

**Starks Planning Board Meeting**  
**June 2, 2021**  
**6:30 p.m.**

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

Guests: Joe Hayden, Betty Austin, Paul Frederic, Leo Mayo

Adequate public notice was given of the meeting, and a quorum was present. Due to a conflict of interest, Gwen recused herself for the discussion related to NECEC Transmission LLC's request for an extension of their permit. No other biases or conflicts were reported.

**Old Business:** Motion made and carried to approve the minutes of May 5, 2021 meeting

*Discussion of Current Building Ordinance*

The Board is seeking input on what, if any, updates should be proposed to the existing Building Ordinance which was enacted in 1988. Two Selectmen and the Code Enforcement Officer were present for the discussion. Some issues that may need further consideration include:

- updating existing definitions so they are consistent with terminology referenced in other Town ordinances
- addressing concerns with non-compliance issues related to setbacks, minimum lot size, and sewage disposal, in particular as they apply to campers/trailers.
- clarifying what constitutes "occupancy"
- assessing the will of the people with regard to enforcing violations

It was decided that a survey would be crafted and circulated to get a better sense for what the community sees as issues that need to be addressed.

**New Business:**

*Consideration of NECEC Transmission LLC's request for a permit extension*

Section 9.1 of Starks Site Plan Review Ordinance states that if construction covered by the Site Plan approval has not been substantially completed within 12 months, the applicant may request an extension prior to the expiration period. A letter dated May 24, 2021 (enclosed), submitted by NECEC seeks a six-month extension of the permit approved June 3, 2020.

The chair pro-temp opened the discussion for public questions. Hearing none

**Motion made and carried that NECEC's request was both timely and in writing and that it be approved.**

**Motion made and carried to approve the Final Decision Document (enclosed) to confirm the approval of NECEC's request for a six-month extension.**

Motion to adjourn: 8:20

Next meeting: July 7<sup>th</sup>, 2021

Respectfully submitted,

Claire Nelson, Secretary