Town of Starksboro
Development Review Board
Minutes (APPROVED)
September 10, 2026

Members Present: Ben Campbell, Rich Warren, Evelyn Boardman, Rob Liotard, Tom Perry, Arnell Paquette, Luke McCarthy (via zoom).

Members Not Present:

Applicants Present: Jason and Heather Barnard

Visitors:

Others Present: Stephen Rooney, Zoning Administrator

Minutes Prepared by: Stephen Rooney on 9/11/2026

Meeting called to order by Chair Ben Campbell at 6:33 pm

Changes to the Agenda:
None

Public Comment: None

Outstanding Minutes Review:

The minutes from the 8/13/2026 meeting were reviewed and accepted with the amendment noted below.

Page 3 first paragraph where "it is a full enclosed pit" should be "it is a fully enclosed pit".

Hearing #26-DRB-06SD Barnard 2-Lot Minor Subdivision Final Plan Review.

Introductions and Sign-in Sheet distributed.

Final Plan Review Hearing opened at 6:41pm
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 the applicants.

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Testimony:

J.Barnard reviewed the application materials and read the project narrative and Section 426 review criteria responses.

J.Barnard noted that the State wastewater and potable water supply permit has been issued and provided a copy at the hearing.

J.Barnard reviewed an enlarged Site Plan S-2 which was not in the pre-hearing exhibits, and provided a copy at the hearing.

J.Barnard noted that although utilities to Lot 2 are shown on a new pole with service overhead to an existing pole across Rt 17 on an abutters property, several options are possible for running the utilities to the site, and that an easement or a separate VTrans permit for directional drilling under the road may be required at the time of construction. S.Rooney noted that this could be verified at the time of zoning permitting.

J.Barnard noted that the driveway will be graded out at less than a 12% grade, and the grade across the building envelope does not exceed 15%.

R.Liotard asked about the new leach field on the existing lot; J.Barnard noted this is for the new ADU.

R.Warren asked about the shallow well. J.Barnard noted the easement to the well is only for the well to continue to feed the pond. Water sources are drilled wells for both residences.

T.Perry asked about the existing woodlands at the Lot 2 house site. J.Barnard noted that it is relatively young, as this used to be part of open former farmland with an old barn foundation. Trees are maple and softwoods.

S.Rooney noted the River Corridor Bylaws may be adopted on an interim basis by the Selectboard on September 15, and that work on the site may need to be reviewed against these new bylaws.

B. Campbell read the exhibit list.
The following exhibits were discussed and added at the hearing:
Exhibit L: Drawing S-2 Site Plan dated 3/22/2026
Exhibit M: VT DEC Wastewater and Potable Water Supply Permit WW-9-3597 dated 8/20/2026

Motion:
B.Campbell moved that the Board accept the application and testimony provided as meeting the requirements necessary to conduct the Final Plan Review Hearing for a Minor 2 Lot Subdivision as set forth in the bylaws. E.Boardman seconded.
Vote: All in favor.

Motion:
T.Perry moved to close the hearing. R.Liotard seconded.
Vote: All in favor.

Motion:
R.Warren moved to go into closed Deliberative Session. A.Paquette seconded.
Vote: All in favor.

The applicants were dismissed.

Closed Deliberation

Motion:
B.Campbell made a motion to adjourn at 8:35pm. E.Boardman seconded. **Vote:** All in favor.