

Starks Planning Board Meeting
January 5, 2022

Present: Gwen Hilton, Ken Lust, Claire Nelson, Eric Hoar, Joe Hartigan

Guests: Joe Wishcamper and Jordan Betts (Starks Holdings LLC), Paul Frederic (briefly)

Adequate public notice was given of the meeting, a quorum was present and no conflicts of interest or bias were reported.

Old Business:

The minutes of the December 15, 2021 meeting were approved by unanimous consent.

New Business:

Starks Holdings LLC's request for permit approval extension

Jordan Betts briefly described the circumstances contributing to delays in construction and the resulting need for a permit extension. (Letter requesting the extension attached). The Board reviewed the Final Decision Document which outlines details for approval.

Upon a motion to approve the request and grant the permit extension, motion carried

Solar Farm Construction Moratorium

The Board discussed and made revisions to a draft of a proposed Moratorium Ordinance.

Upon a motion to approve the draft of the Ordinance with changes as discussed, motion carried.

A Public Hearing is scheduled for January 19th to seek community input prior to submitting the Ordinance for a vote at the March 11, 2022 Referendum. But after further discussion....

A motion was made and carried to reconsider the prior motion. Upon a new motion to approve and finalize additional adjustments to the Ordinance, motion carried.

Request for Special Exception Permit

The applicant, Brad Luker, was unable to attend due to illness, but the Board felt that because it had previously entertained considerable discussion and had determined, at its December 15th meeting, that the application was complete, it elected to move ahead with the final review.

Several corrections of patent error were made to the application before reviewing the Final Decision Document which outlines a number of conditions for approval. The Secretary maintains the corrected application which shows the corrections.

Upon a motion and second to approve the application with conditions, and to grant the Special Exception Permit under the Shoreland Zoning Ordinance, the motion carried

Final consideration of Building Ordinance Revisions

Gwen had met with the CEO to discuss any concerns/changes he felt were appropriate. The Board's review of the updated draft led to additional modifications, clarifications and word-smithing.

Upon a motion and second to approve the changes as discussed, the motion carried.

The Ordinance will be considered for input by the community, along with the Moratorium Ordinance, at the Public Hearing scheduled for January 19th, 2022.

Other Business:

John Newsom submitted his resignation and the Chair designated Eric Hoar (currently an alternate) as a voting member until the Select Board formally appoint him.

Gwen shared a copy of the Planning Board's 2021 summary of activities to be included in the Town's Annual Report

Motion to adjourn 9:25 p.m.

Respectfully submitted,

Claire Nelson, Secretary