



**Town of Naples
Planning Board Minutes
Tuesday, September 19, 2023**

Present: Doug Bogdan, Robert Fogg, Susan Flecker, James Allen
Absent: Martin Zartarian-Alternate, Martina Witts, Jennifer Leeman-Alternate
Staff Attending: Kate Matthews CEO, Randy Thurston CEO, Kathy Eddy Administrative Assistant, Jamel Torrey Planner

1. Call to Order & Pledge of Allegiance a quorum was declared.
2. Attendance called by D.Bogdan
3. Review of Meeting Minutes from August 1, 2023, February 21, 2023

Approval of Minutes from 8-1-23:

Tabled, moved to approve minutes of this meeting as written.

Any discussion? Tabled, due to not having a quorum to vote on it.

Approval of Minutes from 2-21-23:

R. Fogg, moved to approve the minutes of this meeting with the changes.

S. Flecker, Seconded

Any discussion? Once grammar corrections are made approval of minutes

All in favor? 3 Yes 0 No 0 Abstain

4. Old Business- None
5. Tabled Business- None
6. New Business
 - a. Big Bear Point 4th Amendment to Long Lake Acres (Big Bear Point). Map U38-2/2-2A

Jim Corbin with Teradyne Consultants to present for the applicant Carrie Chase to propose to convey a portion of lot 2 which is large lot to lot 2A. The purpose of the meeting

is so that Joshua and Cierra Chase can get the garage that Joshua works out of currently. The amendment to an existing walking path easement that Joshua Chase's father conveyed to them last year was poorly described in a kind of blanket statement. Would need to be better defined so that the lot can be sold in the future. A 25-foot walking path was created for walking past six feet wide northerly part of the property.

K.Matthews, CEO who owns lot 1? Jim Corbin, the property in question is owned by Keith and Nancy Morgan, they are the abutters to the property.

R.Fogg, will the properties in question still have the minimum square footage required. Jim Corbin, yes, they will have the square feet that are needed after this amendment.

D.Bogdon, is access to lot 2 for use of the garage going to be from Big Bear Point private road? Jim Corbin, yes nothing will change with that access. This is part of a road that was already conveyed to lot 2-A.

D.Bogdon, the access to the walking path is also across the easement that goes to lot 1-a, does that have to be stated anywhere special Kate.

K.Matthews, yes, they would need to update their deeds for whoever needs to use that access. If you are planning to use boats or moorings, you will need to put that in writing so that agreement before you sell that other land out front you have access to.

J.Allen made a motion that we approve this plan as presented, we need to add a note for the 25 foot easement for lot 2-A so it's more clear on the plan 50 foot easement than down to 25 foot easement. Also, document that it is also waterfront access and updated that deeds.

R.Fogg seconded the motion.

Voted 4-0

- b. BWC Brandy Pond, LLC. Requesting a one-year extension of the Mayor Site Plan Map U52-96

Marco with BlueWave developer for the owner of BWC Brandy Pond LLC. Solar project on land owned by Deborah Martin was permitted in December 2021 and approved by the board last year in 2022 we were waiting for CMP to provide us an approval late last year that would allow us to start our work. CMP still has not provided us with approval and we would need to have another one-year extension. CMP has stated that the approval should be completed by November of this year. Made no changes to the plan and it is noted in the plan, got all the approvals, and permits.

D.Bogdon, when do we think that the interconnection study might be done with CMP?

Marco stated that it should be completed this November since others have been approved prior to this one and completed.

S. Flecker, what was the name of the study.

Marco, ASO study affected system operator cluster study. It is a transmission level study by the ISO England and CMP, to review if projects cluster have a negative effect. Cost related study that they do.

D.Bodgon it is in the jurisdiction that the planning board grant another extension to it. This would be the last extension to the project.

J. Torrey, ordinance language changed recently to allow for the two-year clock extension for a project to start and then one year extension and they were under a different set of circumstances or ordinances and recently they have changed in the last year. A one-time one-year extension to make it clear that would be fine for the board.

J.Allen made a motion to accept the plan for a year out so it will be 12/7/2024.

R.Fogg, seconded to approve of the plan.

Public Comments: Is the CMP report going to be accessible to those that the properties are abutting on for the solar farm? It is going up in my neighbor's yard and mine and wanted to know if we would have any privacy or just going to see an array of panels out our back windows?

J. Allen stated that this project has a 50 foot and whatever you have for a buffer.

Public Comments: Mr. Fogg are you able to hear them running from your property?

R.Fogg, transformers are in the center, and you never hear anything unless you get withing about a hundred feet of it.

Voted- 4-0

7. Other business

- a. Next meeting is to be October 17, 2023
- b. A member of the public Joanne Jordan came in front of the planning board not being on the agenda with a couple of concerns.

1. Neighbors yard get water on the property, and she is wondering what can be done to fix this matter.

R.Thurston, I have been over that they must have done all the approvals for the drainage and that it got approved.

J. Allen about 3-4 years ago the intersection of 302/35 was widened by DOT, something could have happened then.

D.Bodgen so I would think that DOT or DEP would have a map of where the culvert was that went under Route 35 it would be on a plan on the barn side.

J. Jordan was given Stephen Merkle information and DOT/DEP information to have maps to see where the culvert might be.

2. At night lights from Umbrella Factory goes into my property and is bright and was changed last year and a large amount of lighting and we should have ordinance regarding this matter to other neighbors' property.

J.Allen told her to call Kevin about the lights in the parking lot for Walgreens/Umbrella Factory. Take pictures over and show them that the lights are still bright. Taking the issue also to the Select Board

D.Bodgen, Randy volunteered to go over and investigate this matter about the lighting. We would need to have numbers on a light meter showing something provable not opinionated to back up the need for an ordinance to change.

8. Adjourn