

Starks Planning Board Meeting
September 1, 2021
6:30 p.m.

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

Guests: Kendall Hanna, (Sandy River Alpaca Farm Wilderness Campground); Derek Zemel, Kerren Raia (Happy Vibes Campground), Paul Frederic

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

Old Business: Motion made and carried to approve the minutes of August 7, 2021 meeting

Scott and Sons Garage

Application review and site visit were postponed at the applicant's request and rescheduled to October 20th.

Information letter as part of Building Permit process

Board reviewed the draft of a letter to be sent by the town's Code Enforcement Officer as part of the Building Permit approval process informing applicants of Maine's Uniform Building Code and Maine Uniform Energy Code.

New Business:

Pre-application Conference Sandy River Farm Alpaca Wilderness Campground

The applicant, Kendall Hanna, requested a conference as part of the application process detailed in Section 5.1 (pg.12) of the Site Plan Review Ordinance. The project (Sandy River Alpaca Farm Wilderness Campground) proposes to build 8 tent sites on a 40 acre parcel located on Rt 134. Hanna's presentation included a packet detailing locations of tent sites, bathrooms, septic systems, and property boundaries. The campground will operate seasonally (May-Sept.). In addition to the Site Plan Review Permit, a Shoreland Zoning Permit will also be required.

The applicant is seeking waivers for the following requirements (Section 8, 8.3, pg.34)

- 1) Requirement for a property survey
- 2) Engineering survey of site

Upon a motion and second the request for waivers was approved

The project falls entirely within property owned by the applicant. The survey pins are clearly visible and conform with existing tax maps. Moreover, the plans submitted are detailed including accurate

measurements, boundaries, locations and descriptions of existing and proposed structures, as well as physical and topographic features.

Upon a motion and second the proposed project was determined to be a minor development (Section 5.2.2 pg. 12)

A site visit is scheduled for October 6th after which the Board will meet to review the application followed by a Public Hearing to seek community input. The applicant will provide 8 copies of the final application at least one week prior to the site visit.

Happy Vibes Campground

Derek Zemel and Kerren Raia attended the meeting and informed the Board of their intention to submit an application for a proposed campground on 59 acres located off 139 Anson Rd. A pre-application conference is scheduled for October 20, 2021.

After some discussion, the Board agreed on the following tentative schedule to process the three pending applications:

October 6th -

5:30pm- site visit Alpaca Farm Wilderness Campground (Kendall Hanna)

6:15pm- review application for completeness

6:45pm- public Hearing

7:00pm- decision on application

October 20th -

5:30 pm- Scott and Sons site visit

6:00 pm- review application for completeness

6:45 pm- public hearing

7:00 pm- decision on application

7:30 pm- Happy Vibes Campground - Derek Zemel and Karren Raia - pre application conference

November 3

Happy Vibes Campground

Motion to adjourn: 8:15

Respectfully submitted,

Claire Nelson, Secretary