

Town of Starksboro  
Development Review Board  
Minutes (DRAFT)  
June 26, 2025

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

Applicants Present: Matt Norris

Visitors: William Fontaine, Patrick Beall (Zoom)

Others Present: Jason Barnard – Barnard & Gervais, Steve Rooney – Zoning Administrator

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Meeting called to order by Chair Ben Campbell at 6:36pm

**Public Comment:** None

**Hearing #25-DRB-07SD – M. Norris**

- B. Campbell discussed housekeeping items and procedural rules.
- S. Rooney stated that the hearing was warned as a sketch plan review and as such needs to be considered an informal pre-application meeting with no binding outcomes. Everyone present was in agreement.

**MOTION:** R. Liotard moved to proceed with the hearing as an informal pre-application meeting. R. Warren seconded.

**VOTE:** All in favor.

**Pre-Application meeting re: M. Norris subdivision**

- J. Barnard presented plans on behalf of M. Norris for a two-lot subdivision on the lands of Matt Norris. The proposal is for the current 10.8 acre lot to be divided into two lots, Lot 1 being 9.26 acres and Lot 2 being 1.52. Lot 2 as proposed will have a mound system and 3-bedroom house, potentially with a 1-bedroom accessory dwelling unit.
- General discussion of building envelopes, runoff from driveways, and access and space for turning around.
- P. Beall asked about proposed septic systems and their location in proximity to Lafayette Road and Baldwin Brook.
- There was extensive discussion regarding accessory dwelling units, their requirements, and the need for permits.
- J. Barnard read the review criteria as they pertain to the present state of the development.

**Minutes Review**

Minutes of the 6.12.2025 DRB meeting were reviewed

**MOTION:** R. Liotard moved to approve the minutes as written. A. Paquette seconded.

**VOTE:** All in favor

**General Discussion**

- S. Rooney recapped current and pending DRB applications and their status.

**MOTION:** L. McCarthy moved to adjourn. A. Paquette seconded

**VOTE:** All in favor

Meeting adjourned at 8:02