

# TOWN OF STARKS

## APPLICATION FOR A SITE PLAN REVIEW PERMIT

### General Information and Instructions

Prior to undertaking improvements to a site or construction, check with the Town Code Enforcement Officer (566-7341) to see if a permit is required. The Site Plan Review Ordinance is one of several ordinances in the Town of Starks.

The Site Plan Review Ordinance is administered by the Starks Planning Board. The **Town of Starks Site Plan Review Ordinance** and application form are available from the Town Office and at <https://www.starksme.com/my-blog/ordinances-and-town-of-starks-comprehensive-plan.html>

**FIRST STEP: PRE-APPLICATION PROCESS** (Recommended for Minor Developments; Required for Major Developments)

**An applicant should:**

- Contact the Chair of the Planning Board to be placed on the Planning Board agenda
- Request a pre-application conference with the Planning Board (Meets first Wednesday of each month)
- Be prepared to discuss the following:
  - The proposed site - location, size, and general characteristics (bring sketch map)
  - The nature of the proposed use and potential development
  - Ask questions, such as about regulations and applicability to the project
  - Ask about waivers from the submission requirements (review the application first)
  - The Planning Board will need information to classify the project as minor or major

5. Property Owner's Name:

Address: SAME

Telephone:

Cell Phone:

Email:

6. Form of Doing Business: Is the owner/applicant of the proposed project a corporation, LLC, or some other "form of doing business"?  Yes; \_\_\_ No; If yes, what "form of doing business"? LLC  
If, yes, attach certificate of good standing.

7. Proof of Right, Title and Interest: Attach a copy of the deed to the property, an option to purchase the property, a lease agreement, or other documentation to demonstrate right, title or interest in the property on the part of the applicant.

8. Are there currently any covenants, deed restrictions, easements, or rights-of way on the property?  
\_\_\_ Yes;  No; If yes, attach documentation.

Are there any plans for covenants, deed restrictions, easements, or rights-of way on the property?  
\_\_\_ Yes;  No; If yes, provide details:

9. Professional Preparer: If applicable, provide the name, registration number, and seal of the architect, engineer, or similar professional who prepared the plan:

N/A

10. Subdivision: Has this land been part of a prior approved subdivision? \_\_\_ Yes  No  
If yes, what is the name of the subdivision?

If known, when was the subdivision approved?

11. Shoreland:\* Is any part of the project site within 250 feet of any river, stream, water course, or pond?  
\_\_\_ Yes  No (See Shoreland Zoning Map at the Town Office)  
If yes, what waterbody(s)?

How much shore frontage does the lot have? \_\_\_\_\_ feet

How far back are any existing or proposed buildings from the nearest water body? \_\_\_\_\_ feet

12. Floodplain:\* Is any portion of the property within the 100-year floodplain? \_\_\_ Yes;  No  
(See Floodplain Map(s) at the Town Office)

\*Note: If the proposed project is within the Shoreland Zone or a 100-Year Floodplain, additional permits may be required.

**16. Utilization of the Site/Site Features (Ordinance Sec 7.3) Check all of the following that apply**

(Identify these, as applicable, on the site plan map)

- |  |  |
|--|--|
| <input type="checkbox"/> forested                      | <input type="checkbox"/> rare or endangered species*                   |
| <input checked="" type="checkbox"/> open land          | <input type="checkbox"/> other unique natural areas*                   |
| <input type="checkbox"/> active farmland*              | <input type="checkbox"/> significant sand and gravel aquifers*         |
| <input type="checkbox"/> wetlands*                     | <input type="checkbox"/> stone walls                                   |
| <input type="checkbox"/> deer wintering areas*         | <input type="checkbox"/> graveyards*                                   |
| <input type="checkbox"/> significant wildlife habitat* | <input type="checkbox"/> significant historic or archaeological areas* |
| <input type="checkbox"/> significant fisheries*        |  |

Most of these features are displayed on Maps at the Town Office or on the Town's website.

\*Describe how you will minimize impacts to these features, as applicable. Attach additional sheet, if necessary)

no impacts

Note: you may need to contact an agency or organization to get advice on how best to protect sensitive areas.

Submit copies of the Soil Survey and Topographic Map of the site as attachments.

land is flat  
PLEASE WAIVE

**17. Water Quality and Quantity (Ordinance Sec. 7.4)**

Will the project utilize or store any hazardous, toxic, or nuisance substances?  Yes;  No; If yes, see Section 7.4, and attach an explanation of how these will be handled to protect water quality.

Is the proposed project within 1,000 feet of any public water supply, such as the Starks Water District, Starks Community Center, and Camp at the Eastward?  Yes;  No;

If yes, attach letter from the public water supplier approving the proposed project.

Will the proposed project have a water capacity (on-site well or sewage disposal system) of more than 2,000 gallons per day?  Yes;  No; If yes, see Section 7.4.3 for additional requirements.

**18. Water Supply (Ordinance Sec. 7.5):**  private well  public water supply

What type of water supply?  Existing;  Improvement of an Existing;  New

Estimated daily water usage 120 gallons per day

If the project utilizes a public water supply, what public water supply? N/A

Attach letter of approval from public water supplier.

Major Developments: How will you ensure there is adequate water for fire protection? N/A

Attach letter from the Starks Fire Chief stating that water for fire protection will be adequate, or see Question #31.

**24. Stormwater Management and Erosion and Sedimentation Control (Ordinance Sec 7.11):**

How will stormwater runoff be controlled so that it does not impact adjacent properties?

Will there be any filling, grading, excavation, or other activities that disturb the soil? \_\_\_ Yes;  No; If yes, attach a soil erosion and sedimentation control plan for the construction phase and the final development.

If the project requires a state permit, attach copy of permit approval.

(See Sec. 7.11 for guidance in submitting a soil erosion and sedimentation control plan)

See additional Requirements of Major Developments (Sec. 7.11)

**25. Nuisance and Aesthetics (Ordinance Sec. 7.12)**

Will the project create noise that might have an impact on neighboring properties? \_\_\_ Yes; \_\_\_ No; If yes, how will the noise be minimized? possibly - dogs are inside most of the time. When they are outside it is monitored

Will the project have exterior lighting that might impact neighboring properties, including public roads? \_\_\_ Yes;  No; If yes, how will that be minimized?

Will the project create any of the following? \_\_\_ odor; \_\_\_ dust; \_\_\_ smoke; \_\_\_ fumes; If yes, how will these be minimized? NO

What will be the hours of business operation? By appointment

**26. Signage (Ordinance Sec. 7.13):**

Will there be any signage, either existing or new?  Yes; \_\_\_ No. If yes, provide the following information for all signage. Attach a drawing.

Height above the ground: \_\_\_ feet; dimensions less than 20 feet High

wood post method of securing

If the sign is to have lighting, describe: N/A

4x4 approx -

**27. Landscaping (Ordinance Sec. 7.14)**

Major Developments, only

Attach landscaping plan.

N/A

**28. Common Open Space Areas ( Ordinance Sec.7.15)**

Multifamily Developments, only

Attach description and map.

N/A

**31. Impact on Community Services: Service Provider Form:**

**Standards to be met:**

1. The project will not will not adversely impact or reduce the quality of any community service, including, but not limited to, emergency services (e.g., fire, police, ambulance), road capacity, maintenance and snow removal, and the like.
2. Project coordination with service providers to ensure protection of the health, safety and welfare of the public shall be supplied as applicable.

**Service Provider**, by signing below you are indicating that you have reviewed the proposed project and have determined it will meet the above criteria and any of your agency's applicable requirements. You should provide additional information (*attach letter*) if you have any specific concerns regarding the proposed project or if you would like to see specific "conditions of approval" applied to the project.

**Please print your name, sign and date below:**

Road Commissioner: \_\_\_\_\_

Fire Chief: \_\_\_\_\_

Ambulance: \_\_\_\_\_

Sheriff: \_\_\_\_\_

State Police: \_\_\_\_\_

Other: \_\_\_\_\_

**34. Adjacent and Nearby Property Owners:**

List names, addresses and identifying map and lot numbers of all property owners within 1,500 feet of any and all property boundaries of the proposed project. This information is available at the Town Office and at <https://starksme.typepad.com/my-blog/real-estatepropertytax-information-1.html>

Attach a copy of the property tax map with property owners on it.

Name	Mailing Address	Map Number	Lot Number
Jerry Brackett	487 Anson Rd	R-10	
Scott + Chris Adams	544	R-10	
Francie Qumby	529	R-10	
Kevin Maguire Kelly	486 Anson Rd	R-10	
Sammy Davis	545	R-10	

Attach additional sheets, if necessary.

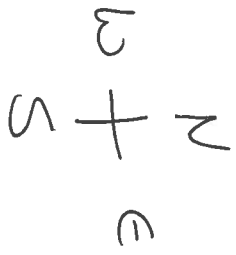
**Public Notification Requirements:** The applicant is responsible for notifying all the property owners listed. Notification is always required for public hearings. Depending on the size of the proposed project, more than one notification may be necessary. Notifications must include the name of the project, type of permit, brief description of the project including location, and the date, time and place of the public meeting/hearing.

**Notification text must be approved by the Planning Board.**

**The applicant will be required to provide evidence of mailing – the green return receipt which is available from the U.S. Postal Service.**

**Applicants for Major Projects may be required to post public notices in area newspapers.**

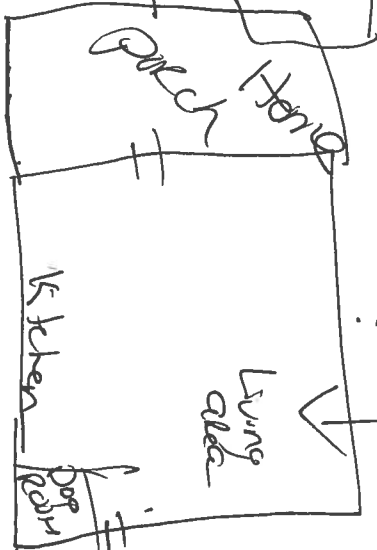
Route 43



possible sign  
no bigger than  
4x4

possible  
garage

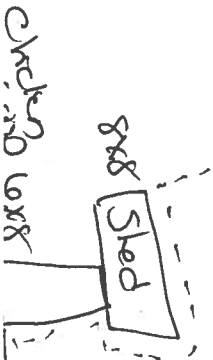
old trailer



Dotted lines  
Dog play area  
effectiveness  
Regular fence

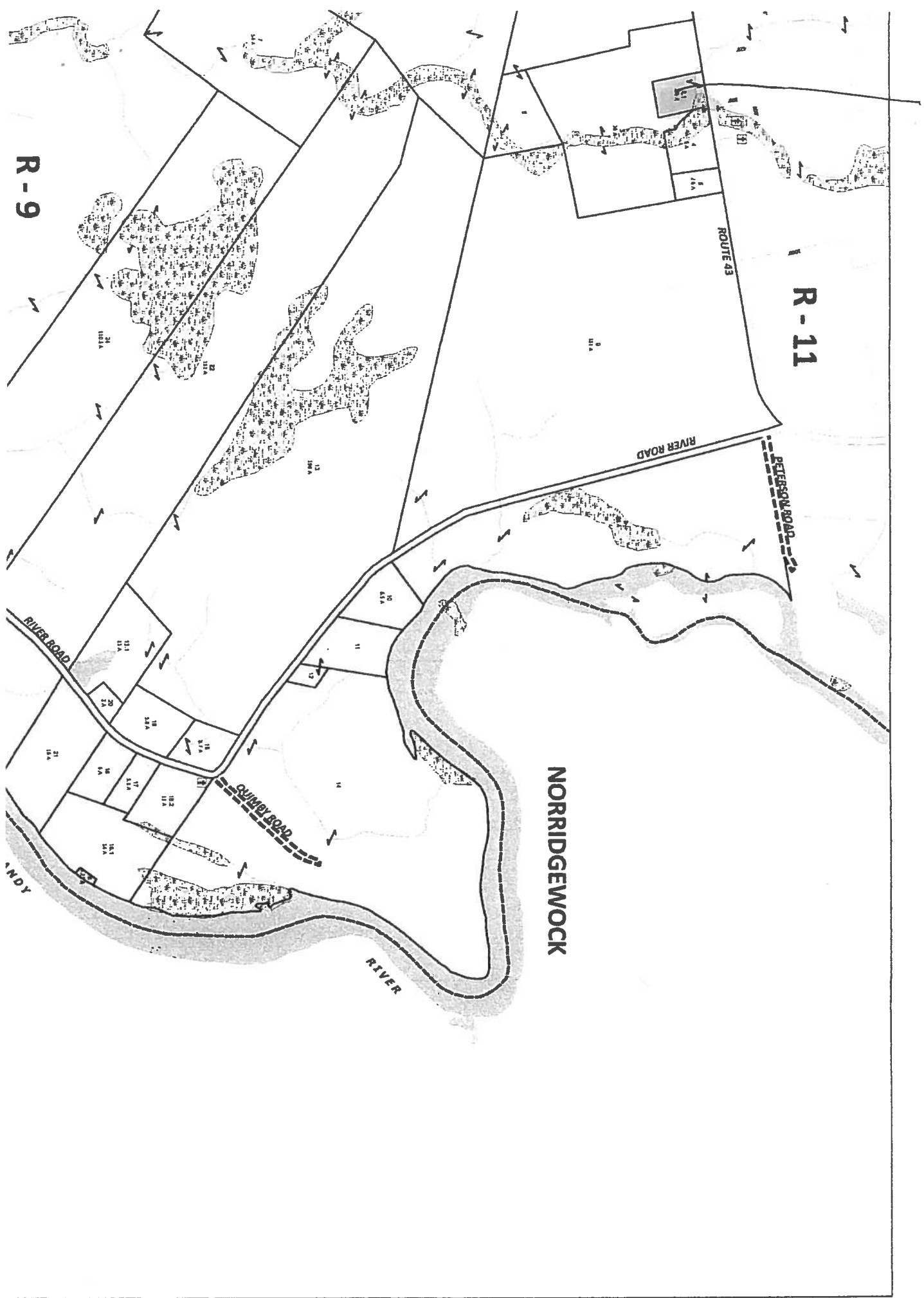
250

Dry  
Hydrant



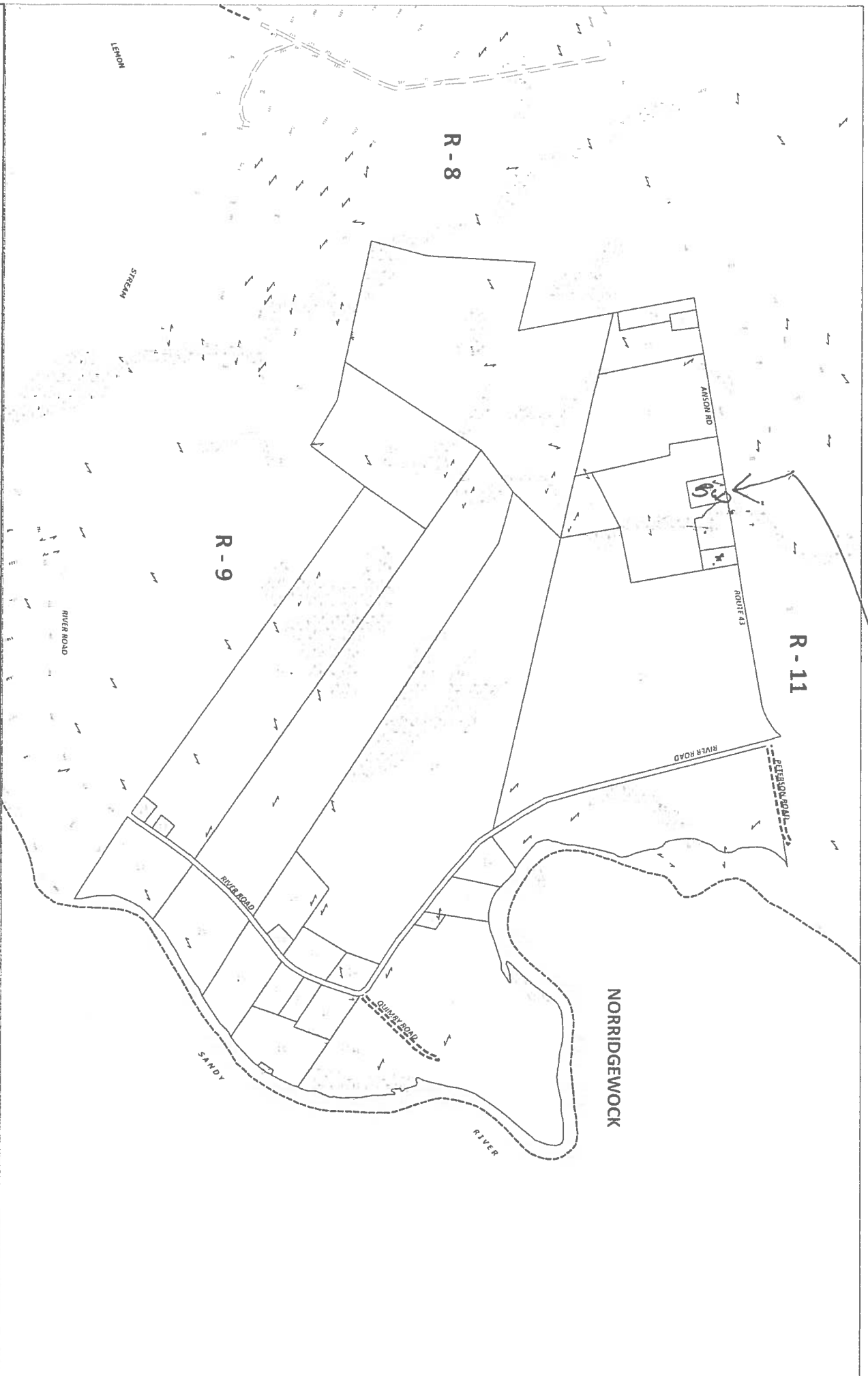
Dog yard

House is approx 250' from RFD 413





Location map Little puppy Luv



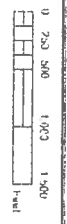
Produced, revised, and updated by the Planning Department, Town of Starks, Maine  
 On the 03/20/2012. Assessor's Office, 100 Main Street, Starks, ME 04782  
 Planning Department, 100 Main Street, Starks, ME 04782



**TOWN OF STARKS, MAINE**

PROPERTY MAP  
 APRIL 1, 2012

UPDATED  
 THE TOWN OF STARKS, MAINE  
 APRIL 1, 2012



**R-10**

BK 2243 PG 335

NO  
TRANSFER TAX PAID

**WARRANTY DEED**

13566

Jerry Brackett  
Starks

We, Jerry B. Brackett and Jane S. Brackett, both of Starks, County of Somerset and State of Maine, whose mailing address is RR #1, Box 300, Starks, ME 04911,

in consideration of love and affection between the parties hereto, grant to David J. Brackett and Brandl S. Brackett, both of Saco, County of York and State of Maine, whose mailing address is 71 Middle Street, Saco, ME 04072,

with **WARRANTY COVENANTS**, as joint tenants,

A certain lot or parcel of land situated on the southerly side of State Highway #43 in STARKS, County of Somerset and State of Maine, bounded and described as follows, to wit:

Beginning at a point on the southerly side of State Route #43 where a small brook crosses the road through the culvert; thence southerly along line of land reserved by Orrin L. Hayden a distance of Four Hundred Fifty (450) feet, more or less, to a point marked by an iron pin set in the ground; thence westerly and parallel with the southerly side of State Route #43 a distance of Three Hundred Fifty (350) feet to a point; thence northerly and parallel with the first mentioned bound a distance of Four Hundred Fifty (450) feet to a point on the southerly sideline of said Route #43; thence easterly along the southerly sideline of said Route #43 a distance of Three Hundred Fifty (350) feet to the point of beginning. Containing 3.6 acres, more or less.

Being a portion of the premises conveyed to Jerry B. Brackett and Jane S. Brackett by Warranty Deed of Orrin L. Hayden dated June 7, 1977 and recorded at the Somerset County Registry of Deeds in Book 879, Page 256.

This conveyance is a gift from parents to son and daughter in-law for which no actual consideration has been paid.

Jerry B. Brackett and Jane S. Brackett release all rights in the premises being conveyed.

WITNESS our hands this 17th day of September, 1996.


NEAL C. CORSON, P.A. • ATTORNEY AT LAW • 160 MAIN STREET, MADISON, MAINE 04950

Kent J. Keast  
Witness

Tom Toth  
Witness

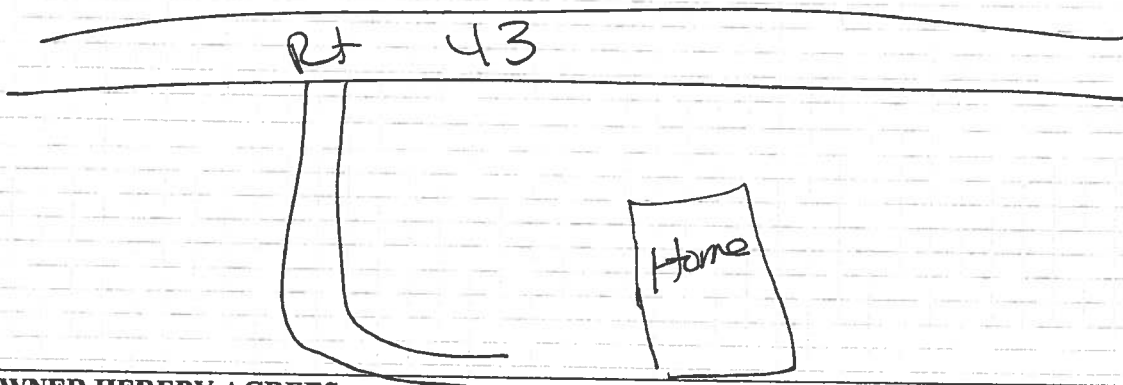
Jerry B. Brackett  
Jerry B. Brackett

Jane S. Brackett  
Jane S. Brackett

Date Received:  Application No. _____	<b>APPLICATION FOR DRIVEWAY/ENTRANCE PERMIT</b> <b>MAINE DEPARTMENT OF TRANSPORTATION</b> 932 U.S. Route 2 East Wilton, ME 04294 Phone: (207)-562-4228	
Application is hereby made to construct, change location, grade or use served by a driveway or entrance to property in accordance with Title 23 M.R.S.A. § 704 and §705.		
Section A Property Owner Information	1. Land Owner's Name: <u>Brandi Watson</u> Phone# <u>399 5754</u> 2. Land Owner's Mailing Address: <u>507 Anson Rd</u> <u>Starks</u> <u>ME</u> <u>04911</u> <small>Address Town/City State Zip Code</small> 3. Applicant or Agent's Name: _____ Phone # _____ 4. Applicant/Agent Mailing Address: _____ <small>Address Town/City State Zip Code</small> 5. Other contact information: _____ Work _____ Cell _____	
Section B Property Location Information	6. Directions to property: <u>3rd Driveway on left after Sandy River Rd intersection heading west toward Village</u> 7. Route No. <u>43</u> Road Name: <u>Anson Rd</u> 8. <input type="checkbox"/> North <input checked="" type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West - side of highway 9. City/Town: <u>Starks</u> County: <u>Somerset</u> 10. Distance from nearest intersection: <u>9.10</u> Name of Intersection: <u>43 + River Rd</u> <small>(estimated in tenths of a mile)</small> 11. Nearest Utility Pole #: _____ Attach Survey Data (if available) 12. Map and Lot number <u>R-10</u> (MUST provide copy of tax map) Lot prior to May 25, 2002? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>3.1</u> <b>Proposed Location of Driveway/Entrance shall be staked and flagged by applicant.</b>	
Section C Driveway/Entrance Information	13. Desired width of Driveway/Entrance: _____ Type of Surface: _____ <small>(feet) (gravel, pavement, etc.)</small> 14. Will the development associated with this driveway/entrance have more than 10,000 square feet of impervious surface draining towards the highway? YES _____ NO _____ "Impervious surfaces" are the footprint of buildings, pavement, gravel, or other low-permeability or compacted surfaces, not including natural or man-made water bodies. 15. Does your property have an existing access? <input checked="" type="checkbox"/> yes _____ no (If no go to line 18) 16. If this is an existing access and you are changing its use, please describe <u>will be an in home small business, selling puppies 3x a year</u> Go to Section D. 17. If this is an existing access and you are physically modifying, please describe: _____ Go to Section D. 18. Proposed Driveway/Entrance Purpose: <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Home Business <input type="checkbox"/> Commercial/Industrial <input type="checkbox"/> Subdivision or Development <input type="checkbox"/> Multi-family with 5 or less units <input type="checkbox"/> Multifamily with more than 5 units <input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> School <input type="checkbox"/> Business Park <input type="checkbox"/> Mall <input type="checkbox"/> Other (explain) _____ # employees/day _____ # customers/day _____ Busiest time of day _____ # of Lots _____	
Section D Construction Information	19. Construction expected to begin on _____ and be completed on <u>1-20-2000</u> <small>(date) (date)</small> 20. Person/Company constructing entrance _____ 21. Construction contacts name _____ Phone _____	

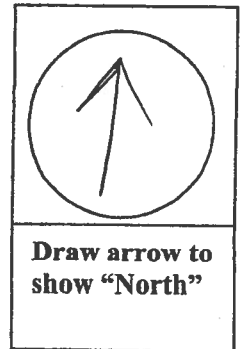
Site Sketch or attach Site Plan

ALREADY @ ESTABLISHED



**THE OWNER HEREBY AGREES**

- 1) Provide, erect and maintain all necessary barricades, lights, warning signs and other devices to direct traffic safely while the work is in progress.
- 2) **At no time cause the highway to be closed to traffic.**
- 3) Where the drive/entrance is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the drive/entrance and restore drainage. All driveways/entrances abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12132 et seq.
- 4) Obtain, deliver to site and install any culverts and/or drainage structures necessary for drainage; the size, type and length of such culverts or structures shall be as specified in the permit pursuant to 23 M.R.S.A. § 705. All culverts and/or drainage structures shall be new.
- 5) Complete construction of proposed driveway/entrance within twelve months of commencement of construction.
- 6) **COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES.**
- 7) Not alter, without the express written consent of the MDOT, any culverts, drainage patterns or swales within MDOT right-of-way.
- 8) File a copy of the approved driveway/entrance permit with the affected municipality or LURC, as appropriate, within 5 business days of receiving the MDOT approval.
- 9) Shall construct and maintain the entrance side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
- 10) Notify the MeDOT (in writing) of a proposed change to use served by driveway/entrance when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (pce) during the peak hour of the day.



**FURTHER CONDITION OF THE PERMIT:**

The owner shall assume the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suite, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant/agent and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal. Nothing herein shall, nor is intended to, waive and defense, immunity or limitation of liability which may be available to the MDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law.

The submission of false or misleading statements on or with this application, or the omission of information necessary to prevent statements submitted herein or herewith from being misleading, is a crime punishable under Chapter 19 of the Maine Criminal Code, and any permit issued in reliance thereon will be considered null and void without notice or further action by the Department.

Date Filed: 5-4-22

Signature of Applicant

*Blondin*

Signature of Owner

*Blondin*

By signing and checking this box I hereby certify that I have been granted permission from the property owner to act in their behalf.