

**Starks Planning Board Meeting
and Site Visit 3:00 p.m.
December 15, 2021**

Present: Gwen Hilton, Ken Lust, Claire Nelson, and Eric Hoar (for Planning Board meeting only)

Guests: Ernie Hilton (present for the site visit), Bradford Luker, Andy Sanville

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

Old Business:

The minutes of the December 1, 2021 meeting were approved by unanimous consent.

New Business:

Request for Special Exceptions Permit

A site visit was conducted on property owned by Brad Luker located on the Sawyers Mills Road to assess whether the proposed building site meets the criteria for a Special Exceptions Permit under Section E 1-5 of the Shoreland Zoning Ordinance. Ernie Hilton shared concerns that there may be more appropriate sites for construction that would minimize its impact in the Resource Protection District.

The Board returned to the Community Center to review relevant Tax, Floodplain, and Natural Resource Maps as well as Luker's proposed site plan. After much study, the Board determined that the alternate site suggested by Ernie Hilton was less suitable in that it would likely impact existing wildlife habitats.

A review of the proposal determined the application to be complete and will be taken up at the January 5th meeting.

Upon a motion and second, the Board deemed that the application was complete for processing, but requested a better tax map with the cabin site more accurately depicted particularly with regard to property line setbacks.

Scott and Sons Garage

The Board signed off on the Final Decision Document and a copy will be mailed to Sanville. In addition to the conditions outlined in the Document, he will need to provide the required signed letter of assurance from the Starks Fire Chief.

Solar Farm Moratorium

The Board will move forward and propose a moratorium on the construction of commercial solar farms to be voted on at Town Meeting in March but will include language that grandfathers any permits existing on the effective date of the Ordinance.

Building Ordinance

Work continued on revisions to the existing Building Ordinance with an eye to finalizing the draft at our January 5th meeting.

Motion to adjourn 6:09 p.m.

Respectfully submitted,

Claire Nelson, Secretary