

I - Call to Order

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

Others attending- Dave Wetmore.

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

II- Minutes

Review of 3/17/2016 minutes- Members not present to approve. Approve next meeting

III- PC Business

Visitor Business and adjustments to agenda- No adjustments

No visitors

Bylaw discussion-

Dave- draft Bylaws were presented to the Selectboard on 3/29/2016. Selectboard met on 4/19/2016 to review adoption process and plan public hearings. Hearings will be held on Tuesday May 10th at Robinson School (7PM) and again on Saturday 25th at Robinson (10 AM). They discussed what information to present on FPF and the Gazette. Topic discussed included

1. What has survived from the existing current Bylaws?
2. Develop a clear overlay showing the existing zoning districts and proposed zoning districts.
3. How will the proposed MDRC district change what currently exists?
4. Proposed changes to the HDRC district. Separate Village from South Starksboro.
5. A list of FAQs
6. Summary on possible impact of changes on future development

PC discussed points above and offered comments. PC members will attend hearings and offered Selectboard any assistance the Selectboard needs. Specifically,

What survived? PC felt the proposed buildout would effectively remain the same, except for the MDRC and the extension of the HDRC south of the Village. The HDRC has been reduced in South Starksboro. Much of the proposed HDRC south of Village is developed (75 residences, many on small lots) and this change would facilitate infill.

Regarding agricultural support- The proposed Bylaws provide much more flexibility and support to agricultural uses that seek activity and uses that move beyond what the “Required Agricultural Practices” formerly known as AAP’s, allow.

Hugh- spoke that the Town’s population has level off over the last 10 years, and this has impacted the school, Post Office, fire and rescue volunteers, etc. PC noted that some residents would look at this as a positive thing, however the PC commented that the demands on the Town from fewer residents results in higher taxes. This affects the Town’s vibrancy and sense of community. Starksboro is largely a bedroom community, but people need to work and given the opportunity many residents would prefer to work closer to home or from their home. The PC has heard comments regarding that what has happened to

Hinesburg will happen here. The PC doesn't agree mostly because of lack of population, services and the fact that Starksboro is sandwiched between Hinesburg and Bristol. Just because the Bylaws allow specific uses doesn't mean they will they will succeed here. There are factors other than zoning that effect success.

PC- discussed other talking points

1. Exemptions
2. The Bylaw provides clear guidance to residents, developers, DRB and ZA, which is not currently the case. It's important for folks to know what one can and can't do. Existing regulations provide too much gray. It is hard to clearly know what is allowed.
3. Survey and forum supported development along State roads rather than off Town roads. Concentrated in HDRC district rather than outlying areas where possible and appropriate.
4. The proposed Bylaws clearly seeks to protect the environment, limit off site impacts on neighboring property and the Town.

Town Plan update-

PC discussed the extent of the update to the Town Plan. All felt that the adopted Town Plan should not need much updating as not much has changed. Public input will be sought in some form and Board asked Dave to discuss with Brandy. PC expressed that a survey or forum needs to be structured to provide good, clear information and should be specific, i.e. renewable energy. Other areas that need updating are statistics and changes related to VT law. PC will read Town Plan for next meeting.

IV- Other

Dennis- reported that he attended the Lewis Creek Association meeting. A comment from one presenter was that stabilizing stream banks should be a priority rather than just letting them continue to erode. Dennis thought this was a change from existing practices.

PC will meet May5, and then only the third Thursday of the month throughout the summer months, June 16, July 21, and August 18.

Selectboard hearing on the Bylaws- May 10 and June 25.

VII- Adjournment

Dan moved to adjourn at 9:00 PM, Kelly 2nds. Motion to adjourn 4- yes, 0-no.