

Adrian B. Harris, Certified Appraiser/Realtor
P.O. Box 329, 124 Harris Lane
Farmington, ME 04938

To: The Town of Starks Planning Board
Date: September 5, 2023

Anthony & Denise DuBois of 2122 Industry Road, Starks
of Somerset County, State of Maine purchased the property
in 2020, Lot 8 of Somerset Acres.

2023 DuBois's purchased Lot 7 of Somerset Acres

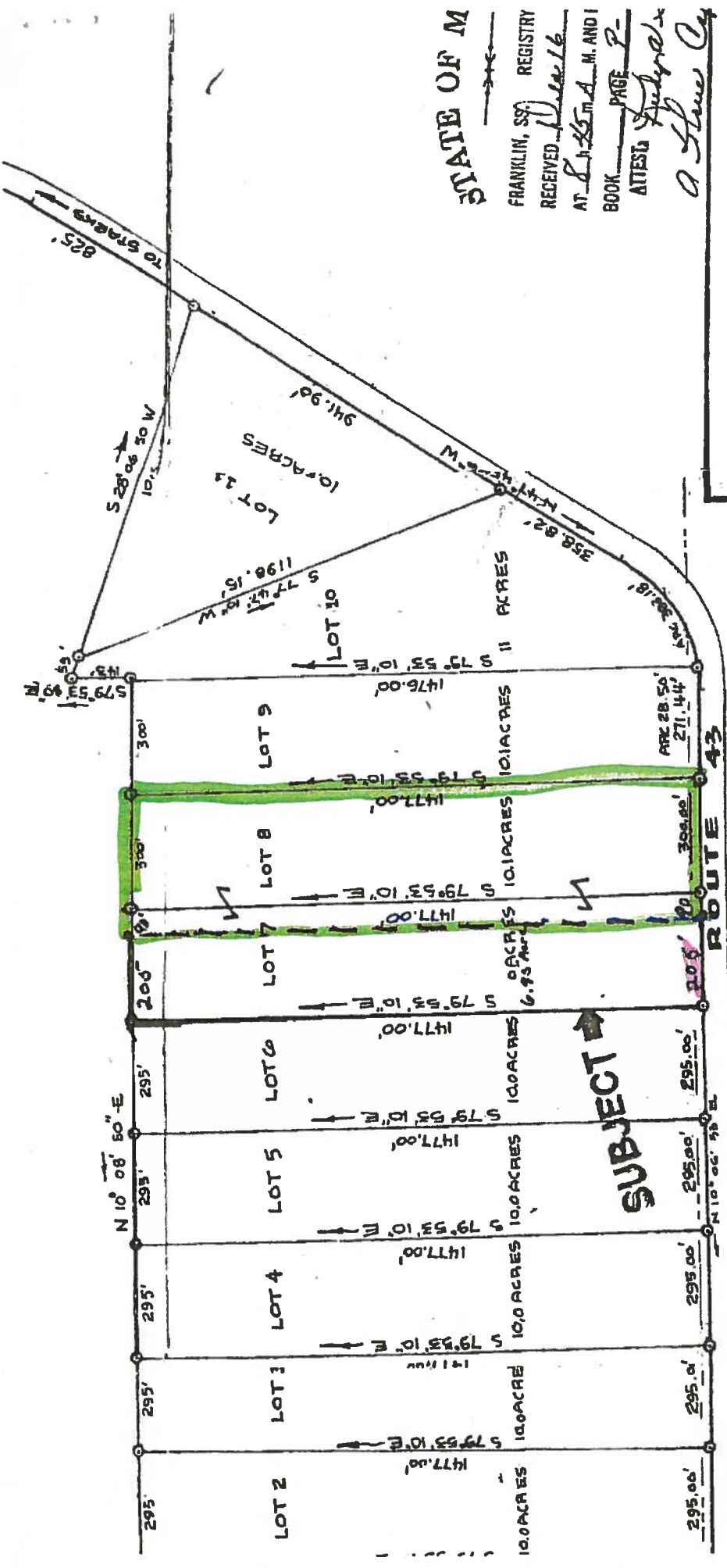
The DuBois's would like to sell Lot 7 and retain 95 Feet of
Lot 7.

90' AFD
09-06-23

This would make Lot 8 larger.

Lot 7 will have 6.95 Acres+/- with 205 Feet of Road Frontage on the
Industry Road/Rte. 43.

Adrian B. Harris, Certified Appraiser/Realtor/Auctioneer



STATE OF MA
 FRANKLIN, SS: REGISTRY
 RECEIVED Dec 16
 AT Starks, M. and I
 BOOK Page 2
 ATTEST [Signature]
A Starks Co

MAP OF LAND OF
SOMERSET ACR
 INDUSTRY • FRANKLIN COUNTY
 STARKS • SOMERSET COUNTY
 BY
D. Bruce Tenit Associates, Inc.
 CHESTERVILLE, MAINE
 TOTAL AREA: 867.37 ACRES
 SCALE: 1"=300'
 APPROVED BY: Randy Collins

**APPROVED BY INDUSTRY
 PLANNING BOARD**

**BY STARKS
 NIG BOARD**

[Signature]
[Signature]
[Signature]

Dec 8, 1981

DATE _____

Seller Sign.

Buyer's Sign

**TOWN OF STARKS
APPLICATION FOR A SUBDIVISION PERMIT**

General Information and Instructions

The Subdivision Ordinance is administered by the Town of Starks Planning Board. The Town of Starks Subdivision Ordinance and application form are available from the Town Office and at <https://www.starksme.com/ordinances-and-other-town-documents>

Property tax maps and landowner information see: <https://www.starksme.com/tax-maps-and-committment-book>

First Steps:

1. Check with the Town Office at 207-696-8069 to obtain contact information for the Chair of the Starks Planning Board.
2. Ask the Chair to be placed on the Planning Board agenda at least 14 days in advance of the meeting.
3. Submit a Sketch Plan Review Application in preparation for the first meeting with the Planning Board (no application fee required)
4. Thoroughly review the Subdivision Ordinance for the Town of Starks

Sketch Plan Review Submissions (Subdivision Ordinance Sec. 6.1)

The sketch plan, which may be a free-hand penciled sketch, shall show the proposed layout of the subdivision, and should be supplemented with general information to describe the existing conditions of the site and the proposed development as required in Table 6.1. The sketch plan shall be legible with sufficient detail to be clearly understood. The sketch plan shall contain, at a minimum, 8 copies of the submissions. (See pages 1-3 of the application form)

Note the following for the Final Subdivision Submissions (Subdivision Ordinance Sec.6.2)

- **Timeframe for Submission:** The applicant shall submit a final plan within 6 months after the Planning Board has authorized the submission. If the applicant does not meet the 6-month deadline, the application will be null and void. The Planning Board may, upon failure to meet the 6-month deadline, require the applicant to return to the sketch plan review phase and pay required application fees.
- **Sketch Plan and Final Plan:** The final plan shall approximate the layout shown on the sketch plan, plus any recommendations made by the Planning Board.

N/A

12. List any traffic studies, utility studies, market studies or other applicable work to be submitted for the subdivision plan.

N/A

13. Provide a plan of the parcel, with an accurate scale, showing at a minimum the information listed below:

- a. Name(s) of the applicant and owner of the parcel
- b. North arrow, date, map scale and legend
- c. Boundary and lot lines of the subdivision
- d. Approximate location, width and purpose of easements or restrictions
- e. Roads on and adjacent to the tract
- f. Approximate location and size of existing utilities on/adjacent to the tract
- g. Existing buildings, structures, or other improvements on the site
- h. The major natural features of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, tree lines, significant wildlife habitat and fisheries, and other important natural features
- i. Shoreland Zoning boundaries (Shoreland Zoning Ordinance for the Town of Starks)
- j. Floodplain boundaries (Starks Floodplain Management Ordinance)

Use the space below to provide any additional information that will be helpful in explaining your proposed project.

- ~ Proposed change of Lot 7 and Lot 8 of Somerset Acres
- ~ move property line 90'
- ~ 7-A of amended plan to be sold
- ~ 7-B of amended plan to be added to Lot 8



29
107.7A

JOSHUA

24.13
10A

24.12
10A

27

①

②

③

④

⑤

⑥

⑦

⑧

⑨

⑩

⑪

24.1
10A

24.2
10A

24.3
10A

24.4
10A

24.5
10A

24.6
10A

24.7

24.8

24.9.1
5.1A

24.10
10A

24.11
10.5A

22

23

INDUSTRY