

# Town of Naples Planning Board Meeting Tuesday, December 6, 2022

Chairman Doug Bogden called the meeting to order. In attendance were Martina Witts, Jim Allen, Robert Fogg, Sue Fleck, Marty Zartarian, and Larry Anton. Also present were Kate Matthews, Code Enforcement Officer; Allison Desrochers, Assistant to Code Office and Planning Board; and Logan Capone, Planner.

The minutes from the November 1st Planning Board meeting were reviewed. Martina made a motion to accept them, the motion was seconded by Jim Allen and unanimously approved by the Board.

## **Old Business:**

- A. An application for a modification to a site plan approved in 1989 for the property owned by Karen Swaim to modify her property lines (Tax Map R04, Lot 23-6)

Larry stated that the only things that should be on the plot plan for the lot change were the things they were approving now which were the lot line changes. The reference to the existing building being renovated into three apartments should not be included on the plot plan because it implied that they were approving that as well.

Jim Allen made a motion to approve the plan as presented, as long as they removed the wording about the future apartments in the plot plan. Martina seconded the motion, it was unanimously approved.

- A. An extension request for BWC Brandy Pond, LLC for a plan approved December 7th 2021 (Tax Map U52, Lot 96)

A representative from Blue Wave Solar was there requesting a one year extension on their BWC Brandy Pond, LLC building permit. The project's plans have not changed and they still have a connection service agreement with CMP. They have progressed as far as they can go (ie. placed a decommissioning bond with the town and

received their building permit) but they still have not received the ISO New England transmission approval yet and can't commence construction until they do.

Larry stated that all of the extensions bothered him since the ordinance has been changed since most of the solar farms were first approved in order to protect the town and wanted to know when they would stop giving extensions.

Jim Allen stated that since they had already been approved they should remain untouched by the ordinance changes when asking for an extension. Jim Allen made a motion to give BWC Brandy Pond, LLC an extension for one year through December 7<sup>th</sup> 2023. The motion was seconded by Robert Fogg. The motion was unanimously approved.

Jim Gratello, chairman of the Select Board, had a discussion regarding the lot across from Dunkin Donuts where a storage unit is being built.

Martina informed the Board that the letter of concern, that many of them had signed, regarding LD 2003 had been sent to all the newly elected legislators. Martina also spoke about discussions at the state level regarding short term rentals and how this is important to Naples due to the amount of short term rentals in the area and the possibility for the town receiving revenue from them. Martina brought up the idea of developing a short term rental ordinance.

A plot plan for a 6,000 square foot storage building at the MSAD 61 High School campus was signed.

Jim Allen made a motion to adjourn which was seconded by Marty Zartarian. The meeting was adjourned.