

Town of Starksboro
Planning Commission
Minutes (APPROVED)
September 3, 2026

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

Members Unable to Attend: Dan Nugent

Others Present: Alexsys Thompson

Visitors: None

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

Visitors Business: None

PC Current Business:

1. Discussion with Alexsys Thompson

- a. A. Thompson discussed the policies and proposals that she had sent in a few months prior. Proposal is to change language in the town plan and/or zoning bylaws and maps to better reflect the outcome of land post-development. Intention is to bring a lots designated use/district more into line with the surrounding development once the development is complete. For example, if - post-development - a lot or subdivision straddles multiple districts one district should be chosen for the entire development to better reflect its current use.
- b. General discussion of above proposal, logistics of changing zoning maps when developments are made, implementation, language, etc.
- c. Brief discussion of Zoning Districts in general. How the lines were made and why 800' seems to be the common dividing line.

2. Approve any outstanding minutes

- a. Minutes from August 20 reviewed.

MOTION: D. Kuzio moves to approve the August 20 minutes. D. Schmidt seconds.

VOTE: All in favor

3. Review bylaw warning and notification status

- a. Ideally the public meeting will be warned for October 1st however it sounds as though Robinson School is hosting an open house that night and the multi-purpose room will not be available. Next likely date is October 15th. All agreed to warn the public bylaws hearing for October 15 (pending availability of Robinson School.)

4. Town Plan Revision

- a. Discussion of statistics – where to find updated statistics, what statistics should carry over to the new document, and what may not be necessary.
- b. Discussion of Section 3 – “About Starksboro.” What information is outdated, what information could be left off or added to the new document, how to incorporate the new river corridor information, how to address wetlands, etc.

5. PC Roundtable

- a. First round of buyouts from the floods have happened.
- b. Selectboard to have a public hearing on proposed river corridor bylaws on September 15th.

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

VOTE: All in favor

Meeting adjourned at 8:41

Tentative Next Agenda:

1. Visitors Business
2. Minutes
3. Further discussion of A. Thompson proposals
4. Check in with warnings re: Bylaw Hearing
5. Debrief of River Corridor hearing
6. Town Plan Review
7. Roundtable

Minutes submitted by L. McCarthy