

TOWN OF NAPLES
Planning Board Meeting Minutes
October 19th, 2021
6:00pm

Video Link: <https://lakeregiontv.org/Video-Archive/ctl/player/itemid/3218/mid/3378/media/video?popUp=true>

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

Both Alternates were appointed Voting members.

Minutes from 10/05/2021 were reviewed and accepted. Larry Anton motioned to approve, Marty Zartarian seconded, all in favor 5-0.

Business:

- a. A Sketch Plan Review for a proposed solar project located at 281 Harrison Road (Tax Map U52 Lot 96) submitted by BWC Brandy Pond, LLC.

Aimee Mountain (GZA) and Alan Robertson (Bluewave) presented a brief history on the project and showed the new proposal. Larry Anton asked about the buffer zones, Alan explained originally it was 50ft, now they are 100ft. Aimee explained the original proposal was for one solar array, now proposed is two arrays with a longer access road crossing a stream. Aimee asked if there would be flexibility to cut up to the property line on the Eastern side depending on the pending view analysis. Larry Anton suggests getting approval from the abutting landowner. Alan showed photos of the proposed project in comparison to abutting neighbors' homes. Marty Zartarian asked for the next meeting they provide the distance between the project and the homes, and the noise analysis. He also suggested rather than using the 60ft tree height as the average height, they should use the minimum 40ft. Alan stated they would be doing a more in-depth view analysis. Ben Smith stated if they are going into the 50ft buffer on the East side of the property, they would need a waiver, Alan stated they would only go up to the 50ft buffer.

- a. A Sketch Plan for a proposed renovation and expansion project for the Naples Marina property (Tax Map U1 Lot 5) submitted by DM Roma Consulting

Dustin Roma (DM Roma) presented the project including an expansion to the marina building and parking and rebuilding a retaining wall. Larry Anton asked about the "Reserved for future decks" and said he wouldn't want to approve the project with this on there. Dustin agreed to take those off the plans. Martina Witts asked about the impervious surface percentages, and Dustin stated he wasn't sure, but it wouldn't be increasing. She asked for the percentages to be provided. Doug Bogdan asked if the elevator would be for restaurant or marina use, Dustin stated it would mostly be for equipment but there will be access from the elevator to the restaurant.

Jim Allen Joined the Board around 7pm.

- b. A Sketch Plan for a proposed facility expansion at Great Northern Docks (Tax Map U33 Lot 13) submitted by DM Roma.

Dustin Roma (DM Roma) presented the project including an expansion for outdoor storage on a gravel pad. Larry Anton stated the application should state the light manufacturing was grandfathered in. Doug Bogdan asked for the use of the back access road, verifying it wouldn't be used for all deliveries and such. Dustin stated tractor trailers come in for deliveries via 302, the only vehicle use in that area should be forklifts and emergency services if needed. Ben Smith asked about a Stormwater Easement, Dustin stated that wouldn't be necessary because they aren't changing the flow. Dustin mentioned they are waiting to get their DEP Permit and asked the Board if they would want the Permit in hand before they come back. Larry Anton asked if the Board would want CCSWCD to review this project as well. Dustin suggested LEA due to CCSWCD being backlogged. The Board agreed this would be okay.

- c. A Major Subdivision Plan proposed on Route 11 and 114 (Tax Map R5 Lot 24) submitted by Darren Lovley.

Ben Merrill presented the previously approved project from 2006. Larry Anton stated Paul Nash is the current owner, but he didn't sign the sale agreement. Paul Nash clarified they had only purchased the one lot labeled "Lot 12" on the previously approved plan. Ben Smith stated this was formally approved but never built and has since expired, they would need to provide a current, updated plan. Darren Lovley added Lot 1, 12 and 13 will not be included in the new plan.

Other Business:

There were no Mylars to sign. Kate Matthews asked Doug Bogdan about the Solar Array Moratorium proposal he had sent to John Hawley and asked if there would be a representative at the Selectboard meeting. Doug stated he would be there, Marty Zartarian and Martina Witts also stated they would be there.

Kate Matthews reminded the members of the Oct. 27th Workshop with the Selectboard and ORC.

Martina Witts mentioned to the Board a new tool from Maine Audubon for Solar Siting Map which includes seeing how close sites are to natural resources.

As there was no other business, motion to adjourn was made by Jim Allen, seconded by Marty Zartarian. All in Favor 5-0.

Respectively submitted,

Jennifer Leeman,
Asst. to Code Enforcement