

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

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Members Present: Dennis Casey, Luke McCarthy (Zoom), Dan Kuzio (Zoom), Dan Nugent, David Schmidt  
Members Unable to Attend:  
Others Present: Steve Rooney – Zoning Administrator  
Visitors: Robert Turner

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Meeting called to order by Chair Dennis Casey at 6:32pm

**Visitors Business:** None

**PC Current Business:**

1. Election of Officers:

**MOTION:** D. Nugent moves to nominate Dennis Casey for Chair. D. Kuzio seconds.

**VOTE:** All in favor.

**MOTION:** D. Nugent moves to nominate David Schmidt as Vice-Chair. D. Kuzio seconds.

**VOTE:** All in favor

**MOTION:** D. Kuzio moves to nominate Luke McCarthy as Secretary. D. Nugent seconds.

**VOTE:** All in favor

2. Discussion of Housing Report:

- a. The final report on Community Land Trusts and their feasibility in Starksboro was circulated to the PC. Final report includes appendices and resources as well as financial estimates for startup and administrative costs.
- b. Discussion about forming a 501(c)(3) and appropriate timing. Public engagement needs to happen first, and likely would not need to form one until a viable project was identified.
- c. There is no set or clear method for the public engagement piece. It's up to the committee to determine the best approach. For the immediate future the report will be placed on the website, announcements made on FPF and the Starksboro Families Facebook page. Discussion of mailers or including information in notices Robinson sends out. Discussion regarding interest from Addison Independent and VT Digger. D, Kuzio and R. Turner to meet separately and discuss a timeline for public engagement events.

3. Discussion of Town Plan:

- a. 66 responses so far on the planning survey. Discussion of additional promotion opportunities. A second letterboard or signage at Robinson, upcoming coffee hour and open house at J-School.
- b. D. Kuzio to attend next Conservation Commission meeting and L. McCarthy to attend next Energy Committee meeting to discuss each group's ability to revise sections.
- c. R. Turner mentioned it does not appear there will be a heavy lift to comply with Act 171.
- d. Began reviewing Town Plan:
  - i. Add language about land being economically viable to landowners.

- ii. Eliminate goal G-5 entirely and adjust language in other goals.
- iii. Reorder goals in order of importance
- e. Still an issue of how to edit document. May need to hire a consultant or person with extensive knowledge of the program.

4. Continue review of proposed bylaw edits:

- a. Tabled due to time

5. Approve outstanding minutes

- a. 3/5 minutes were reviewed

**MOTION:** D. Kuzio moves to approve the minutes of the 3/5 meeting. D. Nugent seconds.

**VOTE:** All in favor

6. PC Roundtable

- a. D. Casey stated that Senator Hardy reached out to him to discuss the proposed road rule. They will be meeting in the near future and D. Casey would like to take her on a tour of the town.
- b. Division of Fire Safety told Silver Maple Construction they were going to waive the bulk of the sprinkler requirements for the new project. Official waiver paperwork has not been produced yet.

**MOTION:** L. McCarthy moved to adjourn. D. Nugent seconded.

**VOTE:** All in favor

Meeting adjourned at 9:05

Minutes submitted by L. McCarthy