

Starksboro Development Review Board
Minutes of July 28, 2022
Draft

Board members present: Rob Liotard, Ben Campbell, Rich Warren, Alexsys Thompson

Unable to attend: , Arnell Paquette

Others present: Rebecca Elder (ZA), Albert Monroe, Anthony Monroe, Dwyer Haney, Evelyn Boardman

The meeting was called to order at 7:00 p.m. by Acting Chair Ben Campbell.

Subdivision Hearing #22-402 Monroe/Marchacos – 2-lot minor subdivision of property on Rounds Road

B. Campbell read the description and warning for the project. B. Campbell held swearing in of those present including the applicant Anthony Monroe and representative Albert Monroe.

Albert presented the applicant's responses to the subdivision criteria. He showed the board members the map from Button Surveyors.

Siting & Suitability – No proposed changes. To be used for hunting. Has been used for hunting for 40+ years.

Natural Features – Will stay the same; no alterations.

Character of the Area & Privacy – n/a

Energy Conservation – n/a

Access & Circulation – n/a; uses Rounds Rd to access property; there is a logging road ("driveway" that has been used for 40+ years); several years ago, the State requested access to State-owned lands and put in a better entry point for their equipment. There is no e911 number currently.

Infrastructure & Utilities – n/a

Lighting – n/a

Recreation area –

Land capability – Just to be used for hunting

Context – n/a

of lots – One for the 25-acre

Density & lot size – no development proposed; meets the FC min. requirement

Lot configuration – stay the same

Building envelope required – DRB shall require a building envelope on the final mylar. It can be as large as the applicant wants as long as it meets the 20' set back from other properties and 75' from the road.

The land appears to have

There is about 3 acres of field before the rugged elevation starts. The group reviewed where the envelope could be placed. Rebecca will provide the applicant with information about the district standards and steep slopes, etc. to share with surveyor to create final mylar. ZA explained the process, appeal period, and when the decision is considered final.

- A. Completed application
- B. Responses
- C. Map draft
- D. Public notice evidence

Motion: R. Liotard made a motion to close the hearing and enter deliberative session. R. Warren second.

Motion approved (4-0)

Deliberative session was conducted.

Motion: R. Liotard made a motion to approve #22-402 subdivision application for Monroe/Marchacos. A. Thompson second.

Motion approved (4-0)

Application 22-403 was approved. The DRB will include standard subdivision conditions. Any future development would require an approved zoning permit. No change of use or proposed construction is associated with this approval.

Minutes of DRB meeting 3/10/22

In the process of understanding the status of the site plan application for the Starksboro Fire Station #2 project, the ZA discovered that the minutes did not state that the site plan hearing had been closed. Rebecca listed to the recording and confirmed this detail and requested the DRB amend the minutes to reflect this. This distinction was important in order to determine the next steps in the review process.

Motion: A. Thompson made a motion to amend the minutes of 3/10/22 to reflect that the site plan hearing was closed on that date. R. Liotard second.

Motion approved (4-0)

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

Motion approved (4-0). (8:12pm)

Respectfully submitted,

Rebecca Elder
Interim ZA