

Special Public Meeting 11:30 AM Robinson School

Starksboro Selectboard

Minutes 6/25/2016

I - Call to Order

Selectboard (SB) Members attending- Susan Jefferies, Peter Marsh and Tony Porter

PC Members attending- Dennis Casey, Chair and Jeff Keeney.

Others attending- Rich Warren, Dan Baker, Ken and Alix Wiggin, Kerry Kurt, Tom Perry, Dave Wetmore. Dave took minutes and recorded the hearing

11:40 AM –Susan called the meeting to order. Purpose of the meeting is to discuss and take action on the proposed Zoning Bylaw dated 3/17/2016.

The SB has several options to discuss regarding Bylaw adoption, they include;

1. Vote to adopt administratively as presented
2. Move to have the bylaws adopted by Australian ballot.
3. Make some amendments to the proposed and rewarn a new public hearing.

SB-observed that if any changes/amendments are made to the draft bylaws that a new public hearing would be required. SB indicated that there are at least 2 items that could use some refining. They are;

1. Definitions related to ‘Light trespass, glare, sky glow and clutter’.
2. Expand upon how the density bonus would be applied related to elderly and affordable housing, section 358.

SB-discussed that interim zoning could be an option to get these items into the Bylaws quickly.

Susan- reiterated that it was the recommendation of the ACRPC for the SB to adopt administratively. The default is the Australian Ballot. Only 2 towns in Addison County vote on the Bylaws because it is required of them.

SB- considered a few points mention today;

1. Large scale is referred in section 315 and speaks specifically to “Outdoor storage, sales or display”. Allowed uses do not refer to “large scale”.
2. Peter questioned where is the Town Plan not adequate? No one today suggested/proposed a single change to the draft Bylaws. Most comments were very general and not specific. Peter observed that the existing Bylaw does not protect the town as there is no teeth to them.
3. SB agreed that most comments were folks opinions and lacked specifics. It appeared that few here today had actually read the Bylaws, many stated so.
4. As for the comments of the PC composition. Starksboro is a unique community as we elect the PC. If folks aren’t happy with their work they should vote some new folks in. Any Starksboro resident is invited to run for these positions.

Visitor comments-

Rich Warren- Did not like that the hearing had to be terminated. He doesn’t feel that democracy has been served. Would like the SB to consider amendments above and re-warn a new hearing to discuss further.

Susan suggested that if the SB did that that the same comments from mostly the same people would be expressed.

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Dan Baker- Dan expressed that there are issues that need to be addressed and suggested amending the existing Bylaws to address those issues and adopt as interim zoning. That would give the Town 2-years to take a better look at whats being proposed.

SB- comparing the existing with the proposed is not really possible. Peter suggested that 75 pages would need to be added.

Tom Perry- he questions the action to adopt the Bylaws as drafted in spite of the comments made today and at 5/10 hearing. This could allow a major change as long as the development meets the standards outlined. SB observed that could happen under the current Bylaws.

Ken Wiggins - spoke of the conflict between agricultural land conservation and development in the High Density Residential and Commercial district. Because of the regulations he was forced to remove the land from active agricultural use for at least 5 years so that he could comply with the present Bylaws should they want to develop some of their property

Kerry Kurt- The new Medium Density district does have access to Town water and would allow for the development of 100s of homes. Pointed to PUD density bonus options and density transfer to make it happen. Dave noted that is not true of accurate.

Visitor comments closed.

Action by SB- Peter moved to adopt the proposed Bylaws dated 3/17/2016 as presented and drafted. Tony 2nds. Motion to adopt Bylaws approved 3-yes, 0-no

III- Adjournment

Peter moved to adjourn special meeting at 12:00 PM, Tony 2nds. Motion to adjourn carries

Date approved: _____

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Signed: _____