

TOWN OF NAPLES
Planning Board Minutes
March 16, 2021
6:00 pm

Chairman Doug Bogdan called the meeting to order. Also present were Larry Anton, Robert Fogg, Asst. Code Officer Kate Matthews, Code Enforcement Officer Renee Carter and Planner Ben Smith. Bob Nyberg joined the meeting later on but was not appointed a voting member.

Larry Anton made a motion to approve the minutes from 3/2/21. Robert Fogg seconded the motion. The board was in favor 3-0. The minutes from 2/2/21 and 2/16/21 were tabled as there were not enough members that were in attendance at that meeting to complete a vote.

The board held public hearings on the following ordinance amendment proposals:

1. Proposed amendments to Sections 400, 500 and 600 to allow Solar Energy Systems as an Accessory Use in the Rural, Commercial, Residential Growth, Village, and Shoreland zoning districts
 - 1a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

2. Proposed amendments to Sections 400, 500 and 600 to allow Solar Farm as a Permitted Use in Rural, Commercial, and Residential Growth Districts
 - 2a. Make recommendations for Town Meeting Warrant

Robert Fogg made a motion to recommend the changes for the Town Meeting Warrant. Larry Anton Seconded the motion. The board voted in favor 3-0.

3. Proposed amendments to the Land Use Ordinance regarding Medical Marijuana Standards
 - 3a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

4. Proposed amendments to Section 300 of the Land Use Ordinance to add standards for existing Nonconforming Uses, Buildings, and Lots
 - 4a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

5. Proposed amendments to Section 400 of the Land Use Ordinance to update land use definitions and remove shoreland zoning definitions
 - 5a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

6. Proposed amendments to Section 500 of the Land Use Ordinance to add new zoning district structure, to add Purpose, Permitted Uses, Dimensional Standards and District Standards for each zoning district
 - 6a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

7. Proposed amendments to Section 500 of the Land Use Ordinance to add defined Permitted Uses for each zoning district
 - 7a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

8. Proposed amendments to Section 500 of the Land Use Ordinance to add dimensional standards for each zoning district, and repeal the Minimum Lot Size Ordinance
 - 8a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

9. Proposed amendments to Section 500 of the Land Use Ordinance to add District Standards for the Village and Commercial zoning districts
 - 9a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

10. Proposed amendments to Section 600 of the Land Use Ordinance to move standards out of certain definitions and to add new standards
 - 10a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

11. Proposed amendments to the Land Use Ordinance regarding setback reductions

11a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

12. Proposed amendments to the Shoreland Zoning Ordinance

12a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

13. Proposed amendments to the Shoreland Zoning Ordinance prohibiting Medical Marijuana Cultivation

13a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

14. Proposed amendments to the Shoreland Zoning Ordinance regarding setback reductions

14a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

15. Proposed amendments to the Floodplain Management Ordinance

15a. Make recommendations for Town Meeting Warrant

Larry Anton made a motion to recommend the changes for the Town Meeting Warrant. Robert Fogg Seconded the motion. The board voted in favor 3-0.

As there was no other business, the meeting was adjourned.

Respectfully submitted,

Kate Matthews,

Asst. Code Enforcement Officer