

Starksboro Development Review Board  
Minutes of August 26, 2021  
Minutes - Approved

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**Board members present:** Dan Nugent, Rich Warren, Jon Fenner, Arnell Paquette  
**Unable to attend:** , , Rob Liotard, Ben Campbell, Alexsys Thompson  
**Others present:** Kris Perlee (ZA), Adam Whitcomb, Adam Thompson, Ashley Zeno

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

**Adam Thompson has submitted an application (21-400) for a Subdivision Permit for property located at 995 Crowley Road in the Town of Starksboro. The proposed project for a 2-lot subdivision.**

**Continuation from 08/12/2021**

Dan Nugent read the public warning.

A. Whitcomb provided overview of project. Explained that there is 28 acres that A. Thompson would be retaining and 96 acres that would be separated and sold.

D. Nugent asked if Crowley would create a subdivision. A. Whitcomb explained that the road is unmaintained for most of the lot so it would not create a subdivision. Discussion on northern boundary also occurred. A. Whitcomb explained that the line is not clear, but the two landowners are working on a document to clarify the line.

The following items were offered as evidence

- A. Application 21-400
- B. Proof of certified mailings
- C. Preliminary Mylar

J. Fenner asked about the frontage of the lot. A. Whitcomb stated it is 850 feet.

**Motion:** R. Warren made a motion to approve the application 21-400. J. Fenner second.

**Motion carried (4-0)**

**Adam Thompson has submitted an application (21-401) for a Subdivision Permit for property located at Varney Hill Road in the Town of Starksboro. The proposed project for a 2-lot subdivision.**

**This is a sketch plan review**

A. Thompson gave overview of project. He and Ashley would like to build a house on a 2-acre lot that would be subdivided from Ashley's parents lot. There was a discussion that the lot would need to also have 8 acres of set aside land to total 10 acres. There was also a discussion around the exact size of the lot. The plan presented showed it being just over 2 acres. There was concern that the lot needed to be exactly 2 acres. A Thompson said they would have these details corrected for the final approval.

D. Nugent explained that this qualifies as a minor subdivision.

**Motion:** R. Warren made a motion to accept the application as a minor subdivision, J. Fenner 2<sup>nd</sup>

**Motion carried (4-0)**

**Motion to adjourn:** R. Warren moved to adjourn and J. Fenner second.

**Motion carried. (7:50pm)**