

Starks Planning Board Meeting, Site Visit & Public Hearing
June 7, 2023

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

Guests: Maggie Wright, Joe Hayden, Michael Clark, Lynette Clark, Mark Deshais, Earl Sterry, Troy Sterry, Gaven Sterry, Joe Petta.

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

Old Business: The minutes of the May 3, 2023 meeting were approved by unanimous consent

NECEC Update:

Ken reported that he had contact with Gerry Mirabile from CMP who confirmed that the DEP permit for the NECEC project had been reinstated. No timeline was given as to when work on the Starks corridor might resume.

New Business:

Noise Complaints:

Several members of the community approached the Board with issues related to disruptive noise generated at the residence of Jamie Cunningham on Chicken Street. Requests to turn down the volume have apparently been ignored. The complainants inquired as to the possibility of enacting a Noise Ordinance to help mitigate the situation. In anticipation of the complaint, Ken had contacted Lt. Knight, Chief of the Patrol Division of the county Sheriff's Department. Lt. Knight indicated that complaints of this nature are covered under the Disorderly Conduct Section of Maine Revised Statutes and that the Sheriff's Office will respond to such complaints and if necessary issue a citation or make an arrest. The complainants were encouraged to contact the Sheriff's Department when issues arise at which time a deputy will come out and issue a warning. Non-compliance could then result in a citation.

Subdivision Application Site Visit and Application Review

Board members met at 5:30 for a site visit to the proposed 9-lot subdivision on the Sawyers Mill Road. The walk-through confirmed that iron/rebar pins had been placed at each lot and that test pits for wastewater disposal had been performed. The Board then convene to review the application and determine if it was complete.

Upon a motion and a second, the application was deemed complete.

The Chair opened the public hearing seeking input on the proposed project from the community. Earl Sterry, local resident and contractor voiced that he felt many of the Ordinance requirements were too stringent placing an undue burden on both the seller and the buyer. Gwen noted that many of the criteria were in fact in compliance with State statutes and standards regulating subdivisions.

Upon a motion and a second, the Public Meeting was closed.

The Board reviewed the Final Plan Submission to determine if the standards had been met, were not applicable, or needed revision. All Findings of Facts and Conclusions of Law are detailed in the Final Decision Document.

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

Enforcement Issues:

On May 23rd, 2023 Gwen Hilton (Planning Board), David Taylor (Selectmen), Terriann Lamontagne (CEO), and Cameron Dufour (DEP), visited three sites for possible violations of existing Ordinances.

Pit Bull Defense Firing Range

The concern centered around the installation of hundreds of tires used in the construction of a berm as part of the firing range. In an email to the owner, Cameron Dufour indicated that Michael Parker would need to apply yearly for a permit to have the tires on site. When informed that, under the Site Plan Review Ordinance, he would need to apply for a permit to operate a business, Parker indicated that the firing range was for personal use only and that business-related classes were held off site.

Haley's Campground

Site visit did not find any violations. A Personal Campground permit was issued several years ago and campers are all connected to a common septic system.

Branns Mill Road

The site, which borders on Joshua Brook, did not appear to be in violation of existing Ordinances. However, another site along the Branns Mills Road will require further inspection.

Adjourn: 9:15 p.m.

Respectfully submitted,

Claire Nelson, Secretary