

**Starks Planning Board Meeting
and Public Hearing
December 1, 2021**

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

Guests: Joe Hayden, Ernie Hilton, Paul Frederic, Bradford & Chanda Luker, Raynee & Jeanne Nichols, Scott Sanville

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

Old Business:

Motion made and carried to approve the minutes of the November 17, 2021 meeting

New Business:

Motion made and carried to open the Public Hearing for questions and comments on the Scott and Sons Application which had been scheduled for 6:30.

Because the applicant was not present, the Board elected to shuffle the agenda and move to first review the Luker application.

Motion made and carried to close the Public Hearing

Application for Shoreland Zoning and Special Exception Permits

Bradford Luker submitted a preliminary application to build a cabin on an 8.9 acre parcel located in the Resource Protection District on Lemon Stream. In addition to the Shoreland Zoning Application, documents submitted included a) site plan sketch, b) copy of the warranty deed, c) preliminary soil investigation, d) floodplain map and, e) aerial photo of parcel. The applicant is as yet unclear as to when he anticipates construction or what he intends to build. A site visit has been scheduled for 3:00 p.m. on December 15th after which the Board will reconvene to review the updated application.

Scott and Sons Site Plan Review Application

At this point the applicant was present and ready to proceed

Motion made and carried to reopen the Public Hearing

Hearing no questions or comments-

Motion made and carried to close the Public Hearing

The Board reviewed additional information that had been requested including an updated and more detailed site plan and a statement by the applicant on his plan for dealing with parts vehicles.

Motion was made and carried to deem the application complete for processing

The Final Decision Document highlights a number of conditions required for permit approval including buffers for the existing graveyard, procedures for disposal of fluids, right-of-way restrictions and the handling of parts vehicles.

Motion made and carried to approve the permit with the conditions outlined in the Final Decision Document

Consideration of moratorium on solar farms

After some discussion, the Board agreed to propose a moratorium on commercial solar installations to be included as a referendum on the March 2022 ballot. This would give the Board the opportunity to further refine the Site Plan Review Ordinance as it relates to solar farms.

Motion to Adjourn 9:07 p.m.

Respectfully Submitted,

Claire Nelson, Secretary

