

Starksboro Development Review Board  
Minutes of August 25, 2022  
Approved

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**Board members present:** Dan Nugent, Arnell Paquette, Rich Warren, Rob Liotard, Lexy Thompson, Jon Fenner

**Unable to attend:** Ben Campbell

**Others present:** Donovan Ward (Barnard & Gervais – representing both Robinson and Heffernan applications), Alan Quittner, Jeff Dunham, Betsy Dunham, Linda Gionti, John Gergley, Dwyer Haney, Evelyn Boardman, Rebecca Elder (ZA)

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The meeting was called to order at 7:00 p.m. by Chair Dan Nugent. Introductions were made.

#### Heffernan 2-lot minor subdivision hearing #22-400

Dan opened the hearing and read the public notice warning.

Dan performed the swearing in of those participating in the first hearing: Donovan Ward, Alan Quittner, Jeff Dunham, Betsy Dunham, Linda Gionti, John Gergely.

Donovan Ward presented an overview of the project and read the descriptions of the project criteria as written in the application presented and on file with the town office.

There was an extensive discussion about the requirement for a building envelope and the size of required building envelopes. The Starksboro bylaws require a building envelope be set for any parcel in a subdivision even if there is no development proposed as part of the subdivision. (Sec. 351.F) Jeff Dunham asked how a building envelope could be set with no proposal and leaving open possibilities that are in contradiction with other sections of the bylaws, especially in the Forestry and Conservation district (limited development, proximity to Class 3 road, etc.) The DRB noted this potential for discrepancies and will bring the topics to the Planning Commission as it reviews the bylaws.

**The exhibits were entered as follows:**

- A – Application
- B – Criteria responses
- C – Public notice
- D – Site Plan map S-1

**Motion:** Rob Liotard made a motion to close the hearing for application #22-400 at 7:50 p.m. Lexy Thompson seconded.

**Motion approved (6-0)**

#### Robinson 2-lot minor subdivision hearing #22-401

Dan opened the hearing and read the public notice warning.

Dan performed the swearing in of those participating in the first hearing. (Alan Quittner, Linda Gionti, and John Gergley)

Donovan Ward, representing Deborah “Naef” Robinson, presented an overview of the project. He read details from the application submitted and on file at the town office.

Neighbor John Gergeley asked for clarification of the development proposed and the sequence of building. D. Ward stated the applicant plans to retain parcel 2 and construct a one-bedroom single family home that could be expanded later by her or future owner(s). The wastewater permit application was prepared for up to a 4-bedroom single family home and a 1-bedroom accessory structure with a 4-bedroom home if desired. The State wastewater rules will apply. There are a variety of configurations that are possible but the system will be adequately sized to serve the property. It is sized for resale value.

The DRB is only reviewing this application for a subdivision and will be issuing a permit to allow for the subdivision of the property. Accessory dwelling units are limited to 1000SF or less and 1 bedroom. Rob clarified that any construction would be subject to standard zoning permit review to ensure compliance with the subdivision conditions.

No Act 250 permit is required for this proposed project. No additional roads or access are required. There would be a driveway extension on the left side through the trees, not visible to the neighbor. No subdivision has occurred in the last 5 years.

J. Gergeley asked if there is anything that prevents the placement of a home. Answer: No.

L. Gionti asked if the building envelope includes the entire open area with view of Camel’s Hump.

Answer: Yes

J. Gergeley stated he is not happy about the project and what might happen in the future. The lot contains one of the best views in Addison and Chittenden counties. He said that future development as proposed could negatively affect his property values. The vagueness of the plans leave him unsettled.

He is not opposed to the project but has reservations.

No further questions were asked by the board.

**The exhibits were entered as follows:**

- A – Application
- B – Criteria responses
- C – Public notice
- D – Site plan map S-1
- E – Site map S-2
- F – Site map D-1

**Motion:** Jon Fenner moved to close the hearing and enter deliberative session. Rich Warren second.

**Motion approved (6-0)**

**Deliberative session was conducted.**

**Motion:** Rob Liotard moved to approve #22-400 subdivision application for William and Juliet Heffernan. Lexy Thompson second.

**Motion approved (6-0)**

**Motion:** Lexy Thompson moved to approve #22-401 subdivision application for Deborah “Naef” Robinson. Rich Warren second.

**Motion approved (6-0)**

DRB decisions 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. Rebecca will circulate the final decision draft via email for approval and then decision to be signed.

**Motion to adjourn:** Lexy Thompson, Rob Liotard second. 9:18 p.m.

**Motion approved (6-0)**

Respectfully submitted,

Rebecca Elder  
Zoning Administrator