

Starks Planning Board Meeting Minutes October 2, 2024

Present: Gwen Hilton, Tiffany Bellefleur, Joe Hartigan, Ken Lust, Claire Nelson, Byrne Wright

Guests: Maggie Wright, Jared Norton, James Guisti, Maryanne Gawlinski

Adequate public notice was given of the meeting, a quorum was present, and no conflicts of interest or bias were reported. The meeting's agenda was approved, and public comments were invited.

The minutes of the September 4, 2024, meeting were approved by unanimous consent.

New Business:

Status of CMP's NECEC Project in Starks

In a letter dated September 19, 2024, CMP requested confirmation from the Board that no additional permits were required for its NECEC Project in Starks. A Planning Board meeting is scheduled for October 16th to address the request.

Reworking of several ordinances

Site Plan Review Ordinance

The Board recommended changing the following section in the Site Plan Review Ordinance to read:

Section 9 Post Approval Provisions

9.1 Limitation of Approval

If construction covered by the Site Plan approval has not been substantially completed within 18 months of the date of the approval, the approval shall become null and void. The applicant may request an extension prior to the expiration of the period. Such a request must be in writing and must be made to the Planning Board. The Board may grant up to two, 12-month extensions consequentially to the periods if the approved plan conforms to the ordinances in effect at the time the extension is granted, and all federal and state approvals and permits are current. Once the applicant has exhausted the extensions approved by the Planning Board, and where additional time is needed, the applicant must re-start the application process."

Upon a motion and second to accept the revisions as written, the motion passed]

Board of Appeals Ordinance

In addition to minor grammatical corrections, the proposed revisions to the draft primarily focus on variances; more specifically, when and how they should be issued, and how to assess “undue hardship” when evaluating an appeal.

Upon a motion and second to accept the revisions as written, the motion passed

Wireless Communications Facilities Ordinance

The proposed revisions to the existing WCO mainly address the issuance of performance guarantees, Application and Technical Fees, the notification process to abutters, and height restrictions to structures.

Upon a motion and second to accept the revisions as written, the motion passed

A Public Hearing was scheduled for November 6, at 6:30 p.m. to allow the public to comment on the proposed revisions to all three ordinances.

The amendments to these ordinances would then be slated for a floor vote at the Annual Town Meeting on March 8, 2025.

Adjourn: 8:15 p.m.

Respectfully submitted,

Claire Nelson, Secretary