

**Starks Planning Board Meeting and Site Visits**  
**November 3, 2021**  
**4:00 p.m.**

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

**Guests:** Derek Zemel, Kerren Raia (Happy Vibes Campground), Scott Sanville (Scott and Sons Garage), Jeannie Rackliff, Shelly Luther (Rackliff's Bottle Redemption Center). Joe Hayden, Ernie Hilton were present for the site inspections. Paul Frederic.

Adequate public notice was given of the meeting and site visits, and a quorum was present. Due to a conflict of interest, Gwen recused herself for the discussion related to NECEC Transmission LLC's request for an extension of their permit. No other biases or conflicts were reported.

**Old Business:** Motion made and carried to approve the minutes of October 20, 2021 meeting

*Happy Vibes Campground*

The Planning Board conducted a site visit and walk-thru of the proposed campground project. The applicant has erected an A-frame which will serve as a check-in office for which he will need a Building Permit. Other proposed structures include a well house and at least one bathroom. Preliminary work has begun on constructing roads and clearing tent sites. At this time the applicant is reassessing his original plans for a 100-site campground which was to include tent sites and cabins. Zemel hopes to approach the Board in the spring with a more detailed proposal including a Site Inventory and Analysis as well as a Site Plan Review Application.

*Scott and Sons Garage*

The site visit included taking measurements from the center line to ensure that adequate clearance was maintained for snow removal and vehicle traffic. The applicant will need to redraw the site plan to include an additional proposed bay, the exterior elevated ramp and other features. Moreover, the initial proposal will be updated to include information to address issues including cemetery buffers and a plan to monitor storage of parts cars.

At its pre-application conference on August 7, 2021, the Board voted to approve requests for waivers of the requirements to provide boundary and soil surveys as well as related topographic maps. The final approval will reflect the conditions discussed herein.

**Upon a motion and a second to deem the application as complete, the motion carried.**

A Public Hearing will be scheduled for 6:30 p.m. on November 17, 2021 followed by the review of the updated application and consideration for approval.

*Rackliff's Bottle Redemption Center*

The Board reviewed the application and approved the following request for waivers;

- the requirement to provide boundary and soil surveys as well as topographic maps
- to modify the requirement to notify all abutters within 1500 ft. of the proposed project to 1000 ft.

**Upon a motion and a second to deem the application as complete, the motion carried.**

A Public Hearing will be scheduled for 7:00 p.m. on November 17, 2021 followed by the review of the application and consideration for approval.

**New Business:**

*Consideration of NECEC's Request for Permit Extension*

The chair pro-temp took over the discussion of CMP's request.

Section 9.1 of Starks Site Plan Review Ordinance states that if construction covered by the Site Plan approval has not been substantially completed within 12 months, the applicant may request two 6-month extensions prior to the expiration periods. NECEC is requesting a second extension (see attached letter) of the permit approval initially granted June 2, 2020 (revised April 7, 2021). The first extension was granted June 3, 2021.

Approvals in the June 3, 2020 Final Decision Document are extended for an additional six months. All other provisions remain in full force and effect including those provisions and amendments enacted at the Planning Board's April 7, 2021 meeting.

**Motion made and carried to approve NECEC Transmission LLC's request (3:1)**

*Upcoming business*

The Board anticipates receiving a request for a Special Exceptions Permit related to a proposed structure to be located in the Resource Protection District on the Sawyers Mill Road. Applicant tentatively scheduled for the December 1st meeting.

The Board will continue to review proposed updates to the town's Building Permit Ordinance.

Motion to Adjourn: 7:04 p.m.

Claire Nelson, Secretary

