

I - Call to Order

PC Members attending: Dennis Casey- Chair, Norm Cota, Hugh Johnson, Dan Nugent and Kelly Norris,

Others attending: Brandy Saxton, Dave Wetmore

7:00 PM –Chair Dennis Casey called the PC meeting to order.

II - Review of Minutes

Review of 9/4/2014 minutes- Norm moved as presented, Dan N. 2nds. Approved 5-yes, 0-no

III - Visitor business and discussion of PC information items:

None

IV- PC Business

Zoning map discussion-

Brandy- explained that new and better data allows for more map accuracy. Brandy shared her recent mapping work that clearly shows there are changes to the district lines that the improved data makes. Most significant is the FC district boundaries that are determined by contour elevation. There is quite a difference between the old and new data. Specifically, the mapping work depicts the end of some of the class 3 roads as slightly longer than originally thought. This data is based on E-911. The PC was reminded that it is proposed that the map would become the official district document. Currently there is a map and written description in Bylaws.

PC- focused on the proposed changes to the HDRC and MDRC district in the Village area. After reviewing the draft map developed by Brandy based on PC recommendations, it was decided:

1. Medium density district between the existing HDRC district and the Industrial District. East side of Rte. 116 to the 800-ft contour.
2. Expanding the HDRC south to include Freedom Acres, Brookside MHP and the north side of Tatro Road. The east side of Rte. 116 to the 800-ft. contour.
3. Flood hazard area overlay will effect property along the Lewis Creek.

Brandy will revise maps as discussed.

PC- asked Dave to check to see if portions (if any) of Hogback Heaven farm is partially development restricted.

South Starksboro district map amendment discussion-

Dave- noted that in past years many folks had expressed that the HDRC district in South Starksboro should be shrunk.

PC- reviewed the existing district boundaries. PC suggested the following amendments:

1. Shrink the HDRC district back to Jim Dwire Road. The former HDRC in this area would become LDRC to a depth of 800-ft.
2. HDRC would extend along both sides of Jerusalem Road to a depth of 800-ft. to the west side of Jim Dwire Road.

- 3. Create a MDRC district 800-ft from centerline of Rte. 17 from Lafayette Road to the existing HDRC district.
- 4. Property between Sam Stokes(HDRC) and Jim Dwire (HDRC or LDRC) would become ASRR, thus eliminating the small piece of LDRC and FC district.
- 5. Property west of Gore Road would become ASRR to a depth of 400-ft or recognize a contour elevation.

Brandy- will make these adjustments for the PC to consider further and create MDRC general and specific standards and incorporate into the draft Bylaws.

Ron and Pat Messer request-

Dave shared that the Messer’s own the Millhouse B&B. The property is a 9 acre parcel with 3 separate residential structures on it. The property was developed before the adoption of Starksboro Zoning. Lewis Creek bisects the property, separating one of the residential structures from the other two. All three of the residential structures contain a kitchen, living space, bedrooms and have a functioning water and wastewater system. The Messer’s are asking the Town to recognize that Lewis Creek creates a natural SD of the property. Lewis Creek has a drainage area that is approx. 18 square miles before it gets to the Messer.

Based on the evidence presented, Hugh moved to recognize that Lewis Creek does in fact create a natural SD boundary between the residential uses and that the property become effectively SD at the time the residential uses were established, which predate the adoption of Town Zoning, in their respective locations and that no further Town subdivision approval should be required. Norm 2nds. Discussion- PC is not making any determination regarding septic compliance. PC observed that it would be helpful to have the property surveyed. Motion carried 5-yes and 0-no.

V- Future agenda items

Continue Zoning Map discussions- South Starksboro area

VI- Other business/ public comments

Please note- Next meeting– October 2, 2014 at Town Office- 7:00 PM.-

VII- Adjournment

Norm moved to adjourn at 9:10 PM, Dan 2nds, motion passed 5-yes, 0-no