Town of Starksboro
Planning Commission
Minutes (APPROVED)
October 1, 2026

Members Present: Dennis Casey, Luke McCarthy, David Schmidt, Dan Nugent
Members Unable to Attend: Dan Kuzio
Others Present: Steve Rooney – Zoning Administrator
Visitors: Herb Olson – ACRPC Delegate

Meeting called to order by Chair Dennis Casey at 6:31pm

Visitors Business:

1. H. Olson spoke about Addison County Regional Planning Commission's efforts and ongoing process to update the regional plan, specifically how the language will reflect Act 181. While the "road rule" and Tier 3 were repealed, language about "smart growth" remains. This is where regional and state planners intend to concentrate growth into village areas as opposed to more rural areas. This may potentially have ramifications on how funding for housing projects is allocated among other impacts.
2. General discussion on housing and housing policies including infrastructure and required support to build it.

PC Current Business:

1. Approve any outstanding minutes
    a. Minutes from September 17 reviewed.

MOTION: D. Schmidt moves to approve the September 17 minutes. D. Nugent seconds.
VOTE: All in favor

2. Discuss ACRPC response to bylaw review
    a. Just prior to the meeting the PC received comments on the proposed zoning bylaws from ACRPC. Some minor suggestions with formatting and language but no substantive concerns.
    b. Regional Planning questioned why PC changed the DRB hearing window from 60 days to 120 days. Discussion about why this was done and confirmed that we are allowed 120 days in statute, but we don't need to use that time. Decision to leave language as proposed.
    c. Discussion of conditional use language in use tables.
    d. Identified issue with setback table. PC changed side setbacks in the proposed draft several years ago, but that change was not reflected in all districts. Will adjust tables prior to public hearing. Held additional vote to reaffirm the change.

MOTION: L. McCarthy moves to make side setbacks 10 feet in all districts except Forest Conservation and Watershed. Those to be 20 feet. D. Schmidt seconds.
VOTE: All in favor

3. Public Hearing preparation
    a. Discussion of public hearing. Need to print about 15 copies of the proposed bylaws. Also need to make announcement that there will only be limited paper copies.
    b. Discussion of whether or not we need any large printings of maps or other documents. Only new map would be river corridors but that is already approved in interim status.

4. Town Plan Revision
    a. Postponed due to time

5. PC Roundtable
    a. No items to discuss

MOTION: L. McCarthy moves to adjourn. D. Nugent seconds.
VOTE: All in favor

Meeting adjourned at 8:12

Tentative Next Agenda:
1. Public Hearing

Minutes submitted by L. McCarthy