

**Decision on an application for an Expansion Permit under the Site Plan Review  
and Shoreland Zoning Ordinances for the Town of Starks  
Findings of Fact, Conclusions of Law, and Decision  
Planning Board, Town of Starks, Maine**

Date: November 1, 2023

- 1. Name of Proposed Project:** Sandy River Camping (formerly Sandy River Alpacas LLC).  
Applicants: Kendall Hanna & Marie Ring  
Contact Person: Kendall Hanna  
Cell phones: (207) 504-0138 (207) 751-0447 Email: sandyriveroutdoorevents@gmail.com.

*Property Owner information:*

Proof of Right: Warranty Deed dated April 17, 2010. Somerset County Registry of Deeds

Document: Book 4262 pg. 230 Town Map R1 Lot 42

*Type Business:* Campground

- 2. Is the proposed project within the Shoreland zone? Floodplain?** The proposed expansion is, in part, located within Shoreland Zoning

- 3. Description of Project:**

The Sandy River Alpacas LLC campground was originally approved by the Planning Board on October 20, 2021.. This application seeks to rename the business and expand the facility.

Location (Town Tax Maps): Map # R1; Lot # 42

Street Address: Route 134, 1005 New Sharon Road

Size of Parcel: 40 acres

Existing Use: Alpaca Farm, Campground and Music & Wedding Events Site

Proposed Use: Campground expansion from 8 to 10 sites, and repurposing of 2 existing cabins. Campers will have access to fresh water, showers, and bathrooms. The State will classify this as a “campground” instead of a “wilderness campground”

Structures: 2 bathrooms and 2 existing cabins

Detailed Site Plans are included as attachments.

- 4. Summary of Submissions:**

Application: Sandy River Camping

Application Fee: \$50

Attachments:

Site Plan Review Packet

Request for waivers:

Requirements for boundary survey, Engineering survey and Public Hearing

**Upon a motion and second to approve the request for waivers of boundary and engineering surveys, the motion carried. The request to waive the requirement for a public hearing was approved at the Board's October 4<sup>th</sup> meeting.**

**5. Process:**

*Date Board met to consider application:* Pre-application conference: October 4, 2023

*Date Board determined the application to be complete for processing:* November 1, 2023

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

*Date Board held a public hearing:* Board waived need for Public Hearing on October 4, 2023

*Date Board made a decision:* November 1, 2023

**Findings of Fact, Conclusions of Law, and Decision  
Planning Board, Town of Starks, Maine  
Site Plan Review Ordinance**

**Section 7 Approval Standards and Criteria**

- 7.1 Standards and Criteria for Review**
- 7.2 Lot Size and Setback Requirement:**
- 7.3 Utilization of the Site and Preservation of Important Natural and Cultural Features**
- 7.4 Water Quality and Quantity Protection**
- 7.5 Water Supply**
- 7.6 Sewage Disposal**
- 7.7 Solid Waste Management**
- 7.8 Storage of Materials**
- 7.9 Traffic Access, Internal Traffic Circulation and Parking**
- 7.10 Hazardous, Special, and Radioactive Materials**
- 7.11 Stormwater Management and Erosion and Sedimentation Control**
- 7.12 Nuisance and Aesthetics**
- 7.13 Signs**
- 7.14 Landscaping**
- 7.20 Capacity of the Applicant to Construct, Operate and Decommission the Project**
- 7.21 Impact on Community Services**
- 7.22 Conformance with Other Laws**

**Findings and Conclusions:**

The proposed expansion of the campground consists of the addition of 2 campsites, the repurposing of 2 existing cabins and minor modifications to the existing campsites. Also, 2 showers were added to both existing bathrooms. This expansion will have minimal, if any additional impact to the facility, which means that it is consistent with the applicable findings and conclusions for Section 7 Approval Standards and Criteria of the original permit approval on October 20, 2021.

**Upon a motion and a second that Section 7 Standards 7.1 thru 7.22, as applicable, of the Site Plan Review Ordinance were addressed and found to be in compliance in the initial application, the motion carried.**

**Findings of Fact, Conclusions of Law, and Decision  
Planning Board, Town of Starks, Maine  
Shoreland Zoning Ordinance**

**Shoreland Zoning Ordinance Section 16 Administration (D) - Approval Criteria**

- 1. Maintain safe and healthful conditions*
- 2. Not result in water pollution, erosion, or sedimentation to surface waters*
- 3. Adequately provide for the disposal of all wastewater*
- 4. Not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat*
- 5. Conserve shore cover and visual, as well as actual, points of access to inland waters*
- 6. Protect archaeological and historic resources as designated in the Comprehensive Plan*
- 7. Avoid problems associated with flood plain development and use*
- 8. Be in conformance with the provisions of Section 15, Land Use Standards*

**Findings and Conclusions:**

The proposed expansion seeks to add one campsite within the shoreland zone, which will meet the shoreland zoning standards and review criteria. The expansion is consistent with the requirements of the original permit approval

**Upon a motion that the Standards and Criteria in Sections 15 and 16 of the Shoreland Zoning Ordinance were either addressed and found to be in compliance in the initial application or are not applicable, the motion carried**

**Because the Planning Board concludes that the application conforms to both the Town's Site Plan Review Ordinance and the Shoreland Zoning Ordinance, the Board grants the applicable Permit with the conditions as outlined herein.**

**Any expansion, significant modification or changes to the original plan will require further Planning Board approval.**

**Upon a motion and second to approve the application and grant the applicable permit, the motion carries.**

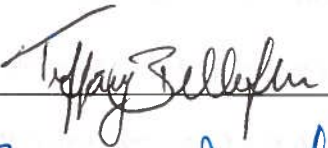
Approved: Town of Starks Planning Board

Gwen Hilton  Date 11-1-23

Ken Lust  Date 11-1-2023

Claire Nelson  Date 11-1-23

Joe Hartigan \_\_\_\_\_ Date \_\_\_\_\_

Tiffany Bellefleur  Date 11-1-23

Byrne Wright  Date 11-1-23