Town of Starksboro
Planning Commission
Minutes (APPROVED)
November 5, 2026

Members Present: Dennis Casey, Luke McCarthy (Zoom), David Schmidt, Dan Nugent, Dan Kuzio
Members Unable to Attend: None
Others Present: None
Visitors: Michael Miller

Meeting called to order by Chair Dennis Casey at 6:33pm

Visitors Business:

1. None

PC Current Business:

1. Approve any outstanding minutes
    a. It was assumed during the meeting that there were no outstanding minutes to approve. This turned out to be incorrect. Minutes from the 10/1 meeting will be reviewed and approved at the next PC meeting.

2. Debrief from zoning listening session
    a. Discussed how if we move forward with automatic Conditional Use for uses not listed in the tables, that said use would be a Conditional Use in all districts and what – if any – impacts this may have. Currently certain uses are banned in various districts.
    b. Discussion of specifically noting in the bylaws that data centers are not allowed in any district.

MOTION: D. Kuzio moves to list data centers as a prohibited use in all districts. L. McCarthy seconds.
VOTE: All in favor

    c. Given the continued response and concern about the potential impact of private landing areas it was discussed whether or not the proposed bylaw language for PLA's should be brought back in order to give the DRB some guidelines when reviewing any applications. The proposed language had been reviewed by both the State and Addison County Regional Planning and both entities approved the language.

MOTION: D. Kuzio moves to restore section 347 – Private Landing Areas. D. Nugent seconds.
VOTE: All in favor.

    d. Discussed how to better present changes. Given the lengthy process of the bylaw edits there are multiple documents in multiple places. PC to ask ZA to combine all documents and will double check prior to publication.

3. Discuss re-warning public hearing
    a. Since the last public hearing was not properly posted within Starksboro the public hearing must take place a second time. PC reviewed possible dates for this hearing and – given timeframes for publications and warnings – agreed that December 17th was the earliest date possible.
    b. Bylaws to be revised and sent to Selectboard for 11/17 meeting. Warning to be sent to Addison Independent by 11/23 to be published in that week's edition. Neighboring towns to be notified and physical warnings posted in town.

4. Town Plan Revision
    a. 3.4.2 – no proposed changes
    b. 3.4.3 – need to look into groundwater mapping reports. 453 wells drilled according to DEC records, but each re-drilled or hydro fractured well has multiple entries, and it's unclear if addresses in Bristol are captured in the Starksboro search.
    c. 3.4.4 – 3.4.6: no changes
    d. 3.4.7 – Add skiing to sports program. Edit New Haven River.
    e. 3.4.8 – Defer to Energy Committee
    f. 3.5.1 – Discussion of traffic calming and it's relation to the sections. Eliminate the last sentence of the first paragraph.

5. PC Roundtable
    a. Homeshare VT would like to talk to the PC about their program.
    b. Brief discussion of Better Connections Grant and community infrastructure planning
    c. Energy Committee is asking the SB to sign a letter to the legislature allowing for municipalities to enforce energy regulations.

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

Meeting adjourned at 8:56

Potential for interim meeting to review full bylaw document

Tentative Next Agenda:
1. Debrief of Housing Forum
2. Check in with bylaw Public Hearing posting and warning
3. Town Plan review

Minutes submitted by L. McCarthy