

Starks Planning Board Meeting
June 1, 2022

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

Guest: Brandi Watson (Little Puppy Luv Kennel)

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 May 4 and May 24, 2022 meetings and site visit were approved by unanimous consent.

New Business:

Little Puppy Luv Dog Breeding Kennel

As a follow-up to the pre-application conference held on May 4, 2022, Brandi Watson submitted an application for a dog breeding kennel. The application included a site plan, a current tax map highlighting the proposed location (Map 10, Lot 3.1), a \$50.00 application fee and a copy of the warranty deed (Bk 2243, Pg.35). Also included was a copy of the DOT driveway/entrance application although Brandi was told no permit was required.

After review of the application

Motion was made and carried to accept the application as complete

The applicant requested that the requirement for both the soil and topographic surveys be waived. The land on which the proposed kennel is to be located is flat posing no issues for runoff or drainage.

Motion made and carried to waive the survey requirements

An additional request was made to waive the property survey.

The deed clearly delineates the property boundaries including pin markers and acreage.

Motion made and carried to waive the property survey requirement

A public hearing will be scheduled for July 6, 2022 at 6:30. The applicant will notify abutting landowners

Other possible kennel permitting issue

The Board was made aware of the possibility of an additional kennel planned at the Rustic Roots farm on Rt.134.

Gwen will invite Danielle Pressey, the Starks Animal Control Officer, to our July meeting for an update and next steps moving forward. Claire has agreed to research existing State requirements for construction and operation of breeding kennels.

Old Business:

Reflections of site visit to Madison Electric Solar facility

The site visit provided valuable insight into the construction and maintenance of solar facilities and also raised some relevant questions and concerns as the Board works on drafting a local ordinance. These include;

Adequate perimeter design allowing access to fenced-in areas in case of emergencies

Decommissioning of sites and disposing of hazardous materials (e.g. solar panels)

Developing viable maintenance protocols to ensure groundwater and air quality protections

In a related matter, Gwen was contacted by Darrin Stairs, an engineer with Woodard and Curran with a request to address the Board regrading the company's developing projects. While the Board welcomes the opportunity to further its understanding of the industry, Gwen will try to get additional information from Stairs as to Nexamps interests in Starks.

NECEC update:

The Appeals Board granted CMP's request for an additional 18 month extension to complete their project along the Starks corridor. No further Planning Board action is required.

Enforcement issues:

The Tracy's have yet to make satisfactory progress in cleaning up the site for a proposed small-engine repair business. Until vehicles are removed and junkyard materials disposed of, the Board will not entertain a permit application.

Adjourn 8:15 p.m.

Respectfully submitted,

Claire Nelson, Secretary