

**Starks Planning Board Meeting  
December 6, 2023**

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

**Guests:** Maggie Wright, Joe Hayden

Adequate public notice was given of the meeting, a quorum was present and no conflicts of interest or bias were reported. Gwen appointed Byrne as a voting member in the absence of Tiffany Bellefleur.

The minutes of the November 14, 2023 meeting were approved by unanimous consent

**Old Business:**

*NECEC update:*

Ken reported, just for information, that at their November 23<sup>rd</sup> meeting, the Appeals Board approved an additional 12-month extension to CMP's NECEC project.

**New Business:**

*Proposed Building Ordinance:*

As noted in previous minutes, the Planning Board intends to present an Ordinance at the upcoming March Town Meeting which, if approved, would repeal and replace the existing Building Ordinance. One final revision to the draft in Section IX. Certificate of Occupancy was approved. A Public Hearing will be scheduled for January 3, 2024 seeking community input.

*The Status of MUBEC:*

Since the Selectboard has had a number of discussions regarding the possibility of adopting and enforcing the Maine Uniform Building and Energy Code (MUBEC), the Planning Board felt it was important to consider its impact on the community and to **share its perspective with the Selectmen.** Both the pros and cons of adopting the Code were discussed at length. One option might be to regulate and enforce specific codes (e.g. plumbing, electrical) prior to issuing a Certificate of Occupancy. Also, as an alternative, the Code might focus on requiring building contractors to adhere to the Code and/or mandating 3rd-party inspections. **The Planning Board will need to have further discussions if it is to make recommendations to the Selectmen.**

*Fee Schedules:*

The Selectboard requested that the Planning Board review the Selectboard's proposed Fee Schedules for existing Land Use Ordinances including those applicable to Energy Production Facilities. While in agreement with many of the updates, the Planning Board recommended a number of changes to the proposed fees which Gwen will provide to the Selectboard.

*Enforcement issues:*

The CEO contacted a number of residents living in cabins or trailers to ensure that they have porta potties on site and that they will be expected to provide proof that the toilets are being maintained. Additionally, there is growing concern that some residents with commercial dumpsters are not having them collected in a timely manner which is creating issues for rodent control.

Adjourn: 8:25

Respectfully submitted,

Claire Nelson, Secretary

Adjourn: 7:15 p.m.

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Claire Nelson, Secretary