

Town of Starksboro
Joint Planning Commission / Selectboard Meeting
Minutes (DRAFT)
November 6, 2025

Present: Dennis Casey, David Schmidt, Luke McCarthy, Dan Kuzio, Dan Nugent, Koran Cousino, Eric Cota, Carin McCarthy (Zoom)

Members Unable to Attend: Tony Porter

Others Present: Brenda Torpey

Visitors: Robert Turner, Daniel Baker, Tom Perry

Meeting called to order by Chair Dennis Casey at 6:30pm

Visitors Business: None

PC Current Business:

1. Presentation regarding the Community Housing Trust model:
 - a. D. Kuzio gave a brief introduction and overview of the project and steps that have been taken to date. Introduced Brenda Torpey, the consultant hired to assist the town with exploring this model of housing.
 - b. B. Torpey gave a presentation regarding the Community Housing Trust model. What it is, how it works, how it is formed, and how it is operated. Also provided examples of successful trusts throughout the world.
 - c. A general discussion of how the model could potentially work in Starksboro followed.
2. Discussion of draft zoning bylaws:
 - a. At the last Selectboard meeting the bylaws were send back to the Planning Commission for additional edits. It was also discovered that the process used to alert neighboring towns of the changes may not have been properly followed.
 - b. The PC and SB discussed several comments that were received at the SB meeting including comments on noise, landing areas, and the ROD. A brief discussion of landing areas ensued.
 - c. It was also discussed whether or not a more in-depth legal review of the proposed changes should take place by an outside attorney.
 - d. Since the bylaws are back with the PC it was decided that the changes proposed by the Zoning Administrator should be discussed and included.

Motion: D. Kuzio motions to review and further amend the draft bylaws. D. Nugent seconds.

Vote: All in favor

3. Review PC mail received re: process
 - a. The Planning Commission received a letter from a resident concerned about the process taken when warning the proposed bylaws. Specific concern included the requirement of the state reporting form for amending bylaws and whether or not the PC followed the law. PC did complete the required forms, however the state uses a fillable web form to complete this requirement, which does not transfer well to a stand-alone form that can be published on the town website, as the resident requested. Since the warning process will need to take place all

over again, the PC will create an individual document that includes the information in the state report.

4. ACRP Response to Village Area request.

- a. At the last PC meeting a request was made to ACRPC to extend the village area south to the border with Bristol. ACRPC responded stating that this request does not fit within their methodology. They did however suggest that there may be room to expand the Village Area between Route 116 and Lewis Creek.
- b. This led to a general discussion regarding the ACRPC future use maps and what they could potentially mean for development in Starksboro.

5. Approve minutes

- a. Minutes of the 10/16 PC meeting were reviewed.

Motion: D. Kuzio moved to approve the minutes of the 10/16 meeting. D. Schmidt seconded.

Vote: All in favor

6. PC Roundtable

- a. Quick discussion about the status of the Jerusalem Community Center Project.

Motion: L. McCarthy moved to adjourn. D. Nugent seconded.

Vote: All in favor

Meeting adjourned at 8:47

Minutes submitted by L. McCarthy