

Starksboro Conservation Commission October meeting minutes

Monday, Oct 27, 2025

Starksboro Public Library. 5:30 – 7 pm

Present: Robert Turner, Jan McCleery, Margi Gregory, Jennifer Lovett, Alice Weston
Minutes prepared by Alice Weston

Visitors: Tom Perry, David Moore

Agenda

1. Visitors' comments

- a. David Moore and Jon Corcoran of the Monkton CC will explain plans for area CC's collaborating on a monthly radio program. Discussion will follow.

David Moore: Monkton CC approached by Jon Corcoran about an "ultra local" radio station located in Bristol. Reaching out to the 5 towns, and organizations, to start to develop content. Jon asked for the CC to develop content, but there was hesitancy in making a commitment. Proposing collaborating with CCs across the 5 towns to have a subcommittee of members from all towns, and take turns developing content, each CC develops 2-3 a year. The content could be created in person at the studio in Bristol, or via phone. 6 months to a year before the station is ready to broadcast.

Comments from SCC: could be a vehicle for sharing information with the community. Question about broadcast coverage - a 10 mile radius from the tower north of town. Possible that not all of Monkton and Starksboro will receive the broadcast. Jennifer and Robert may be interested in being involved. Robert wonders about the hows of developing content. Conversation about further collaboration across CC in the towns being valuable. David will connect with Jen after meeting with all the 5 town CCs.

b. Other visitor comments

2. Tom Perry from DRB visiting. Discussion around Future Land Use map from regional planning commission. Sharing about the map. Different zones of land use. Top tier zones (village area) are exempt from Act 250 for housing development. Districts not all that different from town zoning. Key

areas include pink Tier 1b, exempt from Act 250 (lengthy district wide planning process). Still will have local zoning limits. Goal is to get houses built in Vt in areas that are well sited. Regional planning trying to create hubs in areas where services are available. Each town has a goal of the numbers of houses being built. A large part of Starksboro is designated for rural conservation. Concerns have been raised about current operations such as sugaring would be impacted, and advocate for rural agriculture/forestry. Concerns about draft Tier III rules, could be impacting headwaters, high priority habitat and forest block. Concern that many high priority areas in Starksboro are not being identified as Tier III. If you overlay with Vermont Conservation Design there are many high priority areas that are not included in Tier III. Question, why aren't there more Tier III areas in Starksboro?

Discussion around the wetland areas along 17 in South Starksboro, and whether they will be impacted by proposed developments.

2. Update from Robert on the efforts of the planning commission to move the bylaws forward, the housing grant outreach, and town planning strategies. The bylaws are going before the selectboard in the next several weeks. Could file a petition for a town wide vote, has there been enough opportunity for public outreach? Discussion around whether SCC would want to provide public input to the selectboard as a body. Robert will appear at the SB meeting next week along with the community housing grant consultant.
3. Planning for invasive plant workday, Nov. 1, 1-3:30 with Middlebury College student volunteers. Margi will organize students and their transportation. On site we continue from where we left off. Jennifer and Margi will coordinate snacks. Margi will help with transportation if she needs to,

Town of Starksboro is inviting you to a scheduled Zoom meeting.

Topic: Conservation Commission

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

<https://us02web.zoom.us/j/88080986358?pwd=c0JuaE9DK01GUHlySHpENTBZSEp1UT09>

Meeting ID: 880 8098 6358 Passcode: StarkCC24!

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