

**TOWN OF NAPLES**  
**Planning Board Meeting Minutes**

**May 4, 2021**  
**6:00 pm**

Video Link <https://vimeopro.com/lrtv/town-of-naples-2021/video/545987690>

1. Call to order - Chairman Doug Bogdan called the meeting to order.
2. Attendance & Pledge of Allegiance – D. Bogdan, L. Anton, R. Fogg, B. Smith (via Zoom), and R. Carter. (Absent: J. Allen, J. Thompson, R. Nyberg, Alternate).
3. Approval of minutes from April 6, 2021 – minutes not available for review.
4. Public Hearings:
  - a. A Major Site Plan Application for 17 Serenity Hill Estates (Tax Map R03 Lots 1-3 and 1-4) submitted by Naples Self Storage, LLC. This is for three additional self-storage buildings. – Chris Taylor, Senior Engineer from Sebago Technics spoke on behalf of Naples Self Storage. B. Smith, planner, proposed a site walk. R. Carter asked for clarification on number of buildings proposed. Three (3) buildings are proposed in the plan. R. Carter asked about the surface (gravel vs. pavement). Currently it is gravel. Pavement is proposed. D. Bogdan asked about runoff. C. Taylor showed the stormwater plan. They have made an application to DEP. Discussion took place about a site walk. L. Anton noted that a site walk is part of a Planning Board meeting, must be advertised, and a quorum is necessary. D. Bogdan invited comments from the public. There were none. R. Carter recommended that if this application is approved, that a condition be placed that the infrastructure such as retention ponds be in place before building permits are issued. This will avoid having to “chase” after the work to be completed. L. Anton asked if there will be enough space to pile snow in winter. C. Taylor believes there is enough area for snow removal. A motion was made by L. Anton made a motion to conduct a site walk, review from Cumberland County soils, inspect snow removal areas, and ensure ponds installed before any construction. Seconded by R. Fogg. Motion carries 3-0. Site walk will need to be scheduled. R. Carter will discuss with B. Smith and follow-up. Time is needed to advertise the site walk in the newspaper and notify abutters. As a result, D. Bogdan called for the last motion to be rescinded. L. Anton made a motion to rescind the last motion and table the application to the next meeting. Seconded by R. Fogg. Motion carried 3-0.
  - b. A Modification of an existing subdivision plan at Bay Village Road (Map U02 Lot 29) to relocate an approved drainage area shown on the plan submitted by Diane C. Geiser. – D. Geiser thanked the board and reviewed her application. Discussion took place. L. Anton made a motion to approve the plan. Seconded by R. Fogg, Motion carries 3-0. Signatures obtained. Renee informed D. Geiser that she has 45 days to file the plan with the Cumberland County Registry of Deeds.

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- c. A Major Site Plan Review Application for a proposed solar project at Outback Salvage 24 Old County Rd (Property owned by S. & K. Kimball Map R07 Lot 65) submitted by Naples Old County Solar 1, LLC. – Brett Pingree spoke initially on behalf of the application. Andrew Vardakis spoke next on behalf of the application and provided a presentation of the proposed ground mounted solar array. (Unable to transcribe some portions due to network lag/skip and background noise). L. Anton asked about the setback/buffer has trees. Response was yes. Trees will not be cut in the buffer. L. Anton asked if easements exist for the trails. Response was that easements are unknown. The trails have not been used in a while and are quite overgrown. A title search was run, and no easements were evident. That information will be shared with the Town. L. Anton asked for the contents of the lease agreement. Dollar amounts are not needed. It appeared that the network dropped and Zoom communicated stopped momentarily. The lease agreement will be submitted. D. Bogdan asked about access and if any Rights of Way are needed. The road through the salvage yard would be used. L. Anton asked about maintenance to that access road. Unable to decipher. Concern is with access for emergency vehicles and access across the Kimball property. Discussion took place about grandfathering (this was unclear earlier) and D. Bogdan would like clarification. R. Carter indicated that she would make note of questions and review them with the applicant and B. Smith. D. Bogdan asked about drainage. Response was unclear. L. Anton asked how storm water would be handled. Could not transcribe the response due to echo and papers being moved near microphones. L. Anton is concerned that clearing and planting grass will lead to problems for abutting properties. Response: Plan was design by an engineer and approved by DEP. D. Bogdan asked about a site walk mentioned by B. Smith. L. Anton stated that future meetings need to be in person. L. Anton made a motion to table the application. Seconded by R. Fogg. Motion carries 3-0.
- d. A Modification to a Major Subdivision Application on Alderberry Bay Drive (Map R01 Lot 2-14) submitted by Joseph Ciriello. This is for a move of the location of the building envelop. It was stated that smaller applications need to be placed earlier on the agenda. J. Ciriello provided a history and reviewed the application. R. Carter stated that she would have approved this, but the subdivision has a buffered area for stormwater, so it had to go through the Planning Board for permission. D. Bogdan asked about Rights of Way. No issues noted. No other comments. A motion was made and seconded (It was unclear as to whom motioned and seconded). Motion carries 3-0. R. Carter noted that a mylar is needed from the applicant. It will then be signed by the CEO and the Planning Board members. The applicant will have 45 days to file at the Cumberland County Registry of Deeds. It can not be a folded document. R. Carter will facilitate signatures.

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5. Adjourn meeting – L. Anton made a motion to adjourn. Seconded by R. Fogg.  
Motion carries 3-0.

Respectfully submitted,

Paula Miller  
Administrative Assistant