

Starks Planning Board Meeting September 17, 2025

Present: Gwen Hilton, Ken Lust, Claire Nelson, Tiffany Bellefleur, Phil Cole, Edward Hebert

Guests: Byrne Wright, Joe Hayden, Jason Thomas

Chair Gwen Hilton called the meeting to order at 6:30 p.m. and determined that 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 September 3, 2025, meeting were approved by unanimous consent.

New Business:

Review of Permit application for construction in Shoreland Zoning and Resource Protection District

This off-cycle meeting was held to try to accommodate the construction schedule for a building being proposed on the Sandy River Road. Because the site lies in an area covered by the Shoreland Zoning Ordinance, issuance of a permit requires Planning Board approval. The contractor, Jason Thomas, was present and acting as agent for the property owners Peter and Michelle Jacob.

After review, the Board requested that specific revisions be made to the application including:

1. #4 add Pat Daigle's address and DEP certification #
2. #9 add completion date
3. #18 Insert amount paid
5. Page 6 – add, "See Attached"

6. Site map -

- adjust north point (see subsurface wastewater disposal diagram)
- clarify that the setback is from the centerline of the road to the front edge of the house
- clarify that the water setback is from the high-water mark to the front edge of the house
- add length of driveway
- add distance septic is from house
- add distance well is from house and from septic system
- add distance from house to the pond and to the wetland (show locations)

Make sure numbers are consistent when referencing road setbacks. Measure from the centerline of the road.

Upon a motion and a second to accept the application as complete subject to the appropriate changes being made and provided to the Board, the motion carried.

The Board will meet at 6:00 p.m. on October 1st to conduct a site visit of the property followed by the review of the updated application and consideration for approval.

Upon a motion and a second to waive the requirement for Public Hearing, the motion carried.

Adjourn: 7:15 p.m.

Respectfully submitted,

Claire Nelson, Secretary