

**Starks Planning Board Meeting**  
**June 3, 2020**  
**8:15 p.m.**

**Present:** Gwen Hilton, Joe Hartigan, John Newsom, Claire Nelson, Ken Lust, and pending Board alternate Valerie Comstock via Zoom.

**Guests:** CMP representatives Gerry Mirable, James Morin: Community participants/property owners included Gene Tweedie, Troy Hull, Paul Frederick, Ernest Hilton, Frank Russell, Jereme Winkley, Walter and Phyllis Coombs, Jason Coombs and Robyn Kremer. The sign-in sheet (optional) included one non property owner, Wally LeBlanc.

Remote participants who could be identified included CMP representatives Adam Desrosiers, Nick Achorn, Kenneth Farber, and Lisa Gilbreath as well as community members Chrystal Locke, Carol Coles, Jamie Dorion, A Pierson, Kurt Johnson, Mike Bouchard, and E Swain.

**Old Business:** Motion made and carried to approve the minutes of May 6, 2020 meeting

Vice Chair Ken Lust stated that the Applicant had notified him via email on May 29 that the required notices to abutters of tonight's Public Hearing had been sent via certified mail, return receipt requested in accordance with the Site Plan Review ordinance.

Public notice was given through Starks' official website, ([www.starksme.com](http://www.starksme.com)) by publication on [centralmaine.com](http://centralmaine.com), Facebook group "All Things Starks", and publication in the Daily Bulldog and via the email list maintained by the Starks Town Clerk.

CMP submitted a revision to its application (Section 3-8) recognizing that the proposed transmission line does cross prime farmland but that agricultural activities will be permitted after construction.

Ken developed a FAQ fact sheet designed to address questions and summarize the timeline of the Planning Board's review of the NECEC application process.

*Pending Projects:*

Two additional projects are in the queue for Planning Board review

The Revision Energy solar array project, located at 486 Anson Road, had submitted the Site Inventory and Analysis which the Board determined was complete at its February 5<sup>th</sup> meeting. The Board anticipates receiving a completed application for its review at its June 17<sup>th</sup> meeting.

Encore Renewable Energy has tentatively been scheduled for a pre-application conference presentation also on June 17<sup>th</sup>. That project would be located on the Anson Road at a site across from the Ricci Road.

Until further notice, Planning Board will hold hybrid meetings providing both in-person and remote (Zoom) access.

**New Business:**

The Board reviewed CMP's Application for Permit under the Site Plan Review, Shoreland Zoning and Floodplain Ordinances dated February 27, 2020 . The Site Plan Review Permit Application, including the proposed Findings of Facts and Conclusions of Law are attached. Approval is conditional on the Project's compliance with the Town's Shoreland Zoning and Floodplain Ordinances which the Planning Board will review at its June 17<sup>th</sup> meeting.

After considerable discussion and deliberation, and upon a motion to approve the application as presented, the Board voted 3-1 to approve the Application subject to approval of the requirements of the Shoreland Zoning Ordinance and the Floodplain Ordinance which will be taken up on June 17. The approval contemplated that the Applicant will provide evidence to the Vice Chair, going forward, as remaining required permits are obtained and that the Vice Chair will promptly advise the full Board at the next subsequent meeting of the Planning Board as remaining permits are obtained

At the conclusion of the meeting, Ernie Hilton requested that the draft Findings of Facts document submitted by CMP, be made public and Ken stated he would ask that they be posted on the town's website.

Motion to adjourn made and carried. 10:17 p.m.

Respectfully submitted,

Claire Nelson, Secretary

attachments;

Minutes of Public Hearing  
Site Plan Review Finding of Facts and Conclusions of Law