

Town of Starksboro
Development Review Board
Minutes (DRAFT)
March 27, 2025

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

Others Present: Robert Karmin – Zoning Administrator

Applicants Present: Represented by Jason Barnard

Visitors: Sharon Kelly, Joe Kelly, Norm Cota, David Russell, Melvin Kelly (Zoom), Kevin Harper (Zoom)

Meeting called to order by Chair Ben Campbell at 7:01pm

Public Comment: None

Hearing #25DRB-01-SD:

- B. Campbell read the public warning and relevant statutes. Checked for conflicts and ex parte communications. There were none. Stated right to appeal and swore in all attendees making statements.
- J. Barnard presented the proposed subdivision of the Kelly lands West of Route 116 at the intersection of Route 116 and Hillsboro Road. The proposal is to separate the Pike residence from the existing lot since it is currently a part of the Kelly lands. The two houses were built on one lot prior to zoning rules. Pike residence to be split off into its own roughly 10 acre lot with the river mostly acting as the property line.
- B. Campbell asked about property lines, SPAN Numbers and Parcel IDs in relation to the adjoining Kelley land. Short discussion ensued.
- J. Barnard proceeded to discuss development criteria
 - o Siting and Suitability – the new proposed property line follows the general outline of the Lewis Creek with one pin needed on the West side of the river. This will make a roughly 10-acre lot with a pre-existing home on it.
 - o Since no new structures or changes to the properties are proposed other than adding a boundary line most review criteria do not apply including access, energy, lighting, etc.
- J. Barnard stated the survey is complete and they are ready to submit the wastewater permit to the state.
- E. Boardman asked about building envelopes. The board read the standard for building envelopes and it states that all lots that are created must have building envelopes established.

MOTION: R. Liotard moves to close the application. R. Warren seconds.

VOTE: All in favor.

Hearing #25DRB-02-SD:

Call to order at 7:40

- B. Campbell read the public warning and relevant statutes. Reminded everyone present they were still under oath.
- J. Barnard presented the proposed subdivision on the East side of route 116 on the North side of Hillsboro Road. Boundary line adjustments on the South side of Hillsboro Road were approved administratively and not part of this DRB hearing. The property being proposed for subdivision has land in both the ASRR district as well as the FC district. The new lot sits entirely within the FC district. The proposed new lot will take roughly 25 acres from the existing roughly 72-acre parcel. There are no new structures or other development proposed.
- E. Boardman asked about the new lot in relation where Hillsboro Road turns to class 4.
 - o Various attendees stated no part of the proposed 25-acre parcel would touch the Class 3 section of Hillsboro Road, and that there is a historic logging access road that runs from Hillsboro Road into the property.
- J. Barnard discussed land use criteria. As with the proposal on the West side of Route 116, this proposal on the East side has no new structures proposed and no development other than one new property boundary line. Most land use criteria do not apply.
- DRB members discussed Section 310.D and its requirement to seek a permit from the Selectboard for driveway access from a Class 4 road even though there is no driveway proposed.

MOTION: R. Liotard moves to close the hearing. A. Paquette seconds.

VOTE: All in favor

Public meeting adjourns at 8:02