

**Starks Planning Board Meeting**  
**August 3, 2022**

**Present:** Gwen Hilton, Ken Lust, Claire Nelson, Eric Hoar, Joe Hartigan, Tiffany Bellefleur

**Guests:** Henry Barrett (Nexamp), Darrin Stairs (Woodward and Curran), Michelle Tham (ReVision Energy), Joe Hayden

Adequate public notice was given of the meeting, a quorum was present, and no conflicts of interest or bias were reported.

The minutes of the July 6, 2022 meeting were approved by unanimous consent.

**New Business:**

*Rustic Roots Dog Kennel*

Brianna Erb was scheduled to attend a pre-application conference to discuss her dog kennel operation but notified Gwen that she was called out of town and will need to reschedule.

*Starks Holdings LLC*

Michell Tham, representing ReVision Energy, informed the Board of ReVision's intention to purchase Starks Holdings LLC. ReVision expressed its resolve to comply with the Town's existing Site Plan Review Ordinance as well as all conditions of the approval previously granted to Starks Holdings LLC by the Planning Board and hoped to get the Board's assurance that the transfer of ownership would not jeopardize the project. The Board determined that it does not need to approve the transfer. Gwen will send a "comfort letter" to ReVision indicating that the Board has no objection to the project's transfer. It will, however, need a Letter of Credit as evidence of financial capacity and require ReVision to adhere to all conditions of prior permit approval.

**Motion made and carried that the Planning Board has no objection to the transfer of ownership from the Wishcamper group to ReVision Energy.**

**Old Business:**

*Draft of Revisions to Site Plan Review Ordinance focusing on Solar Energy Facilities*

Nexamp has expressed interest in developing a community-owned solar facility in Starks. Henry Barrett and Darrin Stairs, representing Nexamp, attended the meeting to gain some insight into the proposed revisions to the Town's Site Plan Review Ordinance particularly as those changes will impact solar energy facilities.

When proposing changes to an Ordinance, not only is the Board required to present the revised product for community input but must also highlight deletions, additions and any other changes to the existing document. It's been the Board's experience that this format is confusing and discourages all but the most disciplined reader. Therefore, in addition to this required document, the Board will also provide a cleaner, more user-friendly copy of what the final proposed Ordinance would look like.

Discussions focused on limiting solar facilities to a 30-acre maximum (7.20.1 A), on protecting against the leaching of materials into the soil, and on ensuring that adequate Bonds are secured and updated as necessary. The hope is to have a final draft for approval at our next meeting.

*Enforcement issues*

The status of the Truman Tracy situation remains unclear. Gwen will attempt to get an update on any scheduled court proceedings.

Adjourn 8:20 p.m.

Respectfully submitted,

Claire Nelson, Secretary