

**Starks Planning Board Meeting
February 5, 2025**

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

Guests: Maggie Wright, Joe Hayden

Adequate public notice was given of the meeting, a quorum was present, and no conflicts of interest nor bias were reported. The meeting's agenda was approved, and public comments were invited.

Old Business:

The minutes of the November 6, 2024, meeting were approved by unanimous consent.

New Business:

Proposed amendments to three existing Town Ordinances

The Board of Selectmen reviewed and approved the PB's proposed changes to three Ordinances and will hold a public hearing at their final February meeting. The amendments to these ordinances will be slated for a floor vote at the Annual Town Meeting on March 8, 2025.

Review and Discussion of Permit Summaries for 2023 and 2024

In addition to the usual issuance of permits for garages and other extensions to existing structures, it was noted that an increase in permits (8) was granted for the construction of new dwellings.

Hazardous Materials Ordinance

In reviewing the status of existing ordinances on the Town's website, Ken came across a document which, in addition to referencing State Statutes no longer in effect, does not appear to have been approved by the Town's citizenry. Preliminary discussion focused on whether there is a need for a "stand-alone" ordinance, or if amendments to the existing Site Plan Review Ordinance would suffice. The Board's primary concern focused on addressing the storage of hazardous materials in amounts that would exceed reasonable expectations for any household. Ken agreed to research the matter and report out at the Board's March meeting.

Revisiting the Town's Shoreland Zoning Ordinance

Gwen noted that the State has made changes to its Shoreland Zoning Regulations to include provisions for imposing sanctions for violations to existing statutes. In addition to financial penalties, the law allows for the placement of liens on those properties. Gwen agreed to draft language that might be incorporated into the Town's existing SZO.

Adjourn: 7:45 p.m.

Respectfully submitted,

Claire Nelson, Secretary

