

Town of Starksboro
Planning Commission
Minutes (DRAFT)
February 19, 2026

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

Members Unable to Attend:

Others Present: Steve Rooney – Zoning Administrator

Visitors:

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

Visitors Business: None

PC Current Business:

1. Discussion of Town Plan:
 - a. Reviewed final draft of survey – all agreed to revisions. Survey will be published ahead of town meeting so it can be advertised.
2. Continue Review of proposed edits:
 - a. River Corridors – there will likely be a deadline for adoption in 2028 but there is presently no requirement for adoption. That said if a flooding event does occur and the new bylaws are not adopted the town misses out on extra available money.
 - b. Timing of adoption lead to discussion on Article 12 in the warning for town meeting. The language as written forces a town wide vote on both the town plan and zoning bylaws, but it appears state statute allows for a vote on the Town Plan, and not Zoning Bylaws. The language also appears to imply that the statutory responsibility for passing the plan would pass from the selectboard to the voters, which may not agree with state requirements. All agreed we need legal advice.
 - c. Discussion on what to do with items pending discussion. For all the progress the PC is making with addressing issues, more issues keep getting added for discussion. Timeframe for completion of review keeps extending. Decision made to only add critical items to the list and start a separate list for review at a later date for technical issues.
 - d. Reviewed deferred item: special impact fees. Decided to defer to DRB to create policy.
 - e. Telecom Towers – discussion regarding what role town plays vs state in construction of these towers. Currently have provision for providing statements of compliance.

MOTION: L. McCarthy moves accept the changes as written unless, upon further investigation, it is determined the town has no jurisdiction over telecom towers, in which case the section shall be stricken completely. D. Kuzio seconds.

VOTE: All in favor

- f. Discussion of zoning maps and how they are referenced in the bylaws.

MOTION: D. Kuzio moves to note in the bylaws that the official zoning map is on the town website. D. Nugent seconds.

VOTE: All in favor.

- g. Steep slopes – current bylaws seem to flip the horizontal to vertical ratio.

MOTION: D. Nugent moves to change the wording in the standard from vertical/horizontal to horizontal/vertical. D. Schmidt seconds.

VOTE: All in favor.

h. Outdoor wood boilers – Discussion zoning implications and what state regulations apply.

MOTION: D. Nugent moves to state in the bylaws that a zoning permit is not required, but the owner must follow all applicable state and federal rules. L. McCarthy seconds.

VOTE: All in favor.

i. Community Facilities – language cleanup

MOTION: D. Schmidt moves to move section 117 to 103 and delete 117A. D. Nugent seconds.

VOTE: All in favor

j. Demolition – should a permit be required?

MOTION: D. Schmidt moves to exclude demolition. D. Casey seconds.

VOTE: All in favor.

k. Grammatical improvements to Section 103.A

MOTION: D. Kuzio moves to accept changes. L. McCarthy seconds.

VOTE: All in favor.

l. Drainage easements – current rules require drainage easements in certain circumstances.

MOTION: D. Nugent moves to change “shall” to “may.” L. McCarthy seconds.

VOTE: All in favor.

m. Temporary Structures – clarifications of what is considered temporary

MOTION: D. Kuzio moves to accept proposed language. D. Schmidt seconds.

VOTE: All in favor.

n. Graphic in section 240 – applies to all districts not just low density.

MOTION: D. Schmidt moves to accept ZA’s recommendations for moving and explaining graphic D. Casey seconds.

VOTE: All in favor.

o. Need to eliminate out-of-date stormwater resources.

MOTION: D. Kuzio moves to eliminate the out-of-date resources. D. Nugent seconds.

VOTE: All in favor.

3. Approve outstanding minutes

a. 2/5 minutes were reviewed

MOTION: D. Kuzio moves to approve the minutes of the 2/5 meeting. D. Casey seconds.

VOTE: All in favor

4. PC Roundtable

a. D. Kuzio met with the housing consultant. She must submit the final housing report by the end of the month. D. Schmit mentioned that the Selectboard asked if we could be better about

communicating updates and where we are in the process. Discussion of quarterly posts to Front Porch Forum.

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

VOTE: All in favor

Meeting adjourned at 9:05

Minutes submitted by L. McCarthy

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