

Town of Starksboro
Development Review Board
Minutes (DRAFT)
February 26, 2026

Members Present: Ben Campbell, Evelyn Boardman, Rob Liotard, Tom Perry, Arnell Paquette

Members Not Present: Luke McCarthy, Rich Warren

Applicants Present: Bradley Boss, Crystal Kelly, Jason Barnard, Applicant's Agent

Visitors: Dennis Casey, Dan Nugent, Sharon Kelly, Joe Kelly, John Habersang (via Zoom).

Others Present: None.

Minutes prepared by S.Rooney on 3/3/2026 from reviewing Zoom video.

Meeting called to order by Vice Chair Evelyn Boardman at 6:38 pm

Changes to the Agenda:

Motion:

B.Campbell moved to move the minutes review to the beginning of the agenda.

R. Liotard seconded.

Vote: All in favor.

2/12/2026 Minutes Review:

Motion:

B.Campbell moved to accept the minutes of 2/12/2026

A.Paquette seconded.

Vote: All in favor

1/22/2025 Minutes Review:

Review of 1/22/2026 minutes tabled due to lack of attending members present.

Public Comment: None

Hearing #26-DRB-02SD Boss-Kelly 2-Lot Major Subdivision Preliminary Plan Review.

Introductions and Sign-in Sheet distributed.

Preliminary Plan Review Hearing opened at 6:46pm

Vice Chair E.Boardman read the warning.

E.Boardman swore in applicants and visitors, except J.Habersang on Zoom.

E.Boardman asked if there were any conflicts of interest or Ex parte communications.

B.Campbell noted that he prepared a forestry management plan 10 years ago for the applicants. There were no objections from the Board for B.Campbell's continued participation.

Testimony:

J.Barnard reviewed the application and plans, and noted the following.

- The new lot at original farmhouse labelled Lot 6 to continue lot numbering from earlier 2025 subdivision.
- Test pits and soils tests have been conducted at house site. The State Wastewater permit has been received WW-9-3425-2 issued 2/26/26.
- The original house and farmhouse structures are being cleaned up and some structures have been taken down.
- The Owner has no current plans for existing farmhouse and structures.
- Wetlands boundary for new house is estimated from ANR website, as it can't be delineated during the winter. Barnard & Gervais has been in email contact with State Wetlands office. Building envelope is currently shown 10feet outside of the assumed wetlands buffer, and may need to be adjusted once the wetlands extent is determined.

B.Boss noted they have no plans for an ADU, the only plan for future buildings is a horse barn.

E.Boardman asked if a baseline had been set for the sand pit use, in yards or otherwise.

J.Barnard stated that this had not been done, due to the fluctuation in use that occurs between years, and that the use will not change from the historical use.

E.Boardman asked if the board needed a statement of historical use to evaluate any future change. R.Liotard noted this could be a range of use.

T.Perry asked if the future anticipated change in the pit use would affect the subdivision.

J.Barnard noted this would occur regardless of the proposed subdivision.

B.Campbell asked about the ASRR district lot size waiver. J.Barnard explained the farmhouse lot was difficult to contain in a lot less than the 4.8 acres indicated and capture the required road frontage, and to subdivide out a 25 acre parcel would break out too large an area of the remaining lot.

J. Barnard noted the existing gravel drive predates the wetlands rules.

R.Liotard asked if the house would be visible from the road, J.Barnard noted how it would be hidden behind the sand pit topography.

J.Barnard noted that it needs to be confirmed with VTrans if an access permit will be needed to continue to use the existing sand pit road for the new residence. B.Boss noted that a VTrans permit will be required to bring the power across from the east side of Route 116 to the west side of the road to a new pole. Power will then go underground to the house site.

R. Liotard asked about an emergency vehicle turn-around. J.Barnard noted that the sand pit entry can be used as a turn-around location.

B.Boss noted that all land in agricultural use now will remain in that use.

J.Barnard reviewed the written Waiver request of ASRR Lot 6 size restrictions (Exhibit E) (SRooney note: See SLUDR Section 252.B).

B.Campbell asked if Lot 6 could be made 2 acres once other old farm buildings are removed.

B.Boss noted this would create a financial hardship, and J.Barnard pointed out the issue with lot frontage mentioned earlier, as capturing the two Route 116 access drives and the rear of the existing structures make a 2 acre shape difficult.

J.Barnard explained that the building envelope setbacks for Lot 6 are based on encompassing the footprints of the existing buildings. The non-conforming Route 116 setback is based on the location of the northern existing barn. This envelope line carries over from the earlier 2025 subdivision application.

E.Boardman read the Exhibit List. J.Barnard submitted Wastewater Permit WW-9-3425-2 issued 2/26/26 as Exhibit J.

Motion: B.Campbell made a motion to accept the application as meeting the definition of a major subdivision application. T.Perry asked why it was a major. J.Barnard noted it was due to the parcel being subdivided previously within 5 years (SRooney note: SLUDR Sect. 426.D(1)) R. Liotard seconded.

Vote: All were in favor.

A discussion of how to proceed between the preliminary and final review hearings was conducted.

Motion: B.Campbell withdrew an earlier motion to continue the hearing to a time and date certain, and made a motion to close the preliminary hearing and resume the process at a time and date certain. A.Paquette seconded. The time was 7:53pm.

Vote: All in favor

Applicants and Visitors were dismissed.

Deliberative Session:

The board went into deliberative session at 8:00pm, and the meeting was adjourned at 8:30.