

Town of Naples Planning Board Meeting Tuesday, September 6, 2022

Chairman Doug Bogdan called the meeting to order. In attendance were Martina Witts, Robert Fogg, James Allen, Larry Anton, and Martin Zartarian. Also present were Kate Matthews, Code Enforcement Officer and Allison Desrochers, Assistant to Code Office and Planning Board. Sue Fleck joined the meeting shortly after.

Martina Witts made a motion to approve the minutes of August 2nd, 2022. Robert Fogg seconded the motion. The board was unanimously in favor.

Old Business:

A. Mylar signing of approved Chaplin Hill Subdivision (Tax Map R11 Lot 66-12) submitted by John Sevee for Chaplin Hill LLC (Approved August 2nd 2022).

The mylars for the Chaplin Hill Subdivision (Tax Map R11, Lot 66-12) which was approved on August 2nd, 2022 were updated to reflect the conditions of approval. All board members except Robert Fogg, who was not present at the August 2nd meeting and therefore did not vote, signed the mylars.

B. Legere property request submitted by Andrew Vardakis at Wood PLC for property (Tax Map U05 Lot 24-2).

John Rand, of Wood PLC, submitted a request regarding a one year extension for the solar project at the Legere Property (Tax Map 05, Lot 24-2). Andrew stated that CMP is becoming more efficient at getting their studies done sooner and have been sending out a report every two weeks. Andrew also stated that it will be November when they have their cluster study complete and will be able to issue an edict on circuits for the Legere project which is why they are requesting a one year extension with no other changes being requested.

A motion was made by Jim Allen to approve the extension and Robert Fogg seconded it. The extension was unanimously accepted through to October 5th, 2023.

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Other business as appropriate:

Martina Witts submitted a letter of concern (LD2003) that has been signed by members of the Planning Board, Select Board, Town Manager, Code Enforcement Officer and some members of the Appeals Board. Martina stated that they would be extending the last day to receive signatures to September 30th and that the letter would be kept in the Town Office for anyone who would like to sign it.

Martina reported on an idea that she heard during an inter-town committee meeting in regard to creating an ordinance pertaining to ridgeline development. A lot of communities want to protect the views of their ridgelines and are creating ordinances that will protect against construction that would ruin ridgeline views.

Jim Allen made a motion to adjourn. Robert Fogg seconded it. Meeting was adjourned.

Respectfully Submitted,

Allison Desrochers
Assistant to Code Office and Planning Board