

Starks Planning Board Meeting
March 2, 2022

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

Guests: Nate Niles (Starks Holdings LLC), Paul Frederic, Joe Hayden, Ernie Hilton, Truman and Alice Tracy

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 January 19, 2022 meeting were approved by unanimous consent.

New Business:

Starks Holdings LLC's request for permit approval extension

Nate Niles was present to answer any questions and to finalize Starks Holdings LLC's request for an 18-month permit extension for its solar array project. On January 26, 2022 the Appeals Board granted a request for a variance to Section 9.1 of the Site Plan Review Ordinance allowing the Planning Board to amend the 2nd permit extension to 18 months instead of 6 months. All required permits have been issued save for obtaining the State's Solar Decommissioning Permit which is pending.

Motion made and carried to grant the permit extension (4:1)

Truman Tracy Small Engine Repair

As part of the pre-application conference, Alice Tracy presented her son's intention to open a small engine repair shop on property located on the Industry Road across from Steve's Garage. Prior to any further discussion, the Chair noted that Tracy was in violation of both the State and the Town's regulations governing junkyards.

Given the location of the property, any permit issued would need to comply with both the Site Plan Review and Shoreland Zoning Ordinances.

Motion made and carried that the proposed project was deemed a minor development.

While a survey may not be required, the applicant would need to provide clear evidence of existing boundaries either through the deed, boundary markers or other documentation. Before the process can continue, the applicant will need to clean up the property both due to the

pending violation and to help the Board clarify the parameters of the proposed project. The applicant hopes to submit an application by the first of May.

Board vacancies and appointment status

Ken's term is scheduled to expire in April and will need to be updated. Eric's status has been updated from alternate to regular voting member.

The Board discussed possible candidates for its two current vacant alternate positions.

Motion to adjourn; 7:40

Respectfully submitted,

Claire Nelson, Secretary