

**Decision on an application for a Site Plan Review Permit  
under the Site Plan Review Ordinance for the Town of Starks  
Findings of Fact, Conclusions of Law, and Decision  
Planning Board, Town of Starks, Maine**

Date: November 1, 2023

**1. Name of Proposed Project:**

Applicant: Danny Taylor

Contact Person: same

Address: 20 Churchill Rd. Route 134  
Starks, ME 04911

Telephone: 779-4027      Cell Phone:      Email: dannysledshed@gmail.com

Property Owner information:

Proof of Right, Title and Interest has been provided

Deed of Sale: Doc. Book 5881, pg., 228 Somerset County Registry of Deeds

Type Business: Sole Proprietor

**2. Is the proposed project part of a subdivision? shoreland zone? floodplain?** The property is not a subdivision nor is it within a Shoreland Zone or floodplain

**3. Description of Project:**

Location (Town Tax Map): Map #: R 2; Lot #: 9

Street Address: 20 Churchill Road

Existing Use(s): Residence and garage

Proposed Use(s) Automobile repair garage

Structures (size) garage with two bays: 1260 sq. ft.  
parking area: 5400 sq. ft.

Size of Impervious areas: NA

**4. Summary of Submissions:**

Application: Submitted November 1, 2023 with the Board requesting additional information.

Application Fee: \$50 received November 1, 2023

Attachments (list)

1) Starks tax map

2) Site drawing

3) Copy of deed

Requests for waivers: Board waived the requirement for a public hearing at Nov.1st meeting.

Applicant is requesting to waived soil and boundary surveys and topographic map.

**5. Process:**

1) Date(s) Board met to consider application: November 1, and November 14, 2023

2) Initial application review November 1, 2023: Board determined the proposed project was a "minor development" (Site Plan Review Ordinance Sec. 5.2.2)

### **7.7 Solid Waste Management**

Findings and Conclusions: The proposed project will use a private service (dumpster) to dispose of solid materials.

**Upon a motion and second that the application is in compliance with this section, motion carried**

### **7.8 Storage of Materials**

Findings and Conclusions: All materials stored outdoors shall be stored in such a manner to prevent the breeding and harboring of insects, rats or other vermin; not be a fire hazard; and otherwise not create a public health hazard or nuisance to adjacent properties. The proposed project will provide for adequate storage of materials as follows: 1) dumpster(s) for solid waste disposal; 2) parts, equipment, and other materials to be stored within the garage; 3) waste oil, transmission fluids and the like will be stored in 50-gallon drums.

**Upon a motion and second that the application, with the above stated conditions, is in compliance with this section, motion carried**

### **7.9 Traffic Access, Internal Traffic Circulation and Parking**

Findings and Conclusions: The project will generate a modest amount of traffic with an estimated 7 to 10 vehicles entering the premises per day. As required in Section 7.9.4(C) for a 2-bay garage, at least 10 parking spaces have been designated in the 5400 sq. ft. parking area. Vehicles used for parts will remain on-site for a maximum of 180 days, as required by state statute. As a condition of approval, the owner of the garage shall maintain a system to track the length of time parts vehicles are kept on site. This permit DOES NOT grant the applicant a permit for an automobile graveyard, automobile recycling business, or junkyard.

**Upon a motion and second that the application, with the above stated conditions, is in compliance with this section, motion carried**

### **7.10 Hazardous, Special, and Radioactive Materials**

Findings and Conclusions: The project will not entail the bulk storage of hazardous, special, or radioactive materials, as identified by a state or federal agency, and will not entail bulk storage of flammable or explosive liquids, solids, or gases.

**Upon a motion and second that this section is not applicable to the project, motion carried**

### **7.11 Stormwater Management and Erosion and Sedimentation Control**

Findings and Conclusions: The parcel of land is generally flat; stormwater runoff and soil erosion are not anticipated to be issues. No filling, grading, excavation, or other activities are proposed that would disturb the soil are anticipated.

**Upon a motion and second that the application is in compliance with this section, motion carried**

### **7.12 Nuisance and Aesthetics**

Findings and Conclusions: The project will conduct all business during the hours of 8:00 a.m.-5:00 p.m., which means any noise associated with the business will occur at these times. Lighting for the business is not anticipated. The applicant does not anticipate that there will be any noise, dust, fumes, or other nuisances associated with the business that will impact adjacent properties.

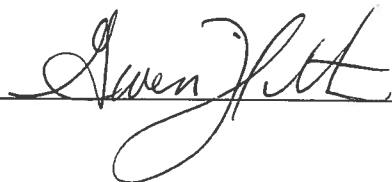
**Upon a motion and second that the application is in compliance with this section, motion carried**

**Because the Planning Board concludes that the application conforms to the Town's Site Plan Review Ordinance, the Board grants the applicable Permit with the following conditions:**

- 1) Any hazardous, toxic and nuisance substances (oil and antifreeze) will be stored in 50-gallon drums and disposed of in compliance with State and local laws
- 2) leakage of oil, antifreeze, and other chemicals from vehicles, including parts vehicles, shall be prevented by removal of these substances or repairs to prevent leakage before any leakage occurs.
- 3) This approval DOES NOT grant the applicant a permit for an Automobile Graveyard, Automobile Recycling Business, or Junkyard as defined in state and/or local law.
- 4) Any expansion, significant modification or changes to the original plan will require further Planning Board approval.

**Upon a motion and second to approve the application and grant the applicable permits the motion carries.**

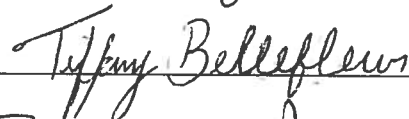
Approved: Town of Starks Planning Board

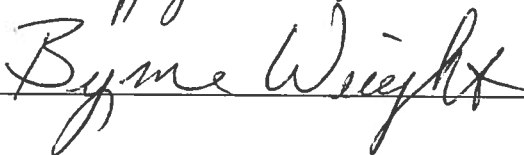
Gwen Hilton  Date 11/14/2023

Ken Lust \_\_\_\_\_ Date \_\_\_\_\_

Claire Nelson  Date 11-14-2023

Joe Hartigan  Date 11-14-2023

Tiffany Bellefleur  Date 11-14-2023

Byrne Wright  Date 11-14-2023