

Starks Planning Board Meeting
October 20, 2021
5:30 p.m.

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

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

Adequate public notice was given of the proposed site visit and 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 October 6, 2021 meeting

Scott and Sons Garage

The site visit to Scott's Garage and the subsequent meeting to review the application for a permit was canceled due to family health concerns. Gwen will contact Scott about rescheduling to the Board's November 3rd meeting.

Upcoming applications

Three Site Review Applications are currently under consideration. In addition to Scott's Garage, Steve Rackliff is proposing to launch a Bottle Redemption Center in the existing quonset building. The Board will also review an application for a campground being proposed by Derek Zemel and Kerren Raia on a parcel off the Anson Road.

The Board drafted a tentative schedule for its November 3rd meeting pending confirmation by the applicants. Since the Board is familiar with the building the Rackliffs propose to use to house the Redemption Center, a site visit was deemed unnecessary.

4:00- Happy Vibes Campground site visit

5:00- Scott's Garage Site visit

6:00- Convene to review pending applications

Happy Vibes Campground

An informational pre-application conference was held in accordance with Sections 5.1 (pg.12) of the Site Plan Review Ordinance. The applicants, (Zemel and Raia) outlined plans to build a 50-site campground on property off the Anson Road. The proposal currently calls for tent sites and cabins, a garage, and a check-in building. Maps of the parcel included proposed locations of sites, bathrooms and buildings none of which will be in Resource Protection areas or Shoreland zone. Because the project will exceed the 5000 sq. ft. threshold, (Section 5.2.3) it

will be classified as a major development. As such, a Site Inventory and Analysis must accompany the application.

Upon a motion and a second, to classify the proposed project as a major development, motion carried.

In response to the applicants' request for a waiver of the boundary survey requirement, the Board will require a copy of the deed as verification.

Upon a motion and a second, to waive the boundary survey, the motion carried.

Alpaca Farm Wilderness Campground

Kendall Hanna submitted a final application containing minor corrections, appropriate signatures and a comprehensive Subsurface Wastewater Disposal System for each of the two proposed bathrooms. The Board signed off on the application granting the applicable permits.

Motion to adjourn 7:20

Respectfully submitted,

Claire Nelson, Secretary