

Starks Planning Board Meeting
July 1, 2020
6:30 p.m.

The Planning Board met at the Starks Holding LLC site across from 486 Anson Road for a walk through of the proposed solar array project and then reconvened at the Community Center.

Present for site walk-through: Gwen Hilton, Joe Hartigan, Claire Nelson, Ken Lust, John Newsom, Valerie Comstock, (Board members), Ernie Hilton (Selectman), Eric Hoar (community member), Jordan Betts, Nate Niles, (Starks Holdings LLC)

Guests at Board meeting: Joe Hayden (Selectman). Ernie and Valerie did not attend follow-up meeting

Meeting called to order. Determined that a quorum was present, public notice had been provided, and no conflicts of interest/bias reported.

Old Business: Upon a motion and second the Board voted to approve minutes of June 17, 2020 meeting 5:0

New Business: To determine if the Starks Holdings LLC application is complete and if issues raised at the June 17th meeting had been addressed.

Changes to the application included

- listing contact information on site map
- including buildings (camp and small barn) on plan
- making corrections to list of abutters
- changing site map to include entire road frontage (1200 ft.) of parcel
- providing a landscaping plan to address the visual impact from public road
- updating address

The current listing (486 Anson Road) does not reflect the accurate physical location of the property. The Applicant will contact the Selectmen and request that either a name be assigned to the access road or that a 911 listing be provided for the site

Decommissioning

Concerns centered around Starks Holdings LLC's ability to provide proof of financial viability and the town's vulnerability should the Wishcamper group fail to complete or abandon the project. Ken and Gwen presented a draft document, "Decommissioning Requirements", which outlined conditions intended to safeguard the town from liability. The application will include a Letter of Credit in the agreed amount of \$60,000 to cover any future decommissioning costs if necessary.

The Board was satisfied that all necessary changes had been addressed

Upon a motion and second the Board voted to approve the application as complete 5:0

A Public Hearing will be scheduled for July 20th to seek community input and feedback. After the Hearing the intention is to then move to a Board meeting where a decision can be made on the status of the application.

Other Business:

Status of future meetings

After much discussion the Board voted to reverse its decision to hold hybrid (ZOOM & in-person) meetings and instead to conduct its business solely in-person. Issues with the technology and confidence in its ability to safely comply with state regulations informed the decision.

Upon a motion and second the Board voted to conduct its meetings in a face-to-face, in-person format 5:0

Electronic storage of documents

In an effort to maintain transparency and to provide the community with easy access to Planning Board information it will continue to upload relevant documents, notices and policies to the town's website, www.starksme.com/planning-board. The Board would like to thank Erin Norton for her work in setting up and maintaining the website folder

Public Notice Policy

Ken drafted a Public Notice Policy summarizing the Board's procedures on posting notices for Planning Board meetings and Public Hearings.

Upon a motion and second the Board voted to accept the policy as written 5:0

Notification issue and other concerns

Carol Coles sent a letter to the Board with a concern that an abutter had not received proper notice of the Public Hearing on CMP's NECEC project. Ken will research the concern and follow up with Carol and report back to the Board. Carol also felt strongly that all meetings should continue to offer remote access as an option to protect the public.

Next meeting: Public Hearing and Planning Board meeting July 20, 2020

Regular monthly meeting: August 5th, 2020

Adjourn 8:22 p.m.

Respectfully submitted,

Claire Nelson, Secretary