

Starksboro Planning Commission  
May 3, 2018  
Unapproved Minutes

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Present: Denny Casey, Norm Cota, Dan Nugent, Jeff Keeney, Hugh Johnson, Dan Harris  
Also present: Rebecca Elder (ZA)  
Unable to attend: Denny Barnard

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The meeting was called to order at 7:03 pm by Chair Denny Casey.

#### Adjustments to the agenda:

Energy committee input

Jeff Keeney reported on a conversation he had with Jeff Dunham, who sits on the Energy Committee. Jeff D. was in touch with the school district about doing an energy audit. He, Louis DuPont, and Digger Faesy attended the school board meeting but didn't have the opportunity to speak. Superintendent Patrick Reen asked them to go through the proper channels of the district, not through the local school. Energy Committee will have a meeting in June about this but is less optimistic about progress. The group will keep trying to pursue this effort with the school district officials.

There was also a short discussion about the solar project proposed for the former landfill site. Jeff did talk with someone at GMP. They want Green Lantern Solar to update the infrastructure for the project to proceed. What does this say about what will happen to smaller towns' ability to do any energy grid updates?

#### Visitors' Business

No visitors

#### Minutes

**Motion:** Jeff Keeney moved and Hugh Johnson seconded the motion to approve the minutes of 4/5/18 as corrected.

**Vote:** All in favor (6/0)

#### Final review of the town Plan

The group reviewed the final draft of the plan with corrections as noted from the 4/5/18 meeting.

**Resolution:** The Planning Commission moves to approve the draft Town Plan as presented on 5/3/18 and proceed to the public hearing.

**Motion:** Jeff Keeney moved and Dan Harris seconded the motion to approve the resolution.

**Vote:** All in favor (6/0)

### Planning for public hearing:

- June 11-13 goal dates
- Rebecca to talk with Evelyn about what's available
- Rebecca to talk with Brandy about her report and getting it to us right away
- Send update to the PC with schedule suggestions
- Up to the SB on what they want to do
- SB must have a hearing. They can approve

### Discussion of process

#### Highlights for the public hearing:

- New document is easier to read, big change is adding the energy plan
- Reformatted layout
- Updated data and key information including policy and goals and how they fit with the plan.
- This town plan is not going to change zoning regulations.
- Reclassifying items already in the plan – policy, goals, objectives
- Energy plan is the only *new* content; some updates regarding natural resources

#### Outreach and announcement of the hearing:

- Postcard to all town residents; use bulk permit.
- Include note that people can submit questions ahead of time through Rebecca
- Plan draft will be posted on the website
- Information will be shared on FPF and in the Gazette

### ROW issue

Denny Casey described a piece of land south of town, near Dave Russell. Mike Goss owned land in the center of this parcel owned by Russell and Casey families. He sold that parcel to Marcatoullio on Meehan Rd. Mr. Goss put a trailer there and turned it into a camp - ±.5 mi into the woods. The recent town reappraisal said there was no value. The new owner would like to have a camp there and wants it to be legal and in compliance. He doesn't have a deeded ROW. Land was surveyed before Denny bought it. Woods road crosses both properties.

The group discussed the issue but ultimately said that the right of way needs to be surveyed on a map. A deeded ROW needs to be established and make it reproduceable in the future. The Planning Commission and the DRB would not have authority to approve a request for ROW. Once the ROW is recorded by the town then it is legal.

The new owner can't build until a deeded ROW is established. It would have to be identified in site plan hearing. However, there is a ROW on the other side of the property, therefore he can put in an application for a zoning permit.

## Future topics discussion

1. Tweaking bylaw and land use regulations based on feedback from the DRB
2. Planning process to support education/school
  - School community center – perhaps build something? If one of the old houses in the village became available, renovate?
    - Summer is the most challenging time when kids need something to do and places to go. Gap in learning and exposure to activities.
    - Getting some programs in the summer time to help sustain the learning level, just trying to fill gaps; there are some programs already in place
  - A community center might be able to provide some sort of support, distraction, a safe place to go.
  - *How can the PC make an impact?*
  - Dan H. – Best action is to put specific language in our town plan that makes it possible for someone to write a grant application to bring more money into community projects. We should research what sort of language needs to be included to help support;
  - Dan N – Idea about using virtual reality tools to help kids “travel”; explore ways to bring technology to Starksboro; a “travel bus”
  - Discussion about tapping into program with technology through the Expanded Learning Program (ELP) – what resources are out there?
  - Denny thinks the PC can do more. Be on the look out for ideas and how to help.
  - Perhaps a job program for teens
  - “Promise Neighborhoods” grant program – Dept. of Ed
  - Help match kids and teens interested in sugaring and farming and logging with mentors – training in exchange for stipend?

## Miscellaneous:

Ask consultant Brandy Saxton for a design file and/or an exported Word file. The PC would like to have a side-by-side comparison of the previous town plan with the current proposed draft. However, this may be very difficult given the change in formatting and moving around of the goals and priorities. Rebecca will discuss what’s possible with Brandy.

DRB notes:

RE: Event approvals – Suggest adding “notify ZA 1 week ahead” as condition of decision to enable the ZA to have notification in order to determine compliance over time.

Motion to adjourn: Norm Cota moved and Dan Nugent seconded the motion to adjourn at 9 p.m.

Vote: All in favor (5/0)

Respectfully submitted,

Rebecca Elder  
Zoning Administrator

Approved: \_\_\_\_/\_\_\_\_/\_\_\_\_

