

Starks Planning Board Meeting
September 20, 2023

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

Guest: Maggie Wright

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

Old Business: The minutes of the September 6, 2023 meeting were approved by unanimous consent

Subdivision Revision Request

The Board had anticipated reviewing the permit request for a Subdivision Revision for lots in Somerset Acres but the owner, Anthony Dubois, was not prepared to provide the necessary documents. The matter will be revisited at a later date.

Mass Gathering Ordinance Petition

After further discussion with the Planning Board, the Selectmen agreed to reconsider their prior vote to put the repeal of the MGO on the warrant at the Annual Town Meeting in March.

New Business:

Sandy River Alpaca Farm

The owners of the Sandy River Alpaca Farm LLC intend to submit plans to revise their original application for a Wilderness Campground. Additions they have made to the site no longer entitles them to be certified as a “Wilderness Campground”. Gwen will invite them to present a modification plan at an upcoming pre-application conference.

Solar Facility

Novel Energy Solutions have expressed interest in possibly developing a Solar Facility on property on the Anson Road owned by Norman Luce.

Lemon Stream Dam Removal

The Maine Rivers organization contacted the Selectmen regarding interest in purchasing and removing the dam located on Lemon Stream. If and when a purchase is made, the organization will need to work with the Planning Board to ensure compliance with the Town's Shoreland Zoning Ordinance before a permit is issued. At the Selectboard's meeting on September 18, 2023, Ernie Hilton agreed that the Planning Board was indeed the appropriate body to deal with this issue and committed to referring Maine Rivers accordingly.

Revisions to the current Building Ordinances

A draft of the revised Building Ordinance was ironed out and will be recommended to be placed on the warrant for community consideration at the Annual Town Meeting. If approved, the Ordinance will repeal and replace the existing Ordinance. Additional work will need to be done on the Building Permit Application.

Enforcement Issues:

Anecdotal information reports that truckloads of material from the Branns Mill Road "junkyard" has been removed and hauled to a site in Industry.

Adjourn: 7:45 p.m.

Respectfully submitted,

Claire Nelson, Secretary