

**Decision on an application for a Revision Permit under the Subdivision Ordinance for
the Town of Starks**

Findings of Fact, Conclusions of Law, and Decision

Planning Board, Town of Starks, Maine

Date: October 25, 2023

1. Name of Proposed Project: Somerset Acres Subdivision

Applicant: Anthony Dubois

Contact Person: same

Address: 2122 Industry Road, Starks

Cell Phone: (508) 502-0129

Email: tonydubois1977@gmail.com

Property Owner information: Anthony and Denise Dubois

Proof of Right: Title and Interest has been provided

Type of Business: N/A

2. Is the proposed subdivision within shoreland zone? Floodplain?

Neither lot in question are within shoreland zoning nor floodplain

3. Description of Project:

Location (Town Tax Maps): Map #: R2; Lot #: 24.7 & 24.8

Street Address: 2122 Industry Road

Size of Parcels: Both parcels are 10 acres

Existing Use(s): Lot 8 is a residence. Lot 7 is cut over woodland

Proposed Use(s) Alteration of existing property lines. Mr. Dubois owns both properties. He is proposing to move the property line of Lot 8 by 90 feet onto Lot 7. Lot 7 would have 6.95 acres with 205 feet of road frontage onto the Industry Road/Rt.43. In summary, Lot 7 B (as shown on the survey) will become part of Lot 8 as reflected in the related deeds.

Structures: N/A

Size of Impervious areas: N/A

4. Summary of Submissions:

Application: October 25, 2023

Application Fee: \$50 (10/11/23)

Attachments:

Aerial map

Boundary survey: Titled "Amended Plan of Lot 7 Somerset Acres"

Title Deed:

Requests for waivers: None

5. Process:

Date of preapplication /sketch plan meeting: September 6, 2023

Date Board determined the application to be complete for processing: October 25, 2023

List of any waivers of application requirements N/A

Date Board held a public hearing:

Date Board made a decision: October 25, 2023

6. Public Comments: No public comments were made or received in writing

7. Findings of Fact and Conclusions on Law: Section 7 Approval Standards and Criteria

Upon a motion and a second, the Board determined that Section 7 of the Approval Standards are not appropriate to this application

Because the Planning Board concludes that the application conforms to the Town's Subdivision Ordinance, the Board grants the Subdivision Revision Permit with the conditions as outlined herein.

Any expansion, significant modification or changes to the original plan will require further Planning Board approval.

Upon a motion and second to approve the application and grant a permit, the motion carries.

Approved: Town of Starks Planning Board

 _____ Date Oct 25 2023
Gwen Hilton

 _____ Date 25 Oct 20 23
Ken Lust

 _____ Date 10-25-23
Claire Nelson

 _____ Date 10.25.23
Joe Hartigan

 _____ Date 10-25-23
Tiffany Bellefleur

 _____ Date 10-25-23
Byrne Wright