



**Town of Naples**  
**Planning Board Meeting Minutes**  
**Tuesday, January 2, 2024**

**6:00 PM**

1. Call to Order & Pledge of Allegiance- Doug Bogdan called the meeting to order.
2. Attendance- Also present were Martina Witts, Robert Fogg, Susan Fleck, Marty Zartarian (Alternate), James Allen, Kate Matthews (Code Officers), Kathy Eddy (Assistant to Code Office and Planning Board) and Jamel Torres (Planner). Jennifer Leeman (Alternate) arrived late to the meeting.
  - a. A. Do any board members have any conflicts of interest with the items brought in front of the board this evening? D. Bogdan asked do any members have any conflict with tonight's items before them. No one has any conflicts with the matters in front of them tonight.
3. Review of Meeting Minutes from 9/19/2023 (tabled) and 12/19/2023. The meeting minutes for 9/19/23 were voted on R. Fogg made a motion to accept them as written, J. Allen seconded the motion. Motion carried 4-0. The meeting minutes for 12/19/23 were voted on Martina made a motion to accept them as written, R. Fogg seconded the motion. Motion carried 4-0.
4. Old Business—
  - a. Tabled Business-- Map R07/65—Outback Salvage-Kimball Property Salar Farm, supplemental information requested by the Planning Board.

Andrew Vardakis of WSP with John Rand with WSP as well. We were back here in November and a few outstanding items were needed so we are back with those. We have updated the permits/letters from the outside agency. We have updated the PBR #'s for the stormwater and the vernal pools, also some discussion on the noise study which is not required on this project. We believe that is all the board needs for information and we are looking to have a discussion about this

application. All the information that you had requested to our prior meeting is in the packet that has been submitted to you.

R. Fogg- Has anything changed since the original plan was submitted? The developer stated it is a smaller footprint. It was logged in 2021 that there was a vernal pool on the property and once a vernal pool always a pool. Still going to have about nineteen acres of trees to clear on the property. Also, with working more with CMP the Mega watts have gone down. The outer footprint has not changed much, the area where the solar panels will be decreased due to steep slopes and the vernal pool.

S. Flecker- Where will the house go? The developer stated the equipment pad is not a house it is a concrete pad with a transformer on it with a black box.

M. Zartartian- Inverters will be in the same area as the equipment pad and how many inverters will be there? The developer stated that the inverters will be in that same area a central inverter in the same location for all of them and we have supplied a copy of the noise. They are not spaced out and not near the fence.

M. Witts- Looking over the Permit by Rule it is allowable to clear/open ten acres of land at a time, but for sites smaller than twenty acres and more than five acres. That would fall into this window. The developer stated that they clear a little add erosion and then clear more to prevent major erosion since it rains out a lot.

M. Witts- Tree removal would it be a condition of approval or plan note? J.Torres- It would be fine to have something written up under approval I will write something up.

D. Bogdan- Stated that vehicular access should be under the conditions of approval regarding the Knox box shall be installed for the Fire Department access and the road will be plowed during the winter season to maintain their access.

D. Bogdan read the eleven conclusions of law that the North Star planning wrote up in advance of the meeting. All conclusions of the law were voted on by the board members and all passed 5-0.

D. Bogdan read the ten conditions of approval that North Star planning wrote up in advance of the meeting.

J. Allen made a motion to approve the application as it has been presented with conditions. R. Fogg seconded the motion. Motion carried 5-0.

## 5. New Business --- None

6. Public Participation for Planning Board Matters
7. Other business
  - a. Next meeting is **to be determined**.
8. Adjourn- J. Allen made a motion to adjourn and D. Bogdan seconded the motion.