

Town of Starksboro
Planning Commission
Minutes (DRAFT)
June 10, 2025

Present: Dennis Casey, David Schmidt, Dan Kuzio, Luke McCarthy, Dan Nugent
Others Present: Ron Rodjenski – Stone Shore Municipal Consultants, Robert Turner
Visitors: Tom Perry, Lexi Thompson

Meeting called to order by Chair Dennis Casey at 6:30pm. Suggestion to move discussion of municipal planning grant to first scheduled item since R. Turner is present. All in agreement.

Visitors Business: R. Rodjenski introduced himself as a municipal consultant who was contracted by the town to serve as a “transitional” zoning administrator. Introductions were made and R. Rodjenski sat in on the remainder of the meeting. Lexi would like time on the agenda at the next PC meeting. Also sat in on remainder of the meeting.

PC Current Business:

1. Discussion of municipal planning grant:
 - a. R. Turner drafted an RFP for the planning grant and also provided a draft press release. He recapped the process and contacts he has made to date. There was some discussion of the procurement process and whether or not it needs to be a blind process, but given the monetary amounts involved it was determined that it did not hit this threshold.
 - b. D. Kuzio to serve as point person for submissions and also work to get the RFP posted.
2. Discussion with ACRPC re: Act 181
 - a. D. Casey recapped the PC’s homework assignment to identify issues with the proposed future use maps and place individual parcels into the land use groups we believe they should be assigned. Given that the map allows for parcels engaged in agriculture or sugaring operations to be designated Rural Agriculture and Forestry there was extensive discussion about how to go about identifying individual parcels engaged in these activities.
 - b. It was noted that the parcels on the north side of Big Hollow are Rural Residential (Tier 2) but parcels to the south of the road are Rural Conservation (Tier 3). It was also noted that some parcels engaged in agriculture but separated by a road had different designations on either side of the road. There was additional discussion about the methodology used to determine parcel status in the draft maps.
 - c. Following extensive discussion, it was decided that the parcels along Class 1, 2, or 3 roads that currently fall in the Low-Density district in the Starksboro Zoning Map should also be designated as Rural Residential for the ACRPC land use maps. It was also decided that by and large the remaining land is used for agriculture, sugaring, or managed forest land, and should be included in the Rural Agriculture and Forestry district. The only parcels that should be designated Rural Conservation are the Lewis Creek Wildlife Management Area and the Starksboro Town Forest. L. McCarthy to draft a response for D. Casey to send to ACRPC.

3. Approve minutes:

Motion: D. Kuzio made a motion to approve the May 1 and May 15 minutes as written. D. Schmidt seconded.

Vote: All in favor.

4. Review compiled edits to bylaws
 - a. Changes are mostly completed but there was a technology issue, and they have not been finalized.
 - b. Brief discussion on where the new private landing area bylaws should be placed in the document
 - c. Continued discussion on the River Corridor bylaws and their inclusion within this round of edits.
 - d. D. Schmidt to update the Selectboard at their next meeting so we can begin the process of warning another public hearing.
5. PC Roundtable
 - a. No business

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

Vote: All in favor

Meeting adjourned at 8:41

Minutes submitted by L. McCarthy