

Starksboro Development Review Board  
Minutes of April 14, 2022  
Draft

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**Board members present:** Dan Nugent, Rob Liotard, Ben Campbell, Rich Warren, Arnell Paquette  
**Unable to attend:** Alexsys Thompson, Jon Fenner  
**Others present:** Kris Perlee (ZA), Autumn Prim, Joanne Conroy, Mike Cole, Jean Wagner

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The meeting was called to order at 7:00 p.m. by Chair D. Nugent.

**Autumn Prim has submitted an application (22-300) for a conditional use for property located at 1417 VT Rte. 116 in the Town of Starksboro. The proposed project is for a snack bar.**

All visitors sworn in by D. Nugent.

A. Prim provided the board with an overview of the project. This will be the same as she was previously permitted for. The only difference will be the trailer will be smaller.

M. Cole had concerns about patrons using Meadowlark Lane to access snack bar. B. Campbell asked if Meadowlark was a private road. K. Perlee stated it was a private drive. A. Paquette discussed the original decision about the road and what was to happen. The landowners were to come to an agreement on what needed to be done. A discussion on ownership of the road. M. Cole stated that Harris owns the road. K. Perlee provided copy of tax maps. While these are not binding, they do not show a separate ownership of the land. M. Cole feels that a fence should be installed along Meadowlark Lane and the Prim property. A. Prim had concerns around plowing. She also stated that many people access her driveway to go on Meadowlark. M. Cole stated that there was once a fence that divided the properties. R. Liotard discussed the concerns with parking on Meadowlark. K. Perlee was concerned that if a fence was installed, people pulling onto Meadowlark would then back onto 116. D. Nugent discussed maybe 20-30 feet for fencing. B. Campbell asked if Prim owned to the Gilley property. A. Prim stated that a previous court ruling showed Gilley owned the road. D. Nugent stated that the following documents might help clear up some questions: the court ruling and copy of the Prim deed. D. Nugent suggested Prim locate corner pins. J. Wagner stated that she felt Prim had plenty of land and didn't need to use Meadowlark.

Criteria Review:

A. Prim read criteria used at previous hearing. Section 4.8.3.8 was struck from the record because it no longer applied to current conditions.

R. Liotard asked if there would be a porta-potty on site. A. Prim stated yes.

**Motion:** R. Liotard made motion "**Continue hearing to date certain, April 28<sup>th</sup>, 2022.**", 2<sup>nd</sup> A. Paquette. So voted (5-0)

**Approve March 10, 2022 Minutes:** A. Paquette moved to approve as corrected, B. Campbell 2<sup>nd</sup>. So Voted (5-0)

**Motion to adjourn:** R. Liotard moved to adjourn and B. Campbell 2<sup>nd</sup>.

**Motion carried (5-0). (8:19pm)**