



Town of Naples
Planning Board/Select Board
Public Hearing Meeting
Tuesday, April 16, 2024

First 10 minutes of meeting were not recorded with LRTV

1. Kate Matthews, Code Enforcement Officer started the meeting and stated that the chair member will be late, and the vice chair will not be at the meeting. The board would need to vote to elect another member as temporary chair to conduct the meeting. Robert Fogg made a motion to elect Jimmy Allen as chair and was seconded by Marty Zartarian.
2. Call to Order and Attendance- Jimmy Allen called the meeting to order also present were Robert Fogg, Marty Zartarian (Alternate), Kate Matthews (Code Officer), Randy Thurston (Code Officer), Kathy Eddy (Assistant to Planning Board/Code) Jamel Torres (Planner). Jennifer Leeman (alternate) and Doug Bogdan arrived late to the meeting. Also, Selectboard member Ted Shane and Stephen LaPointe were in attendance at the meeting.
3. Public Hearing: J. Allen turned to J. Torres the planner to go over the amendment ordinance. Jamel started with

J. Torres under the administrative ordinance modification section regarding the Shoreland Zoning Ordinance there were no specific changes to that ordinance just wanted to provide this for clarity that within the setback reduction procedure for both shoreland zoning which is on page two and within section 200 of the land use ordinance which would be on page five in this packet, and we will maintained sub-bullets. Those were the only changes to that packet. That should be it for everything for corrections from the last time.

J. Allen asked if anybody have any questions, K. Matthews stated that the flood plain management ordinance is just updated, and we can't modify that one just adopt that.

J. Allen asked if anybody from the public had any questions about what has been discussed so far? A resident was asked to go up to the podium since he had a question. At the last meeting you were talking about mineral mining, does that include the two sand pits on river road and the loom pit out there and even the dump where you can mine for metals? J.Allen stated that those are all areas that

are grandfathered. A good question new load of sand or gravel is that mineral mining? The resident stated that sand and gravel are minerals plus loam. T. Shane stated that he asked the last meeting about the mineral mining since the way it was written nobody can start a new gravel pit in Naples the way it was written. J. Allen stated that the ORC eliminated it from the list of things you can do, that is why it was brought. The ones that were grandfathered can stay just new ones cannot be built. So, we need a better definition of mineral exploration or mineral extraction.

K. Matthews stated that the ORC wanted mineral exploration removed from every zone so if you would like to make a different suggestion this is the last time we can make changes before it goes in front of the select board for their vote. We need to figure out if we want to allow the current definition or have a new definition that we want to utilize for mineral exploration.

J. Allen, do we want to leave mineral exploration struck out or leave them there and leave the current definition alone for today? T. Shane suggested that we leave it stricken until it becomes an issue, we have not had a gravel pit application here for 20 years or more. M. Zartarian made a motion to keep mineral exploration stricken from the ordinance.

R. Fogg asked that the board go back to page one of section 400, that there is something weird about the wording. A maximum of two employees on premises at one time who do not reside in the dwelling unit. The way it is worded is weird, it should say a maximum of two employees on premises at one time who do not reside at the dwelling unit.

J. Torres, we are to remove employed from the sentence so it will read a maximum of two employees on premises who do not reside in the dwelling unit.

J. Allen a motion was made tonight accept the ordinance as they were presented tonight with the changes. to approve all these changes that we have discussed tonight as we have discussed them and sent them to vote. M. Zartarian seconded this matter.

Voted 5-0

4. Tabled Business--None

5. New Business

a. None

6. Public Participation for Planning Board Matters

7. Other business

8. Next meeting is **To be determined**

9. Adjourn

Kathy Eddy
Assistant to Code Office and Planning Board