

**Starks Appeals Board Meeting  
and Public Hearing  
January 26, 2022**

**Present:** George Martikke, Sara Brusila, Carol Coles, Maryanne Gawlinski

**Guests:** Joe Wishcamper, Jim Hanley, Gwen Hilton

Adequate public notice (\*) was given of the meeting and public hearing and a quorum was present.

**Old Business:** None

**New Business:**

Starks Holdings LLC's requesting a variance to Section 9.1 of the Site Plan Review which will allow the Planning Board to amend the 2<sup>nd</sup> extension to 18 months instead of 6 months.

George read the "Attachment to ZBA Application Form for Appeals" from the Starks Holding LLC, dated December 28, 2021.

The floor was opened for questions and discussions.

Sara asked for an overview of what the process was for the project and what the delays were. Joe Wishcamper, representative for Starks Holding LLC, explained that the project was started 2019. CMP required doing a study to determine if they could accommodate this project. The results were due by May 2020 but were not received until July 2020. Then, ISO requested CMP do a "cluster" or "transmission" study to determine if "all" projects coming into the grid could be handled. These results were due by December 2020 but not completed until October 2021. In January 2022, Starks Holding received approval for the project. Starks Holding now has all approvals to complete the project but need additional time to complete the project. Once the winter conditions are over, Starks Holding LLC can start construction. Starks Holding LLC believe they can complete the project by the end of the year but would like the extension to July 2023 in case there are other unforeseen issues.

Carol asked if all the approvals are still in place. CMP's are still in place. Joe was not sure if ISO is still in place but will verify.

Joe said all permits are all up to date but some come due in July and August 2022. Starks Holding LLC are working to have these extended. Also, Starks Holding LLC still needs to apply for a building permit with Starks.

It was noted that if the variance is approved, the Solar Moratorium to be voted on in March should not affect the project.

Carol made the motion to approve the variance. Seconded by Sara.

Motion: To approve the variance application of Starks Holding LLC dated 12/28/2021 to vary the provision of Section 9.1 of the Site Plan Review Ordinance for the Town of Starks to allow the Planning Board to amend the second extension of Applicant's Site Plan Approval to 18 months instead of 6 month **such that the expiration date is July 20, 2023**. In granting this variance, the Board finds that (a) there are unique circumstance pertaining to the property that do not pertain generally to other properties in the same neighborhood; (b) That other property in the neighborhood will not be adversely affected; (c) that the variance is not contrary to the objectives of the ordinance; and (d) that the hardship involved is not the result of action taken by the applicant.

Motion was approved 4 to 0.

George made a motion to adjourn the meeting at 7:30. Seconded by Sara.

- Posted in the Central Maine Kennebec Journal and Morning Sentinel, Daily Bulldog, emailed to Starks Residents, and posted in Community Center Building.

From:Starks Holdings LLC

Joe Wishcamper, member

Date: January 27, 2021

Dear Ms. Hilton and members of the Planning Board:

Starks Holdings LLC (the “Applicant”) requests that the Planning Board (the “Board”) amend the Site Plan Approval extension approved by the Board on January 19, 2022 (the “Approval”), to extend the expiration date of the Approval from July 20, 2022 until July 20, 2023.

On January 26, 2022, the Zoning Board of Appeals granted the Applicant a variance from the time limitation of Section 9.1 of the Site Plan Approval Ordinance on the second extension of the Approval, to enable the Board to amend the Approval as requested.

Respectfully,

Joe Wishcamper

**Final Decision Document on Starks Holdings LLC's request for a permit extension for its  
Project under the Site Plan Review Ordinance for the Town of Starks  
Planning Board, Town of Starks, Maine**

**Date:** March 2, 2022

**1. Name of Project:** Starks Holdings LLC

Applicant: Joe Wishcamper/Jordan A. Betts; Starks Holdings LLC

Contact Person: Joe Wishcamper/Jordan Betts

Address: One Canal Plaza Suite 805

Portland, Maine 04101

Telephone: (207) 805-3777

Cell Phone: (207) 631-0113

Email: jbetts@wishcamper.com

**2. Description of Proposed Changes:** Request for an 18-month extension of permit approval initially granted July 20, 2020 for solar array project located on the Redtail Rd. off Anson Road

**3. Summary of Submissions:** Letter submitted via email by Joe Wishcamper on (01/27/2022) making formal request for extension and copy of the Appeals Board minutes (01/26/2022) granting the request.

**4. Process:** Planning Board met on March 2, 2022 to consider request

**5. Findings and Conclusions:**

Whereas the Starks Board of Appeals approved the variance application of Starks Holding LLC dated 12/28/2021 to vary the provision of Section 9.1 of the Site Plan Review Ordinance for the Town of Starks to allow the Planning Board to amend the second extension of Applicant's Site Plan Approval to 18 months instead of 6 month such that the expiration date is July 20, 2023;

***Motion: Now therefore the Planning Board moves to amend the second extension of Applicant's Site Plan Approval dated 12/28/2021 to 18 months instead of 6 month such that the expiration date is July 20, 2023.***

**Motion made and carried to grant the permit extension.**

Gwen Hilton, Chair *Gwen Hilton*

Ken Lust, Vice Chair \_\_\_\_\_

Claire Nelson, Secretary *Claire Nelson*

Joe Hartigan *Joe Hartigan*

Eric Hoar *Eric Hoar*