

SUMMARY

Proposed Ordinances for the March 2026 Town Meeting

Copies of the draft ordinances are on the Town's website and at the Town Office.

1. Moratorium Ordinance: Battery Energy Storage Systems

- This new, temporary ordinance places a moratorium on Battery Energy Storage Systems (BESS) with a storage capacity of more than 250 kWh. It does not affect in any way a residential or other solar array kWh storage capacity less than 250 kWh.
- The Town will not accept any application for BESS for the next 180 days; The Selectboard can extend this period to an additional 180 days.
- This moratorium will give the Planning Board time to research BESS with the possibility of enacting regulations for this type of use.

2. Amendments to the Subdivision Ordinance for the Town of Starks

- This ordinance is governed by State law.
- These amendments will bring our ordinance into compliance with state law.
- The new definition of a subdivision eliminates the need for a subdivision permit for:
 - the division of a new structure or an existing structure on a parcel into 4 or fewer dwelling units,
 - the construction or placement of 4 or fewer dwelling units on a parcel, and
 - the division of a structure(s) previously used for commercial/industrial use into 4 or fewer dwelling units.

State Definition of a Subdivision with recent changes

Subdivision. "Subdivision" means the division of a tract or parcel of land into 3 or more lots within any 5-year period that begins on or after September 23, 1971. This definition applies whether the division is accomplished by sale, lease, development, buildings or otherwise. *The term "subdivision" also includes the division of a new structure or structures on a tract or parcel of land into ~~(3)~~ 5 or more dwelling units within a 5-year period, the construction or placement of ~~(3)~~ 5 or more dwelling units on a single tract or parcel of land and the division of an existing structure or structures previously used for commercial or industrial use into ~~(3)~~ 5 or more dwelling units within a 5-year period.*