

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

Members Present: Dennis Casey, Luke McCarthy, Dan Kuzio (Zoom), Dan Nugent
Members Unable to Attend: David Schmidt
Others Present: Steve Rooney – Zoning Administrator
Visitors: Robert Turner

Meeting called to order by Chair Dennis Casey at 6:35pm

Visitors Business: None

PC Current Business:

1. Discussion of Town Plan:

- a. D. Kuzio presented a draft of a survey to be distributed to the community. He has also talked to a few groups that may want to have input into certain sections. General discussion about process. It was agreed that the survey should be the first step. Ideally, the survey should be published prior to Town Meeting so it can be prompted at Town Meeting. S. Rooney asked about amending the Plan vs. re-adopting the plan and how the processes may differ. It was agreed that a community survey would still be required to determine either course of action. The draft survey was reviewed line by line with various suggestions for edits and additions. Final version to be presented at 2/19 meeting for final approval. S. Rooney had questions about the Energy Plan attached to the Town Plan. As comprehensive as it is, it does not appear the plan was approved by Regional Planning.

2. Continue Review of proposed edits:

- a. Abandonment – Continued discussion on abandonment language. State requires at least 6 months before calling a structure abandoned. S. Rooney to draft some language for review at the next meeting.
- b. Structures under 100 square feet – How many are OK before requiring permits? Discussion on possible wording. Decision to leave wording as is.
- c. HDRC and MDRC Architectural Standards – Language needs to be made consistent and Figure 5 may now be irrelevant.

MOTION: L. McCarthy moves to delete Figure 5. D. Casey seconds.

VOTE: All in favor

- d. Section 342 Home Occupation vs Home Industry – Many competing terms. Bylaws also have “cottage industry” with no definition.

MOTION: D. Nugent moves to swap the term cottage industry with home industry. D. Kuzio seconds.

VOTE: All in favor.

3. Approve outstanding minutes

- a. 1/15 minutes were reviewed

MOTION: D. Nugent moves to approve the minutes of the 1/15 meeting. D. Kuzio seconds.

VOTE: All in favor

4. PC Roundtable

- a. Discussion of the South Starksboro fire station project. The state is now enforcing certain NFPA rules that require fire stations to have sprinkler systems. Even with applying for a waiver the Division of Fire Safety is making the structure have 16 sprinkler heads, a 10,000 gallon water tank and associated pumps. This is likely to drive the cost of the project up about \$150,000.

MOTION: L. McCarthy moved to adjourn. D. Kuzio seconded.

VOTE: All in favor

Meeting adjourned at 8:45

Minutes submitted by L. McCarthy