

Town of Starksboro
Development Review Board
Minutes (DRAFT)
March 26, 2026

Members Present: Ben Campbell, Evelyn Boardman, Rob Liotard, Tom Perry, Arnell Paquette, Luke McCarthy, Rich Warren

Members Not Present:

Applicants Present: Scott Depinto (via Zoom)

Visitors: Dale Norton, Brant Gordon

Others Present: Stephen Rooney, Zoning Administrator

Meeting called to order by Chair Ben Campbell at 6:33 pm

Changes to the Agenda:

None

Public Comment: None

3/12/2026 Minutes Review:

Revise Page 3 Paragraph 4 to remove the word “to” as follows:
(clear direction to not to include it in the bylaws.)

Motion:

R.Liotard moved to accept the 3/12/2026 minutes as amended
E.Boardman seconded.

Vote: All in favor

Review of final draft of Starksboro DRB Rules of Procedures and Conflict of Interest Policy

Continued review of the final draft from the 2/12/26 meeting.

Amendments agreed to by the group:

Section III.F Ex Parte Communication : Change ”a member of an appropriate munical panel” to
“a member of the DRB”

Section IV, first paragraph, remove strikethrough reference.

Motion: E.Boardman moved to approve the final draft of the DRB Rules of Procedure and
Conflict of Interest Policy as amended. A.Paquette seconded.

Vote: All in favor. S.Rooney noted the draft would be amended as noted above and signed later during the deliberative session.

Hearing #26-DRB-02CU Depinto Retroactive Conditional Use Review

Conditional Use Review Review Hearing opened at 6:42pm

Introductions and Sign-in Sheet distributed.

B.Campbell asked the visitors if they wished to be considered interested parties. D.Norton and B.Gordon declined.

B.Campbell read the warning.

B.Campbell swore in the applicant.

B.Campbell asked if there were any conflicts of interest or Ex parte communications. None were reported.

Testimony:

S.Depinto described the existing development, and reviewed the letter and review criteria included in Exhibit C.

S.Depinto noted that the camp was built prior to them understanding that a permit may be required, which they didn't realize until they were filling out an SPIR (Seller's Property Information Report) when putting the property up for sale.

S.Depinto noted that his forestry plan and map required by his State Current Use designation has been updated and re-filed with the state by his forester to pull 2 acres out of the current land use for the camp development.

B.Gordon asked if there was any commercial use of the camp. S.Depinto said there was no rental or other commercial use.

S.Depinto expressed his opinion that addressing the lack of prior approval by requiring the relocation or removal of the camp would require heavy machinery and cause more disturbance than was caused by the original construction. He noted the materials for building were hand carried or brought out with an ATV, and that excavation and clearing was very minimal.

E.Boardman asked about the function of the toilet in the photographs. S.Depinto noted it was a toilet containing a bagged bucket with coconut shells.

R.Liotard asked if the potential buyers had any vested interest in the camp. S.Depinto noted that couple consider the camp a "cherry on top" but not a main feature of the sale.

B.Gordon asked about the setback to the closest boundary of the Morrisey property (Lot 1A in Exhibit E). S.Rooney noted the setback would need to be 20ft. S.Depinto noted that the approx.. distance according to scale is more than 240ft.

R.Liotard asked if there were any legally proposed restrictions placed on the camp in the sales agreement. S.Depinto did not note any and said the camp and its permitting issues were fully disclosed to the potential buyers.

Motion:

B.Campbell moved that the application be accepted as meeting the criteria required to conduct the Conditional Use Review Hearing. R. Liotard seconded.

Vote: All in favor.

B.Campbell read the exhibit list. S.Rooney noted there were no additions to be made.

Motion:

A.Paquette moved to close the hearing. B.Campbell seconded.

Vote: All in favor.

The applicants and visitors were dismissed.

Motion:

R.Liotard moved to go into Deliberative Session at 7:29pm. A.Paquette seconded.

Vote: All in favor.

Motion:

B.Campbell made a motion to adjourn at 9:05pm. E.Boardman seconded. **Vote:** All in favor.