

**Starks Planning Board Meeting
September 7, 2022**

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

Guest: Troy Hull

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

The minutes of the August 3, 2022 meeting were approved by unanimous consent.

Old Business:

Starks Holdings LLC

With receipt of the updated Letter of Credit from Bangor Savings Bank and the assigned E911 address, all conditions have been satisfied for issuance of a permit. Starks Holdings had submitted a \$25 check for a Building Permit, however since that cost is covered in the \$100 Application Fee, Gwen will return the check.

Solar Facility Moratorium

The Board of Selectmen have granted an extension of 180 days to the current moratorium allowing the Planning Board additional time to complete its work on a final draft.

Draft of Amendments to the Site Plan Review Ordinance focusing on Solar Energy Facilities

Consideration was given to Darrin Stairs' proposed changes to the working draft of the Ordinance. Language will reflect his concerns regarding requirements related to perimeter access. The final plan will require the approval of the Starks Fire Chief. The proposed draft will maintain existing language requiring periodic testing for hazardous materials.

Refining of the draft focused on key issues including;

transfer of ownership
visual screening requirements
preservation of existing farmlands

Rustic Roots Dog Kennel

Brianna Erb was again unable to attend tonight's scheduled meeting to discuss her dog kennel operation. Gwen will reach out with options to reschedule.

New Business:

It is unclear how proposed legislation (LD-2003) aimed at increasing opportunities for affordable housing might impact the Town of Starks. The Selectmen are urged to closely follow the process as it unfolds.

Adjourn 8:00 p.m.

Respectfully submitted,

Claire Nelson, Secretary