

**TOWN OF NAPLES**  
**Planning Board Meeting Minutes**  
**September 21<sup>st</sup>, 2021**  
**6:00pm**

Video Link: <https://vimeopro.com/lrtv/town-of-naples-2021/video/611791680>

Starting at 5:00pm there was a Workshop held, as requested by the Board, with the Town Planner Ben Smith. This Workshop was to better understand the language to be used for future Condition of Approvals.

Chairperson Doug Bogdan called the Planning Board meeting to order. Also present were Jim Allen, Martina Witts, Robert Fogg, Alternates Larry Anton and Marty Zartarian, Planner Ben Smith, Code Enforcement Officer Kate Matthews, and her assistant Jen Leeman.

Chairperson Doug Bogdan appointed Alternate Marty Zartarian a voting member.

Minutes from 9/07/2021 were reviewed, Martina Witts requested the minutes reflect her specific request for non-phosphate fertilizers. Marty Zartarian motioned to approve with the change, Martina Witts seconded all in favor, 4-0. Jim Allen abstained since he was not present for that meeting.

**New Business**

- a. A Sketch Plan Review for a proposed solar project located North of Lambs Mill Rd (Tax Map R04, Lots 34, 35, & 36) submitted by Longroad Development Company.

Chad Allen (Longroad Development) gave an overview of the history and project produced from his company. Gordy Smith (Attorney) asked the Board if it were a possibility to waive the part of the Ordinance stating the applicant needs to provide outside agency permitting prior to application submission. He states this is due to the Net Energy Billing program, and all solar arrays that want to be a part of that needs to be approved by the end of this year, and DEP permitting is rough 7 months out. He also asked about the Town's intention when creating the Ordinance specifically for developed vs. disturbed area, as they would need to exceed the 60-acre maximum. He then provided for the Board copies of the Maine DEP definitions for their Stormwater Management chapter. Doug Bogdan suggested taking a poll from the other members to see how members feel about the disturbance area. Jim Allen asked how large the project will be, and how large the parcel of land is. The applicant could not provide an answer. Martina Witts addressed the Chairperson and mentioned when she was working with the ORC to create this Ordinance the intent was to control the size of the projects and 60-acres would be the maximum for the whole project. Doug Bogdan asked the applicant if the project is 65-acres, Chad Allen responded "greater than 60-acres". He added within the fence line is well under 60-acres, according to the DEP definitions of disturbed area. He added "It's the shade management area that is really adding to the acreage". Larry Anton asked what the grade of the parcel is, Chad Allen said there is a grade, but he isn't sure of the number. Larry Anton asked about the visibility from 302, and if the landowners in front of this parcel were to clear their land, would it be visible then. Chad Allen said they weren't sure but would take that into account. Jim Allen asked about the impact on the current snowmobile trails on the property, Chad Allen said they work with the landowners to reroute those trails. Marty Zartarian asked what will be lost by not approving this project by the end of the year. Chad Allen explained it is a bilateral agreement so there is a power purchase agreement with the oftaker (customer) and the program allows for two different avenues. Community Solar, residents are the oftaker, or Commercial where businesses are the oftaker. For every kilowatt this produces will be

credited to the wattage Hancock lumber uses. Central Maine Power will be managing this. Grody Smith wanted to poll the Board on the two questions presented. Doug Bogdan asked for a Yes Vote if they felt the soils are disturbed by removing the trees from this area. 4 members votes yes. Doug Bogdan then asked for a Yes Vote to allow this project to be under concurrent review with the outside agency permitting process. 4 members voted yes.

b. A Minor Subdivision Plan Amendment for property on Club House Drive (Tax Map U24, Lots 1-8, 1-10, 1-11, 1-26) submitted by Richard Dyke.

Larry asked why this project was classified as a minor subdivision amendment and not for a major subdivision amendment since this was a part of major. Ben Smith and Kate Matthews explained there was no checklist for an amendment application, and JP Connelly (DM Roma) added the difference was the number of lots, and this project was not to add any additional lots. JP Connelly continued with a brief history on the property, and the plans to move the lot lines. Larry Anton brought up the date stamped on the plans submitted, being from 2019. JP Connelly stated they had new plans in the work, but they were not printed in time for the meeting. Richard Dyke (owner of the properties) spoke for the project. Jim Allen made the motion to approve the lot line changes to lots 26, 11A and 10A and the original lot 10B be conveyed to Toby and Barbra Hammond to be combined with their existing lot. And the mylars to be signed and taken to registry of deeds match these lot lines and his motion. Martina Witts seconded. All in favor 5-0.

Under other business, Martina Witts spoke about a citizen reaching out to her regarding a Solar Farm project that was approved last year in a commercial zone. The specific concerns were the dust being created during construction, and the visibility from a rural area across the road. She raised the question if the project is in the Commercial zone, does the surrounding rural zoning get considered for visibility? She mentioned this should be thought of at the upcoming ORC workshop. Robert Fogg clarified this project is not his, nor does it belong to his company, QTeam. He personally, not the business, leases the land to the Wood company. He provided the Board with a map depicting approximately what is seen from the road, roughly 10% of the total project. Robert Fogg added the dust is only coming from the traffic for construction, which should be completed this fall. He mentioned the zoning is commercial for 500ft off the road on both sides of Route 11. Ben Smith added this Ordinance should be modified and changed as needed when running into situations that weren't predicted when creating it.

Chairperson Doug Bogdan mentioned to the Board there shouldn't be emailed passed between members as that could be considered a meeting.

As there were no other business, the meeting was adjourned. Motion was made by Jim Allen, Marty Zartarian Seconded. All in favor 5-0.

Respectively submitted,  
Jennifer Leeman  
Asst. to Code Enforcement