

Town of Starksboro
Development Review Board
Minutes (Approved)
August 14, 2025

Members Present: Ben Campbell, Evelyn Boardman, Rich Warren, Arnell Paquette, Rob Liotard, Luke McCarthy

Members Not Present: Tom Perry

Applicants Present: John Miles

Visitors: Caitlin Jenness

Others Present: Stephen Rooney, Zoning Administrator
Miles Jenness via Zoom at 7:15

Meeting called to order by Chair Ben Campbell at 7:03 pm

Public Comment: None

No comment on agenda

Hearing #25-DRB-01WVR Miles-Slayton

Call to order at 7:15

Chair Ben Campbell read the warning

Chair Ben Campbell asked if there was any Ex parte communications – none was reported.

Luke McCarthy noted he had worked with Samantha Slayton in the past, the board did not see this as a conflict of interest.

Chair Ben Campbell swore in John Miles, the applicant, and Caitlin Jenness, witness for the Owner.

Testimony:

Caitlin Jenness reviewed the application and supporting narrative and images for John Miles, she explained the request and gave evidence of why the relief is requested. She noted the storage would replace storage lost when another parcel and barn owned by the Owner was sold.

R. Liotard asked if any of the examples in the narrative of nearby structures that also encroach on the current bylaw setback were approved after the bylaws were adopted. A. Paquette noted that the Willsey barn received DRB approval under the current bylaws.

B.Campbell asked if developing northeast of the house would also require modifying existing steep slopes, C.Jenness replied that it would.

S.Rooney noted that there is a stream on the property which also restricts where the proposed structure can be located.

E. Boardman asked if there were any utilities running under the proposed structure. C. Jenness replied there were none, and that Dig Safe had been called.

E. Boardman asked if there was to be any lighting. J. Miles replied there would be interior lighting and there may be an exterior motion-sensor light.

S.Rooney noted that the 45ft proposed setback would be 20.25 feet from the 3-rod right-of-way of Shaker Mountain Road.

MOTION: R. Warren moved to close the hearing and go to deliberative session at 7:31.

L. McCarthy seconded.

VOTE: All in favor

Applicants and Visitors were dismissed for Deliberative Session

MOTION: B.Campbell moved to approve the Waiver, R.Liotard seconded.

VOTE: All in favor

S.Rooney to write up the draft decision and conditions along with the minutes, and distribute for review via email. Once comments are received the final draft will be printed and made available at the Town office for signatures and mailings.

7.24.2025 Minutes Review

- Minutes of the 7.24.2025 DRB meeting were reviewed

MOTION: A. Paquette moved to approve the 7.24.2025 minutes. R. Liotard seconded.

VOTE: All in favor

General Discussion: Board discussed potential future application timing and topics for DRB study.

MOTION: R. Liotard moved to adjourn. A. Paquette seconded.

VOTE: All in favor

Meeting adjourned at 8:37