signs that are not permitted.

Table 1.1: Sign Type permitted by District



Sign Type	Residential ***	Commercial**	Village*	Rural***
Abandoned	N	N	N	N
A-Frame	P	P	P	P
Animated	N	N	N	N
Awning	N	P	P	N
Balloon signs	N	N	N	N
Banners	N	P	P	N
Beacon lighting	N	N	N	N
Changeable Copy	N	N	N	N
Directional or Traffic safety	P	P	P	P
Drive-through Menu	N	P	N	N
Electronic Message	N	P	N	N
Event	P	P	P	P
Flashing	N	N	N	N
For Sale/Rent/Lease	P	P	P	P
Free Standing	P	P	P	P
Home Occupation, Major	P	P	P	P
Home Occupation, Minor	P	P	P	P
Externally Illuminated	P	P	P	P
Internally Illuminated	N	P	N	N
Landmark	P	P	P	P
Off-Premises (aka Billboards)	N	N	N	N
Painted, Wall	P	P	P	P
Painted, Sidewalk/Stairs	N	N	N	N
Political	P	P	P	P



Posting	P	P	P	P
Preexisting Nonconforming	P	P	P	P
Preexisting Nonconforming Temporary	N	N	N	N
Projecting	P	P	P	P
Public Safety	P	P	P	P
Roof	N	N	N	N
Sandwich Board	P	P	P	P
Temporary	P	P	P	P
Vehicle (aka mobile billboards)	N	N	N	N
Wall	P	P	P	P
Window	P	P	P	P

* See Section 710 for Village District Sign Standards

** See Section 711 for Commercial & Light Industrial Sign Standards

***See Section 712 Residential and Rural District Sign Standards

712 Residential and Rural District Sign Standards

Objective: In keeping with the goals of the Sign Ordinance and to preserve Naples Character, freestanding sign structures should employ materials and finishes with natural color schemes, styles, and materials (timber, stone, etc.) that invoke a “Maine” look. To complement sign installations, traditional, native/non-invasive landscaping is recommended to accompany the installation and enhance the rural environment where the sign is located.

1. Freestanding Signs within a Residential or Rural Zoning District. The following standards shall apply to any freestanding sign located within a Residential or Rural Zoning District.
 - a. No more than one freestanding sign, not to exceed 24 square feet in size, shall be allowed on any parcel.
 - b. The structural supporting elements for a freestanding sign shall not exceed 8 feet in width or 10 feet in height.
 - c. No banners or flags related to the commercial enterprise are permitted on the parcel other than one “open flag” which may be displayed during business hours.
 - d. One Sandwich board or one A-frame sign is allowed during business hours if there are no freestanding signs.



- e. No sign shall be internally illuminated; this includes “open signs” or any other neon sign; externally lit signs shall employ warm white lighting.
 - f. The physical address of the property where a freestanding sign is displayed must be an integral part of the freestanding sign and may not exceed two square feet in size. The physical address element of the sign shall not be counted in determining the maximum size of the sign.
 - g. Changeable copy signs and electronic message signs are prohibited.
2. Wall, projecting, and Awning Signs within a Residential or Rural Zoning District: The following standards shall apply to any wall or awning sign located within a Residential or Rural Zoning District:
 - a. No more than one wall or projecting sign, not to exceed 24 square feet in size, shall be allowed on any parcel. No wall sign shall extend above the eaves of a building. All wall signs must be firmly attached to the building.
 - b. Awning signs shall contain lettering no larger than 6 inches in height and shall only contain name and address of the business.
 3. Home Occupation Signs within a Residential or Rural Zoning District: The following standards shall apply to Home Occupation Signs located in a Residential or Rural Zone (Section 607):
 - a. Not more than one sign will be permitted and must not be more than three square feet. Any signage must meet the standards in Section 700.

7. **Amend Marijuana Ordinance:** Change All references to Marijuana to Cannabis in the existing ordinance to match State language.

Add New 614.4: Adult Use (recreational) Cannabis Stores and Caregiver (medical) Retail Stores, Testing Facilities, and Manufacturing Facilities are prohibited in all Zoning Districts.

8. **New Phosphorus/Stormwater Ordinance Update in Subdivision**

Section 1007.15 General Requirements

All new applicants are expected to achieve the phosphorus treatment standards outlined in Section 1008(12). Applicants that achieve greater than 60% but less than 100% of phosphorus treatment on site may be permitted pay a fee in lieu of full phosphorus treatment. Applicants must demonstrate that the compensation fee is adequate to offset their noncompliance. The Board, in its discretion, may decline to allow for a requested fee in lieu based on, among other things, watershed and lake sensitivity, and limited opportunities to implement town-led projects in public areas. Any fee in lieu of full compliance shall be determined in accordance with the Maine Department of Environmental Protection’s fee rate structure, as may be amended by the MDEP



from time to time. Fees collected are to be directed to a non-lapsing fund dedicated to phosphorous mitigation projects located within the same watershed as the applicant property.

The Board may require the use of vegetative buffers, limits on clearing, and minimizing street lengths where necessary to reduce phosphorus loading, and shall encourage the use of other nonstructural measures prior to allowing the use of high-maintenance structural measures such as infiltration systems and wet ponds.

Section 1008.12 Design Standards

All new subdivisions subject to Planning Board review shall adhere to all phosphorus budget, treatment standards, and the best management practice standards as outlined in Volume II of the Maine Department of Environmental Protection's Maine Stormwater Management Manual (Mar. 2016). The Board may further require the use of vegetative buffers, limits on clearing, and minimizing street lengths where necessary to reduce phosphorus loading and shall encourage the use of other nonstructural measures prior to allowing the use of high-maintenance structural measures such as infiltration systems and wet ponds. A fee in lieu may be available for applications that achieve certain levels of treatment, as outlined in Section 1007(15).

9. Amend 507.1 ADUs In Shoreland Zone

Within the Shoreland Zone: Accessory Dwelling Units are allowed in the Shoreland Zoning District. For any lot located fully or partially in a Shoreland Zoning district, Accessory Dwelling Units must independently comply with all Shoreland Zoning requirements. For a single-family residence to establish an ADU, the lot must have twice the minimum lot area.

10. Amend 107.1 Amendments to Ordinance

This Ordinance ~~and the official Zoning Map~~ may only be amended by a majority vote at a Town Meeting or by referendum. The Official Zoning Map may only be amended by a majority vote at the Annual Town Meeting.