

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

3/29/2021 Draft

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.

SKETCH PLAN APPLICATION FORM (Ord. Sec. 6) Date of Submission: _____

1. Applicant name, address and contact information:
Memorable Properties, LLC 6 Hideaway Ln. Falmouth, ME
207-331-6966 04105

2. Landowner name, address and contact information:
Memorable Properties LLC 6 Hideaway Ln. Falmouth, ME 04105
207-331-6966

3. Consultant name, address and contact information:
Tray Sterry, 119 Anson Rd Starks, ME 04911, 207-778-1905

4. Provide evidence of right, title, or interest in the property (copy of deed, lease agreement or letter from landowner).
Page 4

5. Subdivision address, location (name of road, E911 address)
East side Sawyers Mills Road, Starks, Maine 04911 - Map R-7
Lot 8

6. Has this land been part of a prior approved subdivision? Yes ___ No
If yes, what was the name of the subdivision?
Has this land been part of any other lot divisions within the past 5 years? Yes ___ No

7. Describe existing conditions - total acreage, existing use(s), the number and size of lots, constraints, and opportunities (these can also be labeled on one of the maps below)
Currently it is 1 41 acre lot with Substantial Road frontage on Sawyer Mills Rd. The land has no structures or utilities.

8. Provide a copy of the property tax map showing the map and lot number of the parcel to be subdivided.
Page 5

9. Provide a copy of a portion of the U.S.G.S. topographic map (7.5 min. quad.) of the area showing the boundaries of the proposed subdivision.
Page 6

10. Provide a copy of that portion of the Somerset County Medium Intensity Soil Survey covering the proposed subdivision with the boundaries of the proposed subdivision shown.
Page 7

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11. Provide details of any waivers from the application submission requirements being requested.
Sec. C #12 I wont have building locations because the goal is to sell vacant lots.
Sec. D # 4+5 I wont be selling the lots with any upgrades like well/septic.
Sec. D # 11 I am only splitting up the land into lots.

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

We spoke with Joe Hayden about requirements for driveways and we spoke to Scott Lloyd from Madison electric and confirmed we will be able to have them add poles on Sawyers Mills Rd.

13. Provide a plan of the parcel, with an accurate scale, showing at a minimum the information listed below: Page 8

- 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.

There is 9 total lots on this proposed project. All 9 lots have direct access from Sawyers Mills Rd. The real big lot has a 50' wide access strip for enough space for someone to put a private driveway and electricity. The goal of this proposed plan is to just split up raw land into 9 lots.

Warranty Deed

The Trustees of the Presbytery of Northern New England, duly organized in New Hampshire and existing under the laws of the State of Maine, with mailing address of c/o Theodore J. DeMarco, Stated Clerk, 190 Glenwood Ave., Pawtucket RI 02869 formerly known as The Trustees of the Presbytery of Newburyport, in consideration of one dollar and other valuable consideration paid by Memorable Properties, LLC, a Maine company with mailing address of 6 Hideaway Lane, Falmouth, ME 04105, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Memorable Properties, LLC, its successors and assigns, with Warranty Covenants, a certain lot or parcel of land without buildings or improvements thereon situated in Starks, County of Somerset, State of Maine more particularly bounded and described as follows, to wit:

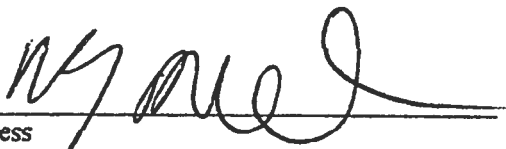
Bounded on the north by land formerly owned or occupied by James D. Greaton and land now or formerly of Rose McLaughlin; easterly by land now or formerly of William L. Walker and land formerly of William W. Moore, later of his son, Bert B. Moore; southerly by land now or formerly of Mrs. Melvina Waite and land formerly of Llewellyn Sterry and westerly by the road leading from Starks Village to West Mills.

Reference is made to a deed from Norman F. Luce *et. al.* dated August 11, 2006 and recorded in Book 3727, Page 269 which released a certain right-of-way in favor of William Walker.

Excepting and Reserving those premises and the buildings and improvements thereon conveyed to David L. Norton and Sheryl L. Norton by deed of the grantor dated October 31, 2006 and recorded in Book 3765, Page 311.

Being all of the remainder of the premises described in a deed from Andrew Geene and Naomi M. Geene to the grantor herein dated July 9, 1957 and recorded in the Somerset Registry of Deeds in Book 579, Page 530.

In Witness Whereof, I, Theodore J. DeMarco, Stated Clerk of the said Trustees of the Presbytery of Northern New England, said Trustees having duly authorized this conveyance and having further duly authorized me as Stated Clerk to execute this deed, have hereby set my hand this 8th day of December, 2022.



Witness

The Trustees of the Presbytery of Northern New England *et al.*
The Trustees of the Presbytery of Newburyport

By: 

Theodore J. DeMarco, Stated Clerk

State of Rhode Island
County of Providence, ss.

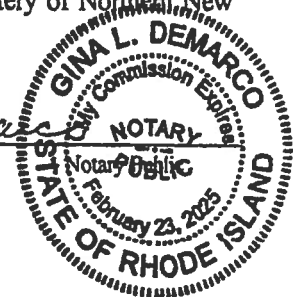
December 8, 2022

Personally appeared the above-named Theodore J. DeMarco in his said capacity as Stated Clerk of the said Trustees of the Presbytery of Northern New England, and affirmed the foregoing as to the said Trustees having been formerly known as the Trustees of the Presbytery of Newburyport and further affirmed the authority of the Trustees of the Presbytery of Northern New England, and further affirmed his capacity and authority to execute this deed on behalf of the said Trustees, and further affirmed and acknowledged the foregoing instrument to be his free act and deed in his said capacity and therefore the free act and deed of the Trustees of the Presbytery of Northern New England formerly known as the Trustees of the Presbytery of Newburyport.

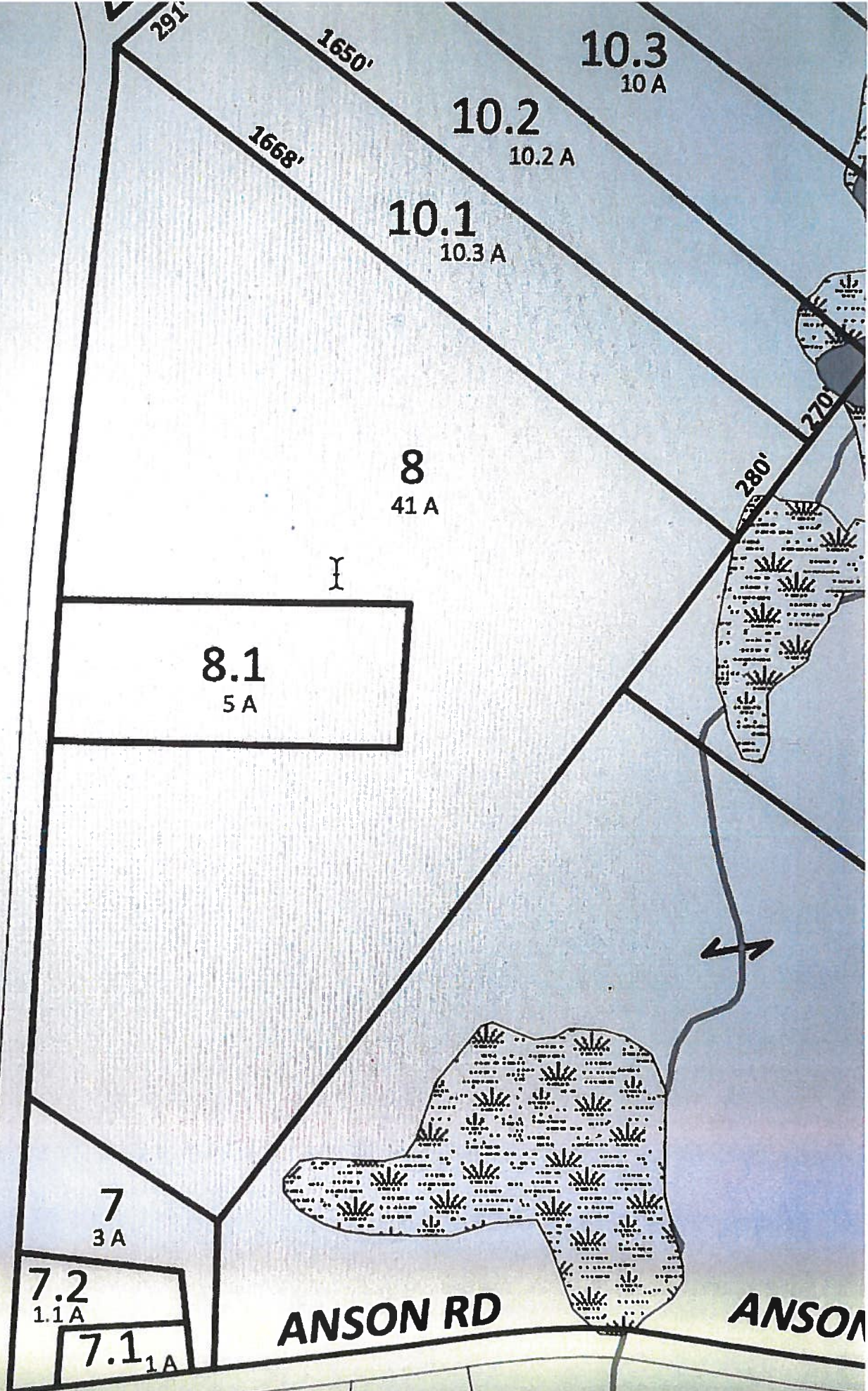
Before me,



Gina L. DeMarco



SAWYERS MILLS RD



ANSON RD

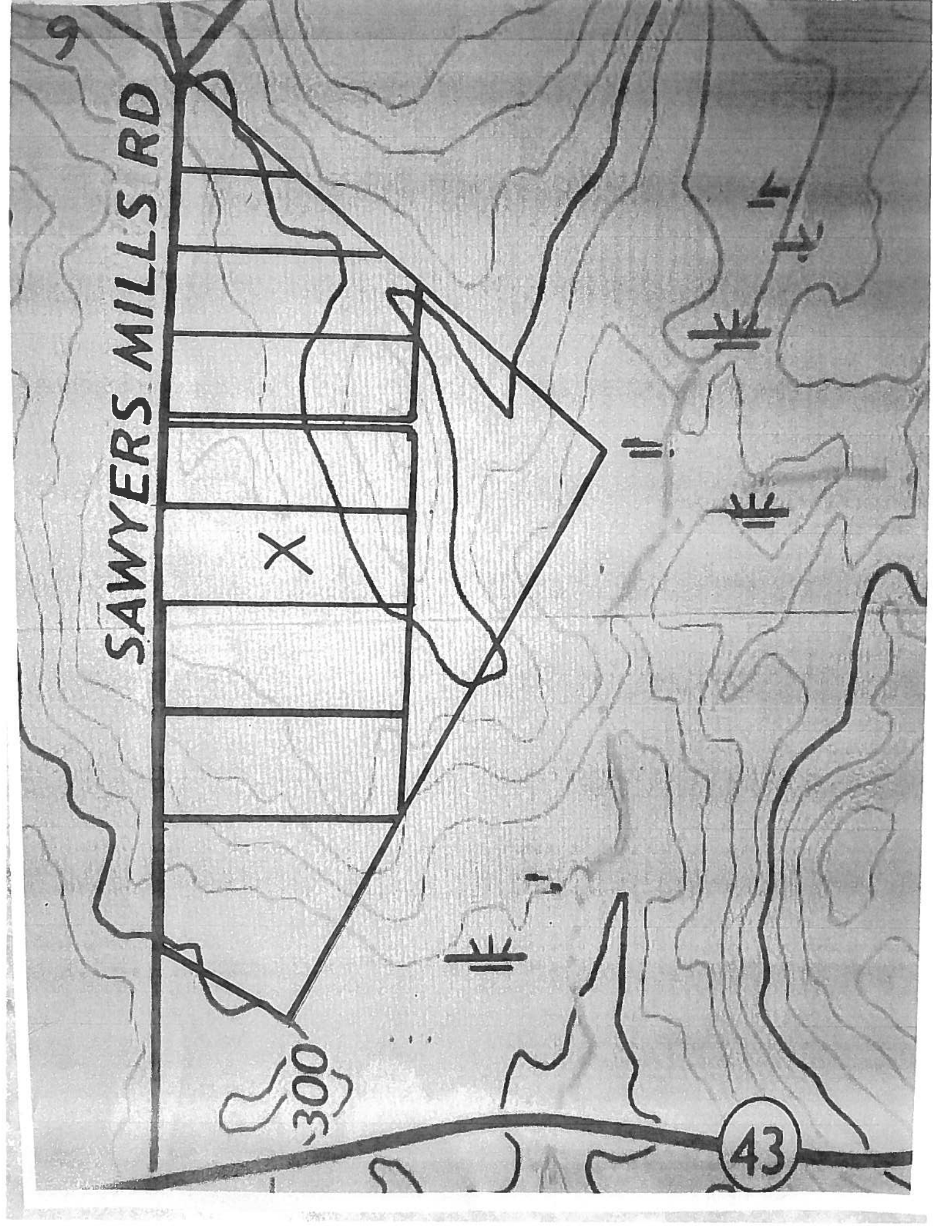
ANSON

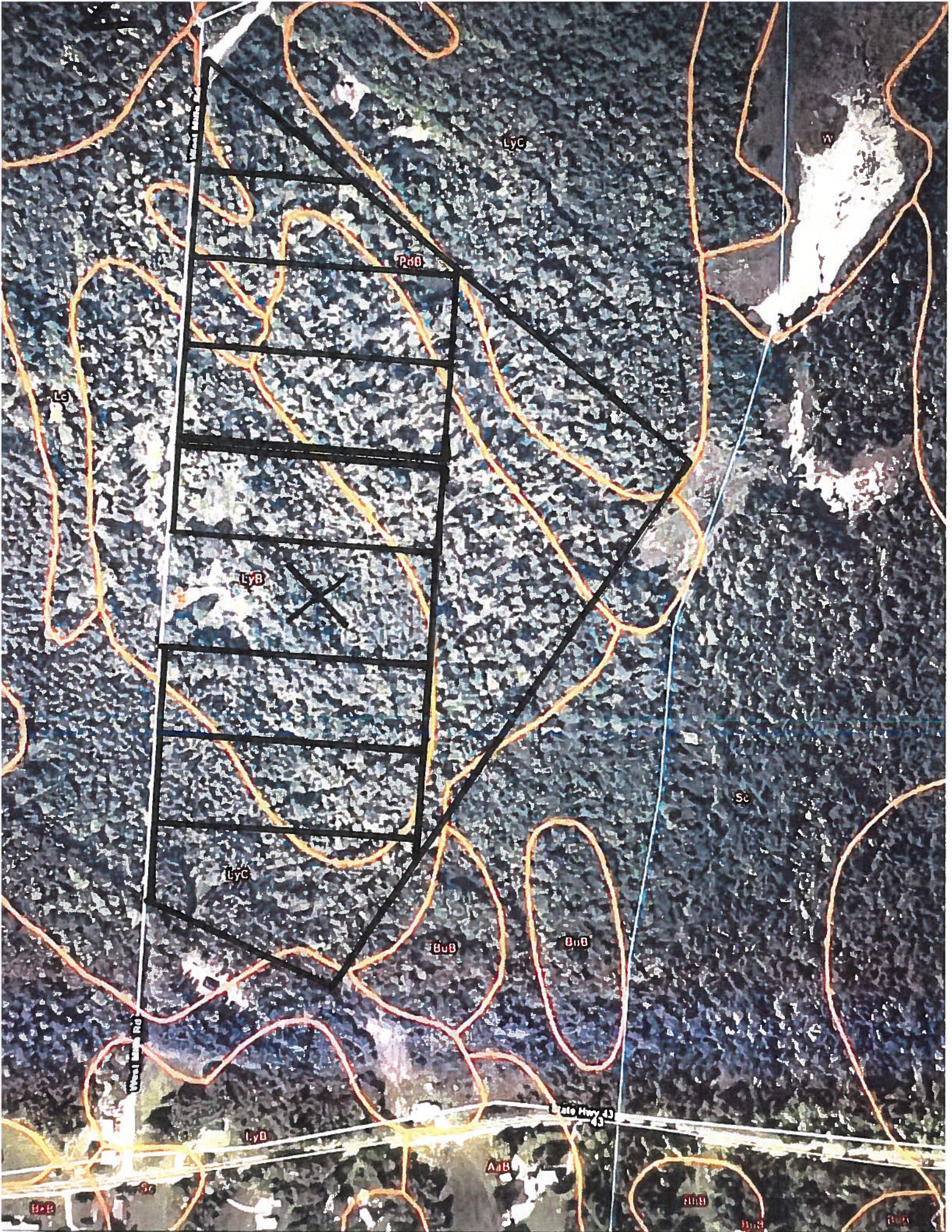
SAWYERS MILLS RD

X

300

43





5/1/2023

Memorable Properties LLC

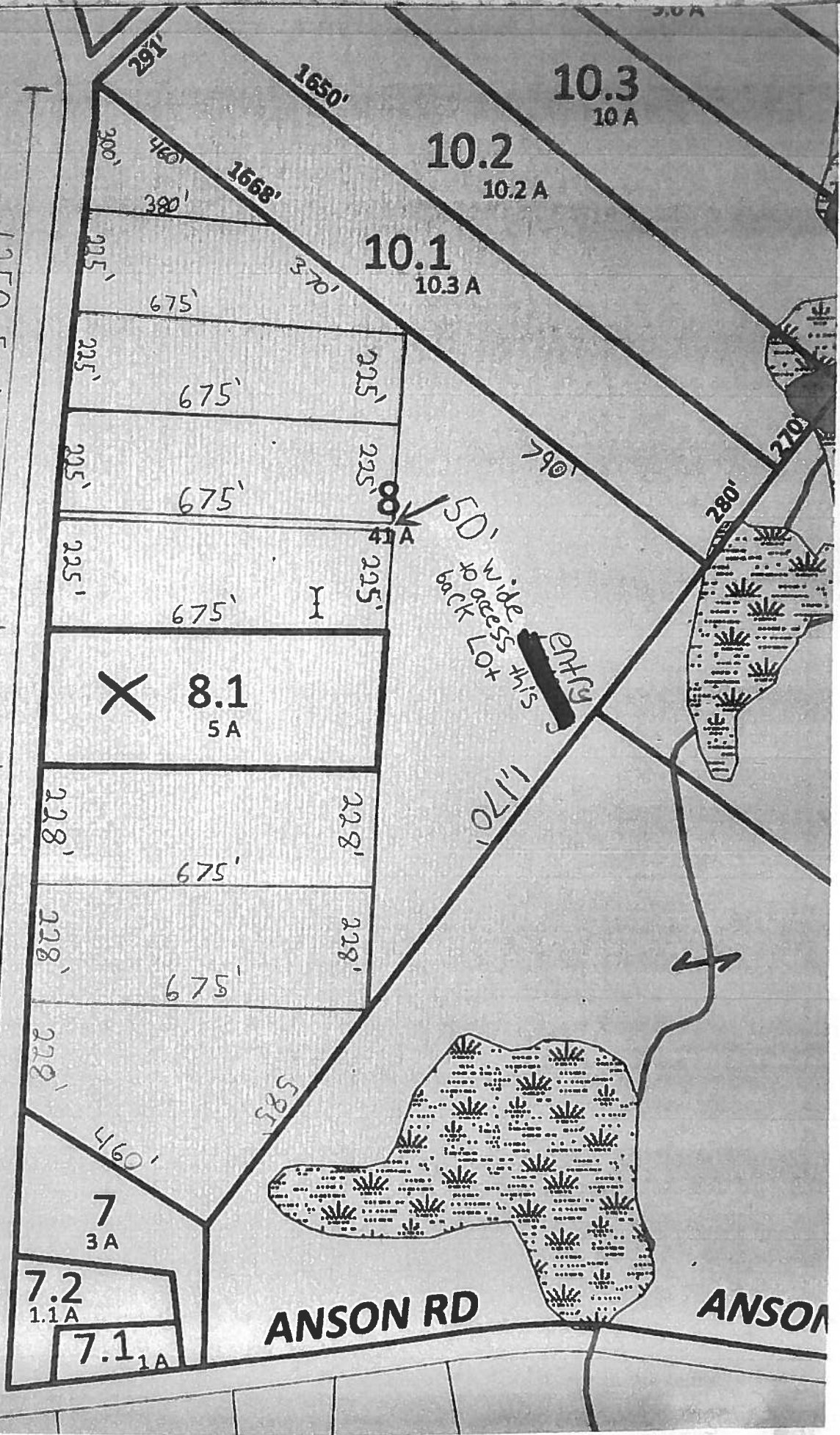
1250 Feet

SAWYERS MILLS RD

605 Feet



1 Inch = 175'



ANSON RD

ANSON