

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

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

Guest: Maggie Wright, Anthony Dubois, Earl Sterry, Carol Coles

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

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

New Business:

Subdivision revision request:

Anthony Dubois owns two adjacent 10 acre lots on Rt. 43 which are part of a subdivision initially approved in 1981 as shown on tax map R-2. He lives on lot 8 and is seeking permission to extend the lot line onto the abutting parcel (lot 7) by 90 ft.. Apparently he is experiencing drainage problems, and the additional acreage would allow him to resolve that issue. He has a potential buyer for the 6.9 acre lot 7. Mr. Dubois has copies of both deeds which have no restrictions or covenants. The Board determined that both Sect 9 (Revisions) and Sect 8 (Waivers) of the Subdivision Ordinance are applicable to the Board's review.

A motion was made and carried advising Mr. Dubois to submit an application to the Planning Board for a subdivision revision. In addition to a narrative detailing his request, the application will include copies of the existing deeds, and a revised subdivision plan. In an effort to accommodate Mr. Dubois and to expedite the review process, the Board agreed to convene a mid-month meeting on Sept 20th. Public notice will be given.

Status updates:

Ken informed the Board that an extension of 12 months of the Letter of Credit issued by Bangor Savings Bank was received for the Starks Holdings LLC solar facility.

Also, the DEP permit for the NECEC project was reinstated allowing work to continue in the Starks corridor. This is in compliance with requirements outlined in the Board's initial Decision Document.

Public Comments:

Earl Sterry, a local builder, expressed concerns that the Building Permit Application was unnecessarily cumbersome asking for too many details irrelevant to the proposed project. He also felt that giving the CEO up to 30 days in which to respond put an undue burden on both the contractor and the buyer. The current Building Permit Application, which the newly-hired CEO uses, dates back to 1988 when the Ordinance was enacted. It seems likely that the former CEO may have been using an abbreviated application accounting for Earl's concerns.

Carl Coles was also present and expressed concerns regarding what she felt was rude and unprofessional treatment by the current CEO. She read a public statement addressing those concerns but elected not to have it included in the Board's minutes.

Revisiting Proposed Building Ordinance:

The Board had previously expressed interest in revisiting the proposed changes to the existing Building Ordinance but have tabled that for now given that the Selectmen are exploring adopting the Maine Uniform Building and Energy Code (MUBEC).

Enforcement Issues:

Pit Bull Defense Firing Range Locke Hill Rd.

It is not clear what the status of DEP's requirement that Michael Parker complete an application requesting permission to continue to have hundreds of tires on his premises.

Mass Gathering Ordinance Petition

The petition requesting that a referendum be scheduled to consider the repeal of the current Mass Gathering Ordinance was rejected since it is not in compliance with the law..

Adjourn: 8:15 p.m.

Respectfully submitted,

Claire Nelson, Secretary

