

Town of Starksboro
Planning Commission
Minutes (APPROVED)
July 16, 2026

Members Present: Dennis Casey, Luke McCarthy, Dan Nugent, David Schmidt

Members Unable to Attend: Dan Kuzio

Others Present: None

Visitors: None

Meeting called to order by Chair Dennis Casey at 6:36pm

Visitors Business: None

PC Current Business:

1. Approve any outstanding minutes

MOTION: D. Schmidt moves to accept the minutes of June 4th and June 18th. D. Nugent seconds.

VOTE: All in favor

2. Selectboard comments on draft bylaw changes (if any)
 - a. The Selectboard did discuss the river corridor / flood hazard overlay and there was some concern about infringing on property owners' rights, but they are generally on board with passing them.
 - b. There was a discussion about the Selectboard not needing anything else from the Planning Commission to adopt these. They can follow their own process of adoption separate from the overall bylaw adoption. D. Schmidt to discuss the adoption process at the next Selectboard meeting.
 - c. It was unclear if the Selectboard received the draft bylaws. While the Zoning Administrator sent them to the Town Administrator, the TA was on leave during that time and it does not appear they were forward to the SB. Need to rectify.
3. Town plan revision
 - a. L. McCarthy has been attending Energy Committee meetings and they are starting the process of reviewing the energy section. Beginning to review maps and discuss substantial deference. Also recommended including language about data centers in the plan.
 - b. Suggestion was made to have someone familiar with substantial deference come and speak to the Planning Commission.
 - c. Comment was made that PC needs to stay in touch with the Conservation Commission.
 - d. General discussion about need to update charts, graphs, and other tables. ACRPC should have most of the information but need to go through Town Plan and identify sources of current charts.
 - e. Still not clear is we can make updates to a word document or if we will need different technology to edit the document.
4. PC Roundtable
 - a. Need to reschedule with ACRPC. August 20 is the next available date given warning timeframe. D. Schmidt to confirm with ACRPC.
 - b. Update on Jerusalem project. There is concern about the well and current pump setup. Right now, there is a jet pump on the surface. Contractor said they could reuse all equipment but it is unclear how that will work moving forward.

- c. Lexi Thompson sent in some documents and proposed policies for the next round of bylaw rewrites. Documents were passed around during the meeting. PC will need some time to review prior to discussion.

MOTION: D. Nugent moves to adjourn. D. Schmidt seconds.

VOTE: All in favor

Meeting adjourned at 7:47

Tentative Next Agenda:

1. Visitors Business
2. Minutes
3. Town Plan Review
4. Roundtable

Minutes submitted by L. McCarthy