

Town of Starksboro
Planning Commission
Minutes (DRAFT)
March 20, 2025

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

Others Present: Robert Turner

Visitors: None

Meeting called to order by Chair Dennis Casey at 6:31pm

Visitors Business:

No Visitors

PC Current Business:

1. Elect officers and identify roles

MOTION: D. Nugent moves to keep all members in their current roles. D. Kuzio seconds.

VOTE: All in favor

2. Approve outstanding minutes
 - a. Minutes of 3/6 meeting reviewed

MOTION: D. Kuzio moves to accept the minutes as written. D. Nugent seconds.

VOTE: All in favor

3. Discussion on planning grants

- a. R. Turner explained his idea to promote a more in-depth conversation around housing. It also seemed like a good time to seek public engagement on the Town Plan which the proposed grant would aid with. Grant would focus on research, applicability and discussion of Community Land Trusts. Broadly, the land trust would buy and own the property but the house would be a separate deed owned by an individual homeowner, so the home would be cheaper to purchase and taxes would also be less expensive. There are some parallels to the way mobile home parks are set up. The grant would be approximately \$12,000 with a required 10% match that R. Turner hopes to do some fundraising for.

MOTION: D. Nugent moves to proceed with the grant application. D. Kuzio seconds.

VOTE: All in favor

4. Continue to review and discuss feedback from the Public Hearing

- a. Discussion of request to allowing building in the watershed as a conditional use. Since we have not incorporated the state recommended watershed language into the bylaws yet it seemed premature to talk about building restrictions. Discussion tabled until such time that watershed rules are adopted.
- b. Discussed definition of “multi-family” dwelling. Definition seems to work as is.
- c. Will do a better job defining what the letters in the use tables stand for (P/C/S, etc.)
- d. Will eliminate figure 5 (drawing of acceptable architectural standards) from the bylaws since it no longer applies.

- e. Continued discussion on noise and how to address concerns about the proposed standard. Reviewed other towns' noise standards and the seem to work better than ours. PC to review other examples and look at rewriting noise standard entirely.
- f. There was a question relayed from the DRB about language in the building envelopes sections. The current language states "the DRB shall establish building envelopes" however it is the applicant that establishes the envelope and the DRB approves or denies. Will change language to reflect proper procedure.
- g. D. Schmidt spoke with the Aviation Transportation Manager at the Agency of Transportation about the process for approving landing areas. Agency of Transportation is responsible for inspecting a site for safety and compliance, but the Transportation Board is responsible for approving the landing area. Work to continue on better explaining process in the bylaws.
- h. Discussion about road class requirement in use tables and why some uses have no restrictions and some are only allowed on Class 2/3 roads. Discussion to continue next meeting.

3. PC Roundtable

- a. None

Motion: D. Nugent moved to adjourn the meeting. D. Kuzio seconded.

Vote: All in Favor

Meeting adjourned at 8:42 pm

Minutes submitted by L. McCarthy.