

I - Call to Order

PC Members attending: Norm Cota, Vice Chair, Jason Barnard, Hugh Johnson, Kelly Norris and Dan Nugent. Others attending: Donna Lescoe, Dave Wetmore.

7:00 PM –V. Chair Norm Cota called the PC meeting to order. Dennis is sick.

II- Addition and Deletions

None

III - Review of Minutes

Review of 4/2/2015 minutes- Dan moved the minutes as drafted, Hugh 2nds, Approved 4-yes, 0-no, Kelly abstained

Review of 4/16/2015 minutes- Quorum not present, no action. PC will approve next meeting

Review of 5/21/2015 minutes- Kelly moved as drafted, Jason 2nds. Approved 4-yes and 0-no, Norm abstained.

IV - Visitor business and discussion of PC information items:

PC will meet throughout the summer only on the 3rd Thursday of the month, July 16 and August 20. Tonight’s meeting and the meeting scheduled for July and August will be to receive comments on the draft Bylaws.

V- PC Business

PC invited Donna Lescoe to provide comments on the draft Bylaws.

Donna- stated that she owns 26 acres that is currently and mostly zoned HDRC and she is concerned that the new draft Bylaws changes won’t allow her the development rights that she has now. She expressed that this property is her retirement and asks the PC to consider changing back to HDRC. She has discussed her concerns with Dave and he suggested expressing her comments directly to the PC. She understands that many South Starksboro residents had asked the PC to shrink the size of the HDRC district, but she doesn’t support this change on her property. Hugh asked about access to her property. Currently it is Trillium Lane and she also owns a 50-ft. right-of-way directly from Rte. 17 near the Thorpe’s home. She discussed that access development would be expensive and would need to be spread over several lots.

Kelly- shared how the proposed district line was determined. This seemed to be fair way to start and consistent with the LDRC throughout Town.

PC- discussed with Donna the concept of “Density Based Zoning (DBZ)”, building rights and the flexibility that DBZ provides to property owners. She was not aware of this provision in the draft. DBZ would allow Donna (based on guess work) approx. 3 lots in the LDRC and 5-6 in the HDRC districts. All of which could be transferred to the HDRC district if it were feasible. Donna did not feel that the soils would support that many lots. The Board also looked at whether the 800-foot should be measured from Sam Stokes Road rather than Rte. 17?

Jason- came at 7:45 PM

Norm- explained that the PC needs to be careful about making changes solely to benefit an individual owner's request. Donna stated that she would prefer it be changed to reflect the current ZD lines. Norm thanked Donna for coming and stated the Board would consider her comments.

Donna- left at 8:00 PM

PC discussed the merits of changing the HDRC boundary to 800 ft. from Centerline of Sam Stokes Road. Board observed that this would not make a significant change to Donna's property.

PC- asked Dave to see if Brady can create the proposed Zoning District map overlay on Google earth. Dave will ask. Dave should also post on FPF and the Gazette the Boards summer schedule and request for comments on the draft Bylaws.

VI- Future agenda items

VII- Other business/ public comments

Please note- Next meeting- July 16, 2015 at Town Office- 7:00 PM.-

VII- Adjournment

Kelly moved to adjourn at 8:40 PM, Jason 2nds. Motion carried 5-yes and 0-no