

Town of Naples Planning Board Meeting Minutes Tuesday, June 20, 2023 @ 6:00pm

A recording of the meeting is located here <https://vimeo.com/838284676>

Vice Chair Martina Witts called the meeting to order. In attendance were Robert Fogg, Marty Zartarian, and Jennifer Lehman. Also present were Kate Matthews, Code Enforcement Officer; Kathy Eddy, Assistant to Code Office and Planning Board; and Logan Capone, Planner.

Vice Chair Martina appointed Marty as a voting member for this evening meeting.

Old Business- None

New Business:

- 1.) Amendment to an approved plan – ISM Solar Crooked River - Extension request (Map R-12, Lot 41, 30 River Road).

John Friend project manager with ISM Solar I am here tonight on behalf of the applicants Matt and Aaron Plumber who owned the property on River Road where we're planning to develop on. We are requesting an extension because of continuous CMP cluster study delays. We had gotten our original approval in 2020. CMP has continuously delayed Raymond substation which is where we are connected too. Delayed until October 2023 so if you have any questions, please let me know.

PB- Are there any other changes to the plan? No

PB- Have permits been submitted to the town, the DEP permits? Believed yes that they were submitted by DEP

Kate; Code Officer stated that DEP does not automatically send them to our office, so I would send us information from CMP confirming the information you just told us with the DEP permits.

PB- So the storm water calculations and everything is based on the disturbance area on the 54 acres? Yeah, that's what triggers the site law over 40 acres.

PB- In the narrative 6998 kilowatts that just doesn't sound right- So it would 6000 kilowatts would be almost 7 megawatts.

Kate; How long ago was the DEP permit issues- December of 202, suggested that they check to see if the permit is still valid and they are having there consultants do that.

PB- Last time for an extension that you can be applying for- We understand and hope that CMP cluster study will not have any more delays.

PB- Just curious as the distance from the inverters and the transformers to the nearest residential properties- Very far greater than 300 feet.

PB- Any comments from the public? Marconi from Blue Wave wanted to tell the board that he is in the industry and has been experiencing delays from the CMP cluster and wanted to share that information.

Any discussion? No.

All those in favor, all three raised hands, amended to make sure DEP permit is on file, amend it further to say that it's the third one-year extension and it be through June 16, 2024.

2.) Minor Site Plan Review application submitted by MSAD #61 - Construction of a greenhouse (Map R03, Lot 40, 204 Kansas Road).

Andy Madura director of facilities for MSA D 61, this is a greenhouse project that the students and faculty at the Lakeridge and Middle School put forth. They applied for a grant with the State of Maine and the department of Agriculture and received a grant to build a greenhouse on the property at Lakeridge and Middle School. We have not ordered the greenhouse it would be a kit. Would like to do one like the one at Stevens Brook Elementary School in Bridgeton. This would be on a foundation with electrical and water seasonal, fall and springtime frame to use.

PB- Was wondering if there are setback requirements for the building to the proposed greenhouse? No, there's setback requirements from the property lines, but there are no setback requirements from the building.

PB- what is the distance from the softball field to the greenhouse location- it's at least 300 yards away.

Marty made a motion to approve the greenhouse and no other discussions. Martina seconded the motion.

Other Business- June 26th workshop would like to have as many PB/ORC/Select Board members attend at 6:45pm to discuss ordinances in light of LD 2003.

Respectfully submitted,

Kathy Eddy
Administrative Assistant