

**Planning Board Meeting**  
**October 7, 2020**  
**6:30 p.m.**

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

**Guests:** Darlene Taylor, Joe Hayden

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

***Review Building Permit Application under the Starks Shoreland Zoning Ordinance***

The applicant, Darlene Taylor, proposes to erect a one-story residence (24' x 32') and a carport (20' x 40') on a 15 acre parcel (Lot 21.1 Starks tax map). Because the structure is within the town's Resource Protection District, the application falls under the Planning Board's oversight and, as such, must comply with provisions outlined in the Starks Shoreland Zoning Ordinance.

Prior to the Planning Board meeting, the applicant met with the CEO who noted that the subsurface wastewater disposal report dated 2003 would need to be updated. The applicant outlined plans for the building and carport noting that the proposed site is the only area on the parcel which can accommodate a building.

The Planning Board agreed that before it could determine if the application was complete, they would need to do a site visit in order to better understand both the topography, and any limitations of the property. The site visit, scheduled for October 20, 2020 at 4:00 p.m., will be followed by a Planning Board meeting to determine the status of the application including what additional information may be required.

A motion was made and carried to waive the need to hold a Public Hearing on the matter.

**Old Business:** Motion made and carried to approve the minutes of September 2, 2020

***CMP permitting***

The Flood Hazard Development Permit for CMP's NECEC project has been granted.

***Starks Planning Board by-laws***

A motion was made and carried to approve the revisions to the Planning Board by-laws. Since no special Public Hearings are currently scheduled in the foreseeable future, the Board will defer

any required hearings until early 2021. The revised by-laws will then be put to a vote in a referendum in connection with the March Town Meeting.

***Status of decommissioning funds for cell towers***

Joe Hayden joined the meeting to share his understanding of the status of the decommissioning bonds. Ken's research to date has been unable to locate any evidence that the Letters of Credit or Bonds issued for decommissioning of the two local cell towers were renewed following their expiration dates. Ken will follow-up with the tower company.

Motion to adjourn: 7:55 p.m.

Next meeting scheduled for October 20, 2020

Respectfully submitted,

Claire Nelson, Secretary