

Starks Planning Board Meeting
May 4, 2022
Minutes

Present: Gwen Hilton, Ken Lust, Tiffany Bellefleur, Joe Hartigan, Eric Hoar,

Guests: Brandi Watson, Kelly Watson

Adequate public notice was given of the meeting, a quorum was present and no conflicts of interest or bias were reported. In the absence of Secretary Claire Nelson, Tiffany was appointed by the Chair as a voting member for this meeting.

Old Business:

The minutes of the April 6, 2022 meeting were approved by unanimous consent.

New Business:

- Brandi and Kelly Watson appeared to discuss their home-based business of breeding and selling dogs. While it falls below the threshold to require a license from the State, after discussion the consensus was that it would require a permit from the Planning Board because the Site Plan Review Ordinance specifically carves out a section for Kennels regardless of size.

Motion made and carried that the proposed project was deemed a minor development and that the preceding discussion be considered a pre-application conference.

Gwen will meet with the Watsons to help prepare an application for consideration at the June 1 Planning Board meeting.

- Ken provided an update on the NECEC, LLC matter. The appeal has been filed citing the Starks Holding, LLC precedent established by the Appeals Board and that matter will be taken up in a public meeting on May 25. Ken will appear to answer any questions the Appeals Board may have of the Planning Board.
- Work continued on a proposed Solar Ordinance which will be made a part of the existing Site Plan Review Ordinance. Gwen provided a draft ordinance which was reviewed and there was significant discussion of areas of the Town that would be considered preferred sites for new solar developments.

The Board decided to have a field trip to the solar facility at Madison Electric Works and that has been tentatively scheduled for May 23 at 6:00 to meet at the facility in Madison.

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- Gwen provided an update on three pending enforcement issues being handled by the CEO under the direction of the Select Board.

There being no other business upon a motion, the meeting adjourned at 8:28 p.m.

Respectfully submitted, Ken Lust, Vice Chair