Town of Starksboro
Planning Commission
Minutes (APPROVED)
June 4, 2026

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

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

Visitors Business: None

PC Current Business:

1. Approve any outstanding minutes
    a. D. Casey noted a spelling error

MOTION: D. Kuzio moves to approve the 5/21 minutes with corrected spelling. D. Nugent seconds.
VOTE: All in favor.

2. Review proposed open space language:
    a. D. Nugent wen through the open space section and proposed several edits:
    - In 358.F Phased Development change "entire parcel" to "Proposed PUD Lot."
    - In 358.G tweak language in main paragraph to be clearer. Change (A) to read "lot may be up to twice as large as the district minimum." Add "like condominiums" to (2). Make reference to the charts in section 241 in section (3).
    - For 358.H propose eliminating (1) and (2) but keeping 2a. Change section to read "size of required open space shall be determined by referencing section 211.a and subtracting each proposed lot size in the PUD from the required lot size in the chart. Each lots remaining acreage shall be added together and the total is the required open space. Remaining building rights and location of designated open space shall be identified on the final plat."

    b. L. McCarthy to work on editing document with proposed changes and review/vote to take place at next meeting.

3. Final review of bylaws
    a. Since open space section needs editing this will take place at the 6/18 meeting
    b. Discussed timelines and warning process as well as when ZA must consider both sets of regulations for zoning applications.

4. Town plan revision
    a. Did not discuss town plan itself but discussed S.325 and its impact on town plans if passed. If the bill is signed it will extend the town plan expiration date to December 31, 2027.

5. PC Roundtable
    a. D. Kuzio heard that a visitor at the selectboard meeting had some questions or concerns about the river corridor bylaws. No present member of the PC was also present at the SB meeting, so it is unclear what the concern was. Follow-up to be taken.

MOTION: D. Nugent moves to adjourn. D. Kuzio seconds.
VOTE: All in favor

Meeting adjourned at 8:15

Tentative Next Agenda:

1. Visitors Business
2. Minutes
3. Review open space language & vote
4. Final review of proposed bylaws & vote
5. Town Plan Review (if time allows)
6. Roundtable

Minutes submitted by L. McCarthy