

Town of Starksboro
Development Review Board
Minutes (DRAFT)
September 11, 2025

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

Members Not Present: Ben Campbell

Applicants Present: Carter Kasdon (via Zoom), Jason Barnard, Applicant's Agent

Visitors: Sprague Huntington, Rebecca Aurit (via Zoom)

Others Present: Stephen Rooney, Zoning Administrator (via Zoom)

Meeting called to order by Vice Chair Evelyn Boardman at 6:30 pm

Public Comment: None

Board gave unanimous approval to open both applications concurrently

Hearing #25-DRB-05ESD / 25-DRB-05WSD Jerusalem Road Nominee Trust

Final Plat Hearing opened at 6:35pm

Vice Chair Evelyn Boardman read the warning (Exhibit G).

Vice Chair Evelyn Boardman asked if there was any Ex parte communications – none were reported.

A letter from Christopher Boyle and Rebecca Auritt, abutters, received 9/8/2025 and distributed to the Board and Applicant via email, was entered into the Exhibit List.

Vice Chair Evelyn Boardman swore in Carter Kasdon, the Applicant, and Jason Barnard, witness for the Owner, and the visitors.

Testimony:

J.Barnard reviewed the application, plans, and the supporting narrative, including the change in subdivision type and applications from the pre-application meeting due to further field work on the property boundaries and lot history.

J.Barnard noted that the conservation set-asides on Lots 1 and 5 are not required to meet density standards, they have been included per the Owner's wishes and will be recorded on the plats and in new deeds to be written up for these lots.

S. Huntington asked if these lots would be bound by legal conservation plans. J.Barnard noted that while the Owner currently has a forestry plan and consultant for the lots, they would not be bound legally to these plans.

L. McCarthy asked about the housing rights tables on the Plats. J.Barnard reviewed the housing rights calculations included on the plats and noted that 1 housing right remained for both Lots 1 and 5.

S.Huntington asked if these rights were in the FC district. J.Barnard replied they were both in the LDRC zone, no future housing is planned for the FC district.

S.Huntington noted that the wastewater isolation zone for Lot 3 no longer overshadows her property as shown in the pre-application drawings. J.Barnard confirmed. J.Barnard confirmed the overshadowing on Victor Atkins' abutting property had been discussed with Victor in person.

J.Barnard noted that the applications for water/wastewater permits for the lots had been filed with the State under one application for the Tax Parcel, and they have received these permits.

R.Warren asked about the slope of the East Driveway exceeding the allowed 12%. J.Barnard noted that the overall slope would be approx. 10%, there would be cut and fill not shown on the current site plans to adjust the slope to meet the bylaw criteria.

S.Rooney noted that the driveway permits for both entrances onto Jerusalem Road included in the exhibits have been reviewed by the Road Foreman, but the permits have not yet been enacted by the Selectboard pending receipt of the zoning permit applications for the houses. J.Barnard noted that the East drive access had been relocated after consultation with the Road Foreman.

J.Barnard reviewed the erosion control measures and construction discharge permits required during construction. S.Rooney noted these construction discharge permits should be included as a condition of approval to be sure they were included with the zoning permit applications.

J.Barnard reviewed the storm water design features used to comply with the bylaws, and described in the narrative included in the Exhibits.

J.Barnard reviewed the Section 426.E subdivision review criteria included in the narrative.

R.Warren asked if the existing Lot 3 was discovered after the pre-application meeting. J.Barnard noted that this was correct, it was found during further deed research after that meeting.

S.Rooney concurred that the deed included this existing parcel.

C.Kasdon described the families' intentions for developing the homes.

MOTION: L.McCarthy moved to close the hearing for both applications at 7:47pm. R.Liotard seconded.

VOTE: All in favor

Applicants and Visitors were dismissed.

S.Rooney to write up the draft decision and conditions along with the minutes, and distribute for review via email. Once comments are received the final draft will be printed and made available at the Town office for signatures and mailings.

8.14.2025 Minutes Review

- Minutes of the 8.14.2025 DRB meeting were reviewed
- A discussion of Board voting procedure for approving or desenting from approvals was held.

MOTION: L.McCarthy moved to approve the 8.14.2025 minutes. R. Liotard seconded.

VOTE: All in favor

MOTION: E.Boardman moved to go into Deliberative Session at 8:00pm. T. Perry seconded.

VOTE: All in favor.