

Town of Starksboro
Planning Commission
Minutes (APPROVED)
September 17, 2026

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

Members Unable to Attend: None

Others Present: None

Visitors: None

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

Visitors Business: None

PC Current Business:

1. Approve any outstanding minutes
 - a. Minutes from September 3 reviewed.

MOTION: D. Schmidt moves to approve the September 3 minutes. D. Casey seconds.

VOTE: All in favor

2. Discuss proposals
 - a. Discussion of proposals offered in previous meeting. Proposals would re-zone developments when developments occur in multiple zoning districts among other goals.
 - b. D. Nugent stated that Planned Use Developments get conditional use permits as part of the development process and are specifically designated as residential use. Any future change in that use would require the landowner to go back to the DRB and modify the conditional use permit; so, the proposals may be counterproductive. If a homeowner wanted to use their land for something other than strictly residential use, they would also need to go back to the road agreement and get all parties to agree on a modification of that road agreement.
3. Debrief of River Corridor hearing
 - a. Selectboard held a public hearing for adoption of the River Corridor bylaws at their last regularly scheduled meeting. One public comment. The SB passed the bylaws with one dissenter.
 - b. Discussed whether or not PC needs to create interim maps for the interim bylaws
4. Review bylaw warning and notification status
 - a. Zoning bylaw public hearing warned for October 15
5. Town Plan Revision
 - a. Began review of where we left off last time – page 13
 - b. Made edits to number of active dairy farms, discussed how best to describe Starksboro and bring language into line with other sections. Starksboro described as both primarily an agricultural community and as a “quasi-suburban” environment. Remove sentence regarding Clifford Farm as ownership has changed.
 - c. Need to add most recent census data throughout the document, but also specifically to section 3.2.5 paragraph 2.
 - d. Postpone reviewing section 3.3.1 until PC receives new statistics.
 - e. Postpone reviewing section 3.3.2 – Housing – until last housing forum occurs this fall. Hopefully there will be additional meaningful feedback to incorporate.

- f. Update jobs data in section 3.3.3 and bring language more into line with the rest of the document.
- g. Energy Committee will be primarily responsible for updating section 3.3.4. Energy Committee working with ACRPC to accomplish this.
- h. Section 3.4.1 – deleted bullet #3
- i. Pick up on 3.4.2 next time
- j. Discussion of timing and key dates. If Town Plan needs to be adopted by December 31, 2027 the goal is to have it on the ballot in the November 2027 election. Public Hearings, warnings, potential edits mean draft Town Plan should be ready in spring 2027.

6. PC Roundtable

- a. D. Kuzio mentioned that Town Administrator A. Vincent was interested in hosting some forums on development specifically related to the FEMA buyouts. With buyouts approved there will be a number of Starksboro residents looking for housing – ideally in Starksboro.

MOTION: D. Nugent moves to adjourn. L. McCarthy seconds.

VOTE: All in favor

Meeting adjourned at 8:35

Tentative Next Agenda:

- 1. Visitors Business
- 2. Minutes
- 3. ACRPC bylaw review results
- 4. General planning for public hearing
- 5. Town Plan Review
- 6. Roundtable

Minutes submitted by L. McCarthy