

Town of Starksboro
Development Review Board
Minutes
May 8, 2025

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

Others Present: Amanda Vincent – Town Administrator (Zoom)

Applicants Present: Alan Norris, Nancy Norris, Carter Kasdon (Zoom), Scott Baker for Barnard & Gervais, LLC

Visitors: Kevin Kelley, Norman Cota, Ken Mayer, Sprague Huntington, Cecilia Elwert, Charlotte Sullivan (Zoom), Leo Huntington (Zoom), Victor Atkins, Bart Miceli, Kris Miceli, Ashley Atkins (Zoom)

Meeting called to order by Chair Ben Campbell at 7:00pm

Public Comment: None

Hearing #25DRB-04-SD:

- After hearing from several parties that they were unable to gain access to the Zoom meeting it was determined that the passcode listed in the warning was wrong. Since parties were unable to contribute to the hearing the Board agreed that it was best to continue the hearing to the next available opportunity.

Motion: R. Liotard moves to continue the hearing to May 22nd at 7:00 pm. A. Paquette seconds.

Vote: All in favor.

Proper links will be included in the agenda for May 22

Hearing #25DRB-05-SD:

Call to order at 7:40

- Although Zoom challenges persisted, the Board decided to hear the design criteria and sketch plan review of the subdivision, then continue the meeting so additional parties could submit comment if they were unable.
- B. Campbell read the public warning and relevant statutes. Checked for conflicts and ex parte communications. There were none. Stated right to appeal and swore in all attendees making statements.
- S. Baker explained the proposed development of the Jerusalem Road Nominee Trust lands on Jerusalem Road. Proposed two lot subdivision on the Eastern side of Jerusalem Road with an existing cabin occupying one of the lots. Proposed 3 lots on the West side. Lot 1 - 54.1 acres, lot 2 - 2.9 acres, lot 3 - 3.7 acres, lot 4 - 2.9 acres and lot 5 - 42.2 acres.

C. Kasdon explained the rationale for development to be a family gathering place shared by brothers and family.

- Siting and Suitability: S. Baker states the subdivision conforms with Starksboro land use regulations. V. Atkins asked about the proposed driveway on the new lot on the eastern side of Jerusalem Road. He stated the area where the driveway is proposed sees a lot of water when it rains and offered suggestions on where to relocate it.
- Natural Features: Lot 2 is placed in the existing tree line, west side lots are on a plateau with good drainage and away from wetlands.
- Character of Area: S. Baker states the proposal meets or exceeds all density requirements, and the large tracts of land in lot 1 and 5 are intended to be conserved. E. Boardman asked about how the land is intended to be conserved. Discussion ensued regarding deeds, mylars, and potential DRB decisions.
- Energy Conservation: S. Baker states new buildings will comply with all pertinent energy codes and the site has good solar access.
- Access and Circulation: Eastern lot currently has an individual driveway proposed but that may change to a shared driveway with the existing camp depending on investigation of earlier comments. West lots will have a shared driveway.
- Infrastructure: Discussion of types of wastewater systems that could potentially be installed given terrain and conditions. S. Huntington stated that there is a good drop-off to the North of Lot 3 on her property and stated concerns about having a system so close to this feature. Septic systems have not been designed yet, and additional information is forthcoming. E. Boardman asked if a state stormwater permit is needed. S. Baker stated the proposed development is under the threshold of impervious surfaces, so no. However, it still may be above the threshold to require a site plan.
- Lighting: Will be typical of residential homes and downshielded.
- Recreation: Applicants intend to set aside land in Lots 1 and 5 and allow access for lots 2, 3, and 4. Additional discussion on the conserved / set aside lands and how applicants intend on conserving it. R. Warren suggested to applicants that they submit proposed language.

Motion: L. McCarthy moved to continue the hearing until May 22. A. Paquette seconds.

Vote: All in favor

Adjournment at 8:39pm