

I - Call to Order

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

Others attending- Dave Wetmore.

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

II- Addition and Deletions

None

III - Review of Minutes

Review of 4/16/2015 minutes- Dan moved as corrected, Norm 2nd, 4-yes, 0-no, Kelly abstained

Review of 9/3/2015 minutes- Norm moved as corrected, Dan 2nd, 5-yes, 0-no, Jason abstained

IV - Visitor business and discussion of PC information items:

Municipal planning grant- Dave acknowledged that the Grant has been submitted to support efforts to update the Town Plan. Two specific goals include screen and siting of renewable energy resources and the identification of mapping resources for DRB review. Starksboro Town Plan needs to be updated by October 2016.

Norm- asked about State resources regarding prime agricultural and statewide important soils. Dave thought that this is available and would be part of the Grant.

V- PC Business

Dave- discussed adoption process for bylaw amendments. Specifically, unlike the Town Plan, edits made to the Bylaws that result from the public hearing process can be completed and then passed to the Selectboard for their process without additional PC public hearing. The public notice period is 15 days. A report must accompany the Bylaws. This process is outlined in State law. Dave will notify Brandy of the edits made on 9/3 and Adam comments.

Draft Bylaw review and approval for public hearing- Norm moved the 6/8/2015 draft with edits outlined at 9/3 meeting and ACRPC (9/16/2015) comments/edits for public hearing on 11/5/2015. Kelly 2nds. Approved 6-yes, 0-no. Public hearing will be held at Robinson School at 7:00 PM.

Report- PC asked Dave to draft the report and send to PC and Adam Lougee for comment. Points that the report should focus on;

1. Unified Bylaw- Starksboro changed from a ZBA/PC system to DRB/PC system in 2007. This change will make a unified bylaw practical and will ensure that any inconsistencies between the two laws are eliminated.
2. Changes to existing zoning districts.
 - a. HDRC- extended south to Tatro Road, this extension includes Freedom Acres, gravel pit and Brookside Mobile Home Park. Reduced the major transition from 1-25 acres in an area that is developed. Much of this area is development and change to HDRC would allow for infill without leapfrogging into undeveloped areas. This change

reflects uses and development that existed before Zoning was adopted. The HDRC district has been shrunk in South Starksboro in an attempt to address resident concerns over the years.

- b. MDRC- This is a new district located on the north end of the Village and west of HDRC in South Starksboro that recognizes the denser uses and development that existed before Zoning was adopted and allows for infill without leapfrogging into undeveloped areas. Both areas are located along State highways and seek to reduce impacts from development on Town class 3 roads.
 - c. LDRC- This area has been amended to be consistent with existing LDRC areas throughout Town. Ben Roberts Road extended to 800-ft radius. Gully Hill Road is changed due to the terminus of the Road. LDRC was expanded along Rte. 17 and the Gore Road to reflect the uses and development that existed prior to adoption of Zoning.
 - d. FCD- A portion of the area currently zoned ASRR east of the Huntington River in South Starksboro was changed to FCD.
3. Density based zoning- does not increase the allowable building lots but does allow for flexibility and siting opportunities, with the goal of conserving agricultural and forestland resources.
 4. Planned Unit Development- All proposed subdivisions, more than 4 lots will require PUD review. This will provide the Board with the opportunity to seek compliance with the community’s vision outlined in the Town Plan.
 5. Site engineering, Performance, Resource protection, and Specific use Standards- The Bylaw greatly strengthens the negative elements of development that often impacts Town infrastructure, and causes the most significant disruption upon neighbors and the natural resources features of the area. Additionally, these standards seek to guide the DRB in the development review process by providing clear direction as to the type of appropriate development Starksboro desires.
 6. Flood Hazard regulations- updated and incorporated into the unified bylaw.

VI- Future agenda items

Next meeting 10/29/2015

Possible Public Hearing date- 11/5/2015 at School 7-8:30 PM

Announce as required by Law, additionally on Website in Gazette and FPH

VII- Other business/ public comments

Correspondence- 10/28/2015 VLCT workshop in Montpelier. Dan and Hugh are interested in attending.

Please note- Next meeting–October 29, 2015 at Town Office- 7:00 PM.-

VII- Adjournment

Norm moved to adjourn at 8:20 PM, Jason 2nds. Motion carried 6-yes and 0-no