

**Starks Planning Board Meeting and Public Hearing
July 6, 2022**

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

Guest: Brandi Watson (Little Puppy Luv Kennel), Joe Hayden, Danielle Pressey (ACO)

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

The minutes of the June 1, 2022 meeting were approved by unanimous consent.

New Business:

Little Puppy Luv Dog Breeding Kennel

The Chair opened the Public Hearing to seek community input on the proposed project and invited the applicant, Brandi Watson, to give a brief summary highlighting the plan for a breeding kennel. No townspeople were in attendance and no comments had been submitted. Gwen closed the Public Hearing and reconvened the Planning Board Meeting.

The Board then went through the Decision Document to ensure compliance with the standards outlined in the Site Plan Review Ordinance. A copy of the Decision Document, including the Board's rulings, is available for review on the Town's website.

Upon a motion and second, the Board concluded that the application conforms with the Ordinance and a permit was issued.

Enforcement Issues

Rustic Roots Dog Kennel

It has been brought to the Board's attention that Rustic Roots has been operating a Breeding Kennel for a number of years but has never sought or been issued a permit as required by the Site Plan Review Ordinance. Danielle Pressey, the Town's Animal Control Officer, briefed the Board on the kennel's history and current situation. The kennel, which currently has nearly one hundred dogs, was last licensed by the State in 2017 and is awaiting a past due inspection. It is unclear how the Town's licensing requirements are impacted by State regulations particularly as they apply to licensing fees. Gwen has agreed to visit the kennel and speak to the owner, Brianna Erb, regarding the submission of a permit application.

Truman Tracy Junkyard

The Board of Selectmen have instructed the Town's attorney to begin proceedings against Tracy for non-compliance and violation of the Town's existing Site Plan Review Ordinance. No updated status report was available.

Commercial Solar Installation Ordinance

The Board reviewed and further refined the latest draft of the proposed Solar Installation Ordinance. Issues focused on regulating the size of installations, liability coverage/improvement guarantees, and safety concerns regarding the leaching of materials and PFAS.

Adjourn 8:55 p.m.

Respectfully submitted,

Claire Nelson, Secretary