

Starks Planning Board Meeting and Public Hearing

January 10, 2024

Present: Gwen Hilton, Ken Lust, Claire Nelson, Byrne Wright, Joe Hartigan, Tiffany Bellefleur

Guests: Maggie Wright, Joe Hayden, Gabrielle Dubois, Alek Dubois, Kayla Ward, Anthony Dubois, Nick Waite, Penny Conlon, Joe Conlon, Paul Frederic, Jordan Mulder

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

The minutes of the December 6, 2023 meeting were approved by unanimous consent

New Business:

Final review and discussion of the proposed Building Ordinance

6:35 Gwen opened the Public Hearing with a brief explanation as to why the Board felt the need for an update of the existing ordinance which is outdated, and in some instances both confusing and out of compliance with current regulations. She reviewed the “Summary Document” highlighting the differences between the existing Building Ordinance and the one being proposed.

Public comments took exception to **Section III. Applicability and Basic Requirements C. 3** which, as written, would require a permit for relocating a structure with a footprint over 150 square feet. Examples given included moving a chicken coop or shed perhaps to a more advantageous location on the property. The draft will be amended to strike the word “relocate”.

For the sake of clarity, the word “Notwithstanding” was deleted from the proposed language (**Section III. B.**)

A rather protracted discussion of “*utility poles*” which is included in the definition of **Building and Structures**” was resolved by changing the wording to “public utility poles” as a point of clarification.

7:05. Hearing no further discussion, Gwen closed the Public Hearing portion of the meeting. The Board continued its discussion of the concerns voiced at the Hearing and made the resulting changes to the final draft.

Adjourn: 8:05

Respectfully submitted,

Claire Nelson, Secretary