

**Starks Planning Board Meeting, Site Visit
and Public Hearing
October 6, 2021**

Present: Gwen Hilton, Ken Lust, Claire Nelson, John Newsom. Eric Hoar. Joe Hartigan

Guests: Kendall Hanna (Sandy River Alpaca Farm); Taylor Abbott (Waterville Morning Sentinel); Joe Hayden, Ernie Hilton. Marie Ring was present for the site inspection.

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

Old Business: Motion made and carried to approve the minutes of September 1, 2021 meeting

NECEC update

Ken contacted CMP to remind them that the six-month permit extension granted on June 2, 2021 is scheduled to expire.

New Business:

Sandy River Alpaca Farm and Wilderness Campground

A visit was held on the site of the proposed project followed by the Planning Board's meeting to review the application. Both the Site Plan Review Ordinance and the Shoreland Zoning Ordinance are applicable to the project.

Some changes, corrections, and additions will be made to the application including name change, signatures, typos and conditions for approval. The applicant had intended to submit a plan for the proposed septic systems but due to an injury to his licensed surveyor he was unable to do so. **A motion was made and carried to waive the requirement for submission of the septic design as part of the application process.** (Section 6.2.3 of Site Plan Review Ordinance).

After a lengthy review, **a motion was made and carried to deem the application as complete.**

The chair then opened the meeting for public comments. Hearing none, the Board went through the Decision Document to ensure compliance with both the Site Plan Review Ordinance and the Shoreland Zoning Ordinance. A copy of the Document as well as the Board's rulings is available for review.

Upon a motion and second, the Board concluded that the application conforms to the Town's Site Plan Review Ordinance and the Shoreland Zoning Ordinance with the conditions outlined therein and that the permits will be granted subject to the following conditions:

DHHS Campground Permit
Septic Design and Septic Permit
State Fire Permit (seasonal)
Letter of approval from Starks Fire Chief
Local Plumbing and Building Permits

Upcoming business:

A site visit has been scheduled for October 20th prior to the Board's review of an application proposing an auto repair garage on the Sawyer's Mills Road.

In addition, the Board will hold a pre-application conference to hear plans for a multi-site campground (Happy Vibes) located on the Anson Road.

Motion to adjourn: 8:45 p.m.

Respectfully submitted,

Claire Nelson, Secretary