

Town of Starksboro
Development Review Board
Minutes (APPROVED)
June 25, 2026

Members Present: Evelyn Boardman, Rob Liotard, Tom Perry, Arnell Paquette, Luke McCarthy (via zoom).

Members Not Present: Ben Campbell, Rich Warren

Applicants Present: Donald McCormick III, Amy McCormick

Visitors: Jason Barnard

Others Present:

Meeting called to order by Chair Evelyn Boardman at 6:33 pm

Changes to the Agenda:

None

Public Comment: None

Outstanding Minutes Review:

The minutes from the 6/11/2026 meeting were reviewed and accepted with the amendment noted below.

Page 7: “T.Perry asked if the application is complete, as the business detail seems too vague.”

Hearing #26-DRB-03SD McCormick 2-Lot Minor Subdivision Final Plan Review.

Introductions and Sign-in Sheet distributed.

Final Plan Review Hearing opened at 6:40pm

Chair Evelyn Boardman read the warning.

E.Boardman swore in the applicants.

E.Boardman asked if there were any conflicts of interest or Ex parte communications. None were reported.

Testimony:

The applicant reviewed the application materials and read the project narrative and Section 426 review criteria responses.

The applicant and board discussed whether an access with three residences is considered a private road or private drive under the bylaw. For the purposes of the application, the access was presented as a private drive and meets the required setbacks for a lot with no road frontage.

E.Boardman read the exhibit list.

Motion:

A.Paquette moved that the application be accepted as meeting the criteria for a minor subdivision. R.Liotard seconded.

Vote: All in favor.

Motion:

R.Liotard moved to close the hearing. A.Paquette seconded.

Vote: All in favor.

Motion:

L.McCarthy moved to go into open Deliberative Session. R.Liotard seconded.

Vote: All in favor.

Motion:

T.Perry moved to approve the application in open Deliberative Session. R.Liotard seconded.

Vote: All in favor.

Hearing #26- DRB-03CU/01SP-Mendell Conditional Use / Site Plan Review Hearing.

Motion:

R.Liotard moved to approve the approve decision as written. T.Perry seconded. A.Paquette was not in attendance for the prior hearing and did not participate in the vote.

Vote: All in favor.

Closed Deliberation

Motion:

L.McCarthy moved to go into closed Deliberative Session at 7:36pm. E.Boardman seconded.

Vote: All in favor.

Motion:

L.McCarthy made a motion to adjourn at 8:26pm. R.Liotard seconded. **Vote:** All in favor.