

Starksboro Development Review Board
Minutes of April 28, 2022
Draft

Board members present: Dan Nugent, Rob Liotard, Ben Campbell, Rich Warren, Jon Fenner

Unable to attend: Alexsys Thompson, Arnell Paquette

Others present: Kris Perlee (ZA), Autumn Prim, Joanne Conroy, Mike Cole, Jean Wagner, Dan Harris

The meeting was called to order at 7:02 p.m. by Chair D. Nugent.

CONTINUATION: 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.

D. Harris sworn in by D. Nugent.

D. Nugent gave overview of new documents provided by the applicant. J. Fenner asked for overview of last meeting. D. Nugent and R. Leotard gave overview of right-of-way issues. J. Fenner asked about parking. D. Nugent stated that there is enough parking shown on site plan. D. Harris gave history of Meadowlark Lane and its ownership. He stated that the last court ruling still did not clear up the issues. D. Harris has concerns that there are 3 driveways side by side. J. Fenner asked how many people at any given time. A. Prim stated 6-8 at most any given time. A discussion about parking on Meadowlark Lane. D. Harris stated that parking on Meadowlark is not an issue. R. Warren discussed the legal briefs provided to DRB and stated that it is still not clear. R. Leotard stated that the two issues seem to be traffic on Meadowlark and who owns the road and ROW. J. Fenner discussed that there is no current delineation between the Prim drive and Meadowlark. D. Harris gave history of the separation of the two. J. Wagner asked why Prim couldn't move her driveway further north. K. Perlee explained that this would require a curb cut from the State of VT and there might be issues with it being so close to Meadowlark. D. Harris stated that the neighbors do have concerns about the added traffic on Meadowlark. R. Leotard asked how people going south on 116 enter Meadowlark. D. Harris stated that people use both the Prim drive and Meadowlark. D. Nugent read the list of exhibits provided.

- A. 22-300 Application
- B. 22-300 Criteria
- C. 22-300 Description
- D. 22-300 Site Plan
- E. 22-300 Previous DRB
- F. Prim Survey
- G. Prim Legal – road documents
- H. Prim Deed
- I. Harris Deed

D. Harris asked about a sign for the snack bar. A. Prim stated that it would be on the same sign posts as existing farm sign. J. Fenner asked if there would be a porta-potty on site. A. Prim stated yes.

Motion: R. Liotard made motion close hearing, 2nd J. Fenner. So voted (5-0)

Deliberative session:

D. Nugent suggested that they apply the following conditions.

1. 40' of temporary fencing along Meadowlark
2. Sign noting the entrance to the snack bar on the northern side of Prim driveway.
3. Sign on western end of fence noting Meadowlark is a private drive and not an exit.

J. Fenner had concerns of the materials of the fence. A discussion surrounded the possible materials. The final materials decided were wood of metal. J. Fenner also discussed that the fence could be either temporary or permanent. The rest of the board agreed. K. Perlee will write decision, send out to DRB, and schedule a Zoom meeting to review and approve.

Approve April 14, 2022 Minutes: B. Campbell moved to approve as corrected, R. Leotard 2nd. So Voted (5-0)

Motion to adjourn: R. Liotard moved to adjourn and B. Campbell 2nd.

Motion carried (5-0). (8:12pm)

DRAFT