

TOWN OF NAPLES
Planning Board Minutes
March 3rd, 2020
7:00 pm

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were Larry Anton, John Thompson, Robert Fogg, Jim Allen, Alternates Rick Paraschak, and Bob Nyberg, Planner Ben Smith, and Code Enforcement Officer Renee Carter.

Rick Paraschak made a motion to approve the 1/21/20 minutes. Robert Fogg seconded the motion. The board was in favor.

Old Business:

- a. A preliminary Major Site Plan Review submitted by ISM Solar Development for property found on Tax Map R12, Lot 41 located at 30 River Road for a proposed solar array.

Mr. Anton felt that the application should be tabled as the Solar Overlay had not yet been adopted by the Town or finalized by the ORC, and therefore approving the application without the ordinance in place would be premature.

The applicant was requesting preliminary approval, he said that he understood that they would need to go back to the board before any final approval was given. Dave from GEB explained the changes that they had made to the plans since the meeting on January 21st. The proposal was taken completely out of the Shoreland Zone and would also have a 50' buffer around the perimeter of the property. The applicant told the board that since the lot was used as a gravel pit, nothing would currently grow but if their proposal was approved they would be revegetating some areas and improve the stormwater runoff. He also was working with the snowmobile club as some public trails may need to be relocated on the property.

Mr. Anton told the applicant if approved, one of the conditions would be that any changes to the panels would need to be brought back to the Planning Board. Mr. Bogdan asked if the project would include any tree clearing since it was now outside of the Shoreland Zone. Renee Carter stated she would review any tree trimming requests and make the approvals as needed as the Code Enforcement Officer.

At this point Robert Fogg stepped down from the board, as his company's name had been mentioned (for tree cutting), and Rick Parashack replace him as a voting member on the board.

Jim Allen made a motion to give preliminary approval for the application, with the new layout to include the 50' property boundary buffer and the project to take place out of the Shoreland Zone. John Thompson seconded the motion. The board voted in favor 4-1.

New Business:

- b. Proposed Amendments to the Lane Use Ordinance to include a Solar Overlay Zone.

Larry made a motion to table the public hearing until March 17th because the Ordinance Review Committee had not looked at the ordinance yet, so he thought holding a public hearing when the board did not know what would be in the final version would be a terrible precedent. John Thompson seconded the motion. The board was in favor 5-0.

- c. An application for a Preliminary Major Site Plan Review submitted by Soltage, LLC for Property found on Tax Map U04, Lot 2 known as 86 Casco Road for a proposed ground-mount solar photovoltaic development.

Robert Fogg remained in the audience as this property is owned by his Smith Brook LLC.

Brett Pingree from Soltage and Andrew from Wood Consulting explained the project. The lot was just under 17 acres, located in the commercial zone. The applicant wanted to request a 20' buffer rather than 50' as there were currently no homes located next to the project. There was a snowmobile trail that would need to be relocated on the property if the application was approved. The lot was partially wooded, so some trees would need to be removed and replaced with grass. Mr. Anton was concerned about drainage if trees were to be removed on a sloped area and only replaced with grass. Andrew explained that they were engineering a stormwater runoff plan which would be reviewed by DEP. There would be a 7 foot tall chain link fence around the solar arrays. The transformer would be the only part of the project that would emit any noise, which would be located in the fenced in area and should not disturb any abutters.

Ben Smith wanted the applicant to address the access to the site, over what was currently Q-Team's property as part of their next submission. Andrew also explained that Mr. Fogg owned an abutting lot where there would be some tree removal to help with any shade issues, he stated that there would not be any grading on the abutting lot. There would also be a maintenance plan for the life of the system.

John Thompson made a motion to approve the application as a complete preliminary submission, Jim Allen seconded the motion. The board was in favor 5-0.

Jim Allen made a motion to reconsider tabling item b, as the hearing would need to be completed in order to have enough hearings for the item on the Town Meeting warrant. John Thompson seconded the motion. The board was in favor 5-0.

The board held the public hearing on the Proposed Amendments to the Lane Use Ordinance to include a Solar Overlay Zone.

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

Respectfully submitted,

Kate Matthews

Asst. Code Enforcement Officer