

Town of Starksboro  
DRB meeting  
June 28, 2018  
Unapproved

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**Board members present:** Dan Nugent, Marjorie Dickstein, Rob Liotard, Ben Campbell, Jon Fenner, Rich Warren

**Unable to attend:** Arnell Paquette

**Others present:** Rebecca Elder (ZA)

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The meeting was called to order at 7:30 p.m. by Chair Dan Nugent.

### Minutes of 6/14/18

Discussion – Some corrections were noted as follows:

- p.3 – delete “non-binding” from the motion (unnecessary)
- p.3, para 6 – insert to read Arrowood Consulting for clarification
- p. 3, review criteria responses, natural features – Insert: There is an existing log road that does not connect Mason Hill Road.
- p.4, last line, correct to read: “Ben departed at 9:06 p.m. as he was not present for the Norris preliminary subdivision review and decision.”

**Motion:** Jon Fenner moved to approve the minutes as corrected. Rob Liotard seconded.

**Vote:** All in favor

### Subdivision application 2018-DRB-08-SD: Dennis & Margaret Casey Decision

The Board discussed the proposed draft of the “Notice of Findings and Decision” on the Casey subdivision final plat hearing. The changes entered were as follows:

p.2, item 9 (2) Natural features: insert “The applicant” and change “road” to “driveway”

p.3, Conclusions, item 3b: Lot #3 has 3 building envelopes

p.3, Decision and Conditions:

1. item 1 - The final corrected Mylar shall be submitted for DRB signatures within 180 days of this decision with correct parcel number and lot references.
2. Item 6 - Insert after current sentence: The applicant will minimize light trespass to the extent possible.

**Motion:** Rob Liotard made a motion to approve the Findings and Decision of the Casey subdivision 2018-DRB-08-SD as corrected. Rich Warren seconded.

**Vote:** All in favor

### Subdivision application 2018-DRB-01-SD: Mark Snelling Decision

The Board discussed the proposed draft of the “Notice of Findings and Decision” on the Snelling subdivision final plat hearing.

Ben Campbell noted that the Snellings own a total of 120± acres. The group discussed the warning of the project and parcel identification as the lots are described in the land records. There are two deeds.

**Motion:** Jon Fenner made a motion to table the discussion and decision to allow for research of the Snelling parcel identification. Ben Campbell seconded.

**Vote:** All in favor

- Deed references for Snelling properties – Rebecca to discuss and research with assistance from Listers.
- Rebecca to inform DRB of information found to inform further discussion and next steps.

Legal counsel – what latitude would be acceptable if we have old surveys that state X and new surveys that state Y – how do we handle the discrepancy?

**Other topics:**

Rebecca consulted the board about a mobile home park question regarding Vermod homes and whether they are considered “mobile homes” per the Starksboro Land Use and Development Bylaws. The group agreed that future smaller home and modular construction is moving in the direction of energy efficient, small footprint structures such as Vermod homes. Rob Liotard has seen them used by Habitat for Humanity projects, for example. Such structures have many advantages.

The structures are not on a chassis – they are like a modular home – fits a footprint.

The town’s primary concern is the Parks’ compliance with wastewater needs and State requirements. If the park wants to put in the multiuse system infrastructure that can support Vermod homes and similar structures, then the town can consider permits or consider proposing changes to the bylaws to support an expanded definition of mobile homes and allowed structures in the currently existing parks.

**Next meeting:** Monday, 7/16/18 at 7:30 p.m.

Jon Fenner: Note for the interim bylaws discussion that an improved definition for deeds and lots is needed.

**Motion to adjourn:** Ben Campbell made a motion to adjourn and Rob Liotard seconded. The meeting ended at 9:30 p.m.

**Vote:** All in favor.

Respectfully submitted,

Rebecca Elder  
Zoning Administrator

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

Signed: \_\_\_\_\_