

Starks Planning Board Meeting
August 7, 2021
6:30 p.m.

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

Guests: Joe Hayden, Carol Coles, Earl Sterry, Scott Sanville

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

Old Business: Motion made and carried to approve the minutes of July 7, 2021 meeting

Update on MUBEC Standards

The State has determined that Maine's Uniform Building and Energy Code (MUBEC) is now applicable to all towns including those with populations of less than 4000. While all towns are required to apply the Codes, it's unclear if municipalities are ultimately responsible for its enforcement. KVCOG has agreed to look into the issue for further clarification particularly as it relates to enforcement. Starks Code Enforcement Officer has received appropriate certification on MUBEC regulations.

Previous Planning Board discussions included whether the Board should incorporate the Standards as part of its work in revising the current Building Ordinance, but given the lack of clarity, it was decided to defer any action on MUBEC for the time being.

On-going work revising the current Building Ordinance

The Board continued its work on updating the existing Building Ordinance. Proposed changes included clarifying definitions and detailing activities where a permit would be required. Feedback from community members (Hayden, Sterry and Coles) helped to inform the discussion. Gwen will update the draft to reflect the revisions as we continue our work.

New Business:

Response to NECEC's Decision on West Fork's Renewed Request for Stay

DEP denied the West Forks request to stay the NECEC Project. Because the decision addressed specific allegations of permit violations in Starks, the Town was copied on the DEP's judgment. Ken informed the Board that no action is required.

Statutory Requirements of Maine Open Meeting Law

Under Maine's newly passed *Act Regarding Remote Participation in Public Proceedings*, hybrid meetings will now be required to provide participants with full access to all materials as if they were physically present. Since the Board voted not to hold its meetings using a hybrid format, this Law will only affect us if we vote to hold hybrid meetings

Pre-Application Conference for Scott & Sons Garage

Scott Sanville intends to submit an application for a Site Plan Review permit to operate a garage located at 2 Sawyers Mills Road.

Some issues that will need to be addressed include:

- 1) compliance with parking guidelines as outlined in the Site Plan Ordinance (pg.23, Sec. 7.94)
- 2) limiting the number of unregistered vehicles to avoid being considered an automobile graveyard subject to Maine State Law
- 3) maintaining adequate distance from the public way both to ensure safety and to provide unrestricted clearance for snow removal

The Board determined that the project constitutes a minor development as defined in Section 5.2.2 of the Site Plan Review Ordinance

Additionally, the applicant is requesting waivers for the following provisions of the Ordinance;

- 1) boundary survey
- 2) soil survey
- 3) topographic map

Motion made and carried to approve request for all three waivers. The project is entirely within the boundaries of the applicant's property, the land is flat with no anticipated issues with runoff or drainage.

A site visit is scheduled for September 1st prior to the Board's regularly scheduled meeting. The applicant will submit 8 copies of the application no later than one week prior to the site visit.

Motion to adjourn: 8:25 p.m.

Respectfully submitted,

Claire Nelson, Secretary