

Town of Starksboro
Development Review Board
Minutes (APPROVED)
November 6, 2025

Members Present: Ben Campbell, Rich Warren, Rob Liotard (via Zoom), Tom Perry.

Members Not Present: Evelyn Boardman, Luke McCarthy, Arnell Paquette

Applicants Present: Jay Caron

Visitors: none

Others Present: Stephen Rooney, Zoning Administrator

Meeting called to order by Chair Ben Campbell at 6:30 pm

Public Comment: None

Hearing #25-DRB-02WVR Caron Waiver.

Hearing opened at 6:35pm

Chair Ben Campbell read the warning.

B.Campbell asked if there were any conflicts of interest or Ex parte communications – none were reported.

B.Campbell swore in Jay Caron, the Applicant.

Testimony:

J.Caron reviewed the application and plans, his letter to the Town on Sept. 29, 2025 explaining the need for the waiver (Exhibit D), and the letters from his abutters in support of his application. He also described the difficulty in locating the new mobile home in another location on the parcel that met the frontage setback from Varney Hill Road.

S.Rooney reviewed his letter to J.Caron of July 10, 2025 (Exhibit G), and the interpretation of the zoning bylaws that required the replacement mobile home to be considered a new non-conforming structure.

Questions from the Board centered mainly on why the replacement home could not be considered a continuance of the existing non-conforming home per the bylaws.

R.Warren confirmed with J.Caron the extent and thickness of the new concrete foundation pad that was poured over the existing slab.

R.Liotard asked about the actual waiver distance from the road. J.Caron replied it's 46ft as opposed to the required 100ft. R.Liotard noted that this distance, although non-conforming, does not appear to pose a hazard.

S.Rooney read through Section 424.E Waiver Review Criteria and explained how the replacement mobile home met these criteria. There were no objections or questions from the Board.

S.Rooney noted that a temporary storage permit had been issued to allow the mobile home to be stored on the pad on wheels pending this decision.

Motion: B. Campbell made a motion to accept the waiver application as appropriate and complete. T.Perry seconded.

Vote: All were in favor.

B.Campbell read the Exhibit List. There were no additions or corrections.

Motion: B.Campbell motioned to close the public hearing at 7:03pm, R.Warren seconded.

Vote: All in favor.

Motion: R.Warren motioned to approve the waiver request. B.Campbell seconded.

Vote: All in favor.

Minutes Review:

Minutes from 10-23-25 DRB Meeting were reviewed.

Corrections noted:

Second paragraph under "Testimony": delete the word "drawing" after "S-2".

Page 2 paragraph 4: Remove the word "to" before the word "investigating".

Motion: T.Perry moved to accept the 10/23/25 minutes with corrections noted. R.Liotard seconded.

Vote: All in favor.

The Applicant was dismissed.

Deliberative Session (to further discuss the 25-DRB-08SD Castonguay decision):

Motion: R.Warren moved to go into Deliberative Session at 7:45pm. B.Campbell seconded.

Vote: All in favor.

Motion: R.Warren moved to adjourn at 8:03pm. B.Campbell seconded.

Vote: All in favor.