

Town of Starksboro  
Planning Commission  
Minutes (DRAFT)  
December 10, 2024

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

Others Present: None

Visitors: None

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Meeting called to order by Chair Dennis Casey at 6:36pm

**Visitors Business:** No visitors present.

**PC Current Business:**

1. Adopt state hazard overlay district regulations:
  - a. D. Schmidt forwarded members the response from the ANR review of Chapter 280 – Starksboro Flood Hazard Overlay District. According to ANR our bylaws are compliant with FEMA flood insurance program standards and do not necessarily need to be changed. The ANR representative did not mention the issue of bridges and other infrastructure projects having to go before the Starksboro DRB for approval. The Commission discussed whether it would be appropriate to remove this requirement from Section 280 since the ANR model bylaws only requires administrative approval. It was decided administrative approval should be allowed in Starksboro, and discussion took place about re-wording Section 280, or deleting it entirely and replacing it with the ANR model flood bylaws. Starksboro will likely have to adopt the state bylaws by 2027 regardless.
  - b. Additional discussion of the river corridor section and the implications of having this in the current bylaw revisions took place. Ultimately it was decided that the extra work to create maps, discuss implications, and consult with regional and state partners prior to the bylaw updates was not possible. The Commission will revisit this at a later date.

MOTION: D. Nugent moves to replace Section 280 - Flood Hazard Overlay District of the Starksboro Land Use and Development with the State of Vermont 2022 Model Stand Alone Flood Hazard Bylaw except for the river corridors section. D. Kuzio seconds.

VOTE: All in favor

2. Bylaw redline final review:
  - a. Need to make changes to Section 280 and flood hazard bylaws. Once changes are made members should review independently prior to the next meeting.
  - b. Additional discussion of public hearing process and process for alerting neighboring towns. D. Schmidt to check in with Zoning Administrator about progress. If items are outstanding, D. Schmidt to work on zoning changes summery and D. Kuzio to work on announcement to neighboring towns.
  - c. It was noted in a previous email from the Town Administrator that outside legal council needs to review the proposed changes. It was unclear if the Regional Planning review of the bylaws which has already taken place counted as a third party legal review. An inquiry was sent to Regional Planning during the meeting to confirm.

- d. Given the above, it was discussed that the public hearing date may need to be pushed back a week or two depending on responses from the various parties.

3. PC Roundtable

- a. Nothing to discuss

D. Nugent moves to adjourn the meeting. D. Schmidt seconds.

Vote: All in Favor

Meeting adjourned at 7:50 pm

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