

Starks Planning Board Meeting
May 3, 2023

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

Guests: Maggie Wright, Joe Hayden; Troy Sterry, Gaven Sterry and Joe Petta on behalf of Memorable Properties

Adequate public notice was given of the meeting and a quorum was present. Ken reported that Troy plows his driveway. Joe noted that Troy is his neighbor and Gwen reported that Troy tills her garden. In spite of these contacts everyone felt that they would not be unduly influenced on the Memorable Properties application.

Old Business: The minutes of the April 5, 2023 meeting were approved by unanimous consent

New Business:

Subdivision Application Sketch Plan Review

Joe Petta of Memorable Properties LLC proposes to divide a 41-acre parcel located on the east side of the Sawyers Mills Road into 9 lots, each averaging approximately 3 acres. Eight of the lots have direct frontage onto the Sawyers Mills Road. An additional lot at the rear of the property would require deeded access.

Motion made and carried that this project is deemed to be a major subdivision

The preliminary application included;

a sketch plan detailing proposed lots

a warranty deed recorded in the Somerset Registry of Deeds Book 579, page 530

Tax map Town of Starks

USGS topographic map

an aerial soil survey map. Map indicates that the land is relatively flat with well drained soils (LyB, LyC, & PdB)

Request for waivers

Initial requests for waivers to requirements listed in Section 6.2 of the Subdivision Ordinance include:

C.12 Identifying Proposed Building Locations

The parcels will be sold as wooded lots. Building sites to be determined by the purchasers.

Motion made and carried to waive the building location requirement

D. 4 and 5 Need for test pit analysis and confirmation of adequate water supply

Test pit analysis for each lot will need to be provided as well as confirmation by a well-driller or hydrologist that the lots will likely have adequate water supply

Motion made and carried to deny the request for waivers for test pits and adequate water supply

D.11 Erosion Control Plan

Given that no building sites have yet to be identified, the requirement for an erosion control plan for each lot is premature.

Motion made and carried to waive the erosion plan requirement at this time (4:1)

The applicant will include the required \$75 application fee when submitting the full application.

Motion made and carried to waive the optional technical review fee

A site visit is scheduled for 5:30 on June 7th, followed by the Board's review of the application. A public hearing will be held at 7:30 after which the Board will reconvene to decide on appropriate further action.

It is the responsibility of the applicant to notify abutting landowners.

Planning Board Updates

Tiffany Bellefleur has now been named a voting member to replace Eric Hoar who has resigned and Byrne Wright has joined as an alternate.

Old Business:

NECEC update

Ken reported on the status of the NECEC project. The last piece of litigation was decided last week in NECEC's favor. Subsequent to the referendum, the Maine DEP had suspended its permit. The DEP advised NECEC that it would not consider lifting the suspension until 21 days after the recent verdict presumably until the appeals period had passed. According to media reports, the ruling is expected to be appealed. Since our approval was subject to having all required permits in place, our permit is also considered in abeyance.

Enforcement Issues

With regard to possible violations of existing Ordinances, the CEO, accompanied by a representative from the DEP, has scheduled visits on May 23rd to a property adjacent to the Branns Mill Road as well as to the operation of a firing range on Locke Hill Road

Adjourn: 8:00 p.m.

Respectfully submitted,

Claire Nelson, Secretary