

**TOWN OF NAPLES**  
**Planning Board Meeting Minutes**  
**Tuesday, June 7, 2022**  
**6:00pm**

As Chairman Doug Bogdan was on a leave of absence, Robert Fogg called the meeting to order. Also present were Martina Witts, Sue Fleck, Alternates Larry Anton and Marty Zartarian, Code Officer Kate Matthews, and Planner Ben Smith.

Mr. Anton and Mr. Zartarian were appointed voting members for the meeting.

Robert Fogg made a motion to approve the minutes from 5/17/22 as written. Sue Fleck seconded. The board approved the minutes unanimously.

Tabled Business:

- a. A Minor Site Plan Review for Shipping Container Self-Storage located at 236 Roosevelt Trail (Tax Map U05 Lot 24-1A) submitted by Jones Associates on behalf of Denis Laliberte.

The board discussed the application with their representative from Jones Associates, and the applicant himself. They found that a further Public Hearing would not be necessary, as the abutters were notified prior to the meeting and the Town received no concerns, and there was no one in the audience to voice their concerns during the meeting.

After a long discussion regarding screening, buffer areas, and the aesthetics of the buildings Robert Fogg made a motion to approve the application as presented with the following conditions of approval:

- An 8 foot wooden fence on the 302 side of the property shall be erected and in place before a Certificate of Occupancy is permitted by the Code Officer
- On the exterior of said wooden 8 foot fence on the 302 side, native evergreen trees or perennial shrubs should be placed for a total of at least 5 plantings. This also should be in place before an Occupancy Permit is granted by the Code Enforcement Officer.

Larry Anton seconded the motion. The board was in favor 4-1. The applicant was advised to submit a new site plan for the board to sign off on reflecting said conditions at a future meeting before building permits would be granted.

New Business:

- a. A requested Extension for an approved Solar Project located at 24 Old County Road (Tax Map 07 Lot 65) known as the Outback Salvage/Kimball property.

The applicant was requesting an extension on a previously approved plan by the board on 6/16/2020. As allowed in the ordinance, the Board would need to grant said extension formally as there had not been a building permit, or proof of a substantial start through the Town's approvals. The applicant let the board know that it was due to delays both due to COVID and CMP.

Martina Witts made a motion to approve the extension of the previously approved application (6/16/20) to a new expiration date of June 15, 2023. Larry Anton seconded the motion. The board was unanimously in favor.

Respectfully submitted,

Naples Code Department