

**TOWN OF NAPLES**  
**Planning Board Workshop Minutes**  
**September 15, 2020**  
**7:00 pm**

Chairman Doug Bogdan called the Planning Board meeting to order. Also present were Larry Anton, Robert Fogg, Alternate Bob Nyberg, and Assistant Code Enforcement Officer Kate Matthews. Mr. Bogdan appointed Mr. Nyberg as a voting member for the meeting.

Robert made a motion to approve the 6/16/20 minutes with one change. Larry Anton seconded the motion. The board was in favor 4-0.

Workshop:

- A. Recommendations regarding allowing Solar Farms in the Rural Zone for the Ordinance Review Committee.
  - A1. Longroad Energy request submitted by Dale Knapp at Boyle Associates pertaining to property found on Tax Map R04, Lots 34, 35 & 36.
  - A2. Legere property request submitted by Andrew Vardakis at Wood PLC for property found on Tax Map U05, Lot 24-2.

The Selectboard had requested that the Planning Board make recommendations regarding allowing Solar Farms in the Rural Zone, as the Town had received so many requests to change lots from Rural to Commercial for that use specifically.

Mr. Anton believed allowing that use would go against the current Comprehensive Plan. He also argued that according to the current solar overlay, that the lots should only be considered if they were previously developed lands in locations that were compatible with the surrounding uses. Mr. Anton wanted to consider the proposals on a case by case basis, with those standards, or if parts of the lots were already located in the commercial zone, to rezone the rest of the area which would be developed. He was also concerned with the solar farms being visible from the water and roads.

Mr. Nyberg thought that solar farms would be a good addition to the community and that there wouldn't be a large impact on the land. He also believed it would be a good tax revenue for the Town.

Mr. Fogg agreed that solar farms would be an asset to the Town, but he did not think that they should be visible from the roads, and should have a buffer area.

Ms. Matthews pointed out that any lot in the rural area could be changed to commercial use if passed at Town Meeting, and that the reason of the meeting should be to recommend stricter standards in the Rural Zone so that the Town would be prepared for large solar farm developers in that area rather than spot zoning to full commercial use.

The board discussed, at length, the concerns and benefits with the two solar development companies that attended. The solar development company representatives said that they were happy to attend meetings with the board and the Ordinance Review Committee as they were involved with the same process in many other towns throughout the state.

Doug Bogdan made a motion for the Ordinance Review Committee to allow Solar Farms in the Rural Zone, and to set up stricter standards and conditions in the Town Ordinance. Robert Fogg seconded the motion. The board was in favor 3-1 with Mr. Anton against the motion.

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

Respectfully submitted,

Kate Matthews  
Asst. Code Enforcement Officer