

I - Call to Order

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

Others attending- Rich Warren, Dave Wetmore.

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

II- Addition and Deletions

None

III - Review of Minutes

Review of 10/1/2015 minutes- Norm moved as drafted, Jason 2nd, 4-yes, 0-no, Dan Harris abstained

IV - Visitor business and discussion of PC information items:

Dave- noted that he met w/the Selectboard on October 20, 2015 to discuss the proposed Bylaw amendments.

V- PC Business

Hearing preparation and discussions-

Dave- reminded the PC that the public hearing will be held at Robinson School on Thursday 11/5/2015 at 7:00 PM.

PC- agreed to meet to setup at 6:15 PM. Tables and chairs are available at the school. Jason and Kelly will not be attending. Agenda will be simple, open the hearing, Dennis will do introductions and Hugh agreed to summarize the Bylaw amendments being proposed.

PC-asked Dave to see if Brandy would provide poster size illustrations of the diagram on pages 2-2, 2-10 and proposed zoning map.

Norm- asked if there is a microphone/sound system that could be used. Dave will check.

PC- Dennis noted that since Jason will be gone are there questions that the Board has about the resource protection section. The major change is that the required setbacks from streams, ponds, wetlands has been reduced to reflect State and Federal standards. Dave noted that the existing Bylaws do allow for the ZA and DRB to use discretion and allow development within the required setback. While the draft reduces the setback to mostly 50-ft, no development will likely be allowed within that 50-ft without additional State approval. PC discussed wetlands class 1 and 2. Jason noted that there are not any class 1 wetlands that he is aware of in Starksboro. Everything is mostly class 2. Jason suggested that a good resource to identify any wetlands, riparian buffers and other natural resource inventories is the ANR VT Atlas interest locator.

PC- discussed what information should be included in Hugh’s summary of the proposed Bylaws. PC suggested that Dave’s report is a good start. The minutes from 10/1/2015 also provide an outline. Dave will include in these minutes as well.

10/1/2015- 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.

1. 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.
2. 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.
3. 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.
4. 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.
5. Flood Hazard regulations- updated and incorporated into the unified bylaw.

Additional points to highlight should be;

1. The draft works to eliminate the conflict between zoning and subdivision regulations.
2. The document is a unified Bylaw that incorporates zoning, subdivision and flood hazard regulations.
3. The draft conforms with the goals, objectives and policies outlined in the Town Plan adopted 10/2011 and State Law. The draft is based on feedback from public forum, survey and citizen input over the years, i.e. changes to the HDRC district in the Jerusalem area.
4. Zoning district changes follow existing settlement/development patterns.
5. Intensive development is discouraged along class 3 roads.

6. Seeks to preserve forest and agricultural resources while giving property owners choices/options for future development.
7. Cleans up the review process and makes development review easier to follow.

Rich Warren- asked about the elimination of the Heavy Industrial district. Will this illuminate opportunities for industrial uses or business development in Town? PC discussed that light industrial is allowed in most districts. Gravel extraction which is considered heavy industry presently is proposed to be allowed in four of six zoning districts. Under the existing Bylaw there is no provision to develop a gravel extraction operation except in the Heavy Industrial District which is entirely owned by the Town. Developing gravel resources is limited at this location and is further limited only to the Town municipality use.

Rich- also hopes that safety is stressed as much as lighting. Dennis noted that most if not all commercial or industrial uses will require DRB approval. Rich thanked the PC for entertaining his questions and expressed that he was not sure whether he will attend on the 5th.

VI- Future agenda items

Next meeting 11/5/2015 at Robinson School

VII- Other business/ public comments

VII- Adjournment

Norm moved to adjourn at 8:50 PM, Jason 2nds. Motion carried 6-yes and 0-no