

Starksboro Development Review Board
Minutes of April 27, 2023
Approved

Board members present: Evelyn Boardman, Ben Campbell, Rob Liotard, Dan Nugent, Rich Warren, Luke McCarthy (Zoom)

Unable to attend: Arnell Paquette

Others present: Darryl Janek, Peter Gregory, Marguerite Gregory, Jessica Louisos, Alex X, Lexy Thompson, Dwyer Haney (DRB alt.), Rebecca Elder (TA), Nancy Boss (ZA)

The meeting was called to order by Chair Dan Nugent at 7:00 p.m.
Introductions were made. (Luke McCarthy participated via Zoom and was present for the first half of the meeting.)

Election of Officers

Motion: Rob Liotard nominated Dan Nugent for the role of Chair of the board. Ben Campbell seconded.

Motion approved (5-0) DN, BC, RL, EB, RW

Motion: Dan Nugent nominated Ben Campbell for the role of Vice Chair of the board. Evelyn Boardman seconded. **Motion approved (5-0)** DN, BC, RL, EB, RW

Discussion about the clerk role was tabled for a future meeting.

Subdivision Review 23- Peter and Marguerite Gregory

Dan N. performed the swearing in of participants (see sign in sheet). The public warning was read for the record and the hearing opened. Peter Gregory presented the responses he and Margi prepared regarding the subdivision review criteria.

Dan asked about the property, the previously approved BLA, and the details of the land ownership. Discussion included whether this is a 3-lot subdivision or a 2-lot. The ZA determined a 2-lot based on the BLA and the deeds in two different names (one P&M Gregory, second M. Gregory).

The board asked questions about the topography and stated a building envelope must be included on the final mylar even though the Gregorys do not plan any development. A building envelope is required by the bylaws providing guidance for any future development.

Motion: The hearing was closed at 7:45 p.m. Rob Liotard moved, Ben Campbell seconded.

Vote: Motion approved unanimously.

The board will discuss in deliberative session at the end of the next hearing.

Conditional Use Review FHO 23-X ACCT/Mary Brace re: Hollow Brook area restoration in Flood Hazard Overlay district

Dan N. performed the swearing in of participants (see sign in sheet). The public warning was read for the record and the hearing opened. Jessica Louisos and Alex Marcucci from SLR Consulting attended to

present the application on behalf of Addison Co. Community Trust, Mary Brace, and with the support of the Addison Co. Regional Planning Commission and Lewis Creek Association.

The applicants provided extensive responses to the Conditional Use and Site Plan criteria with supporting documentation showing the work to be undertaken and the rationale for doing so. The project is already reviewed and approved by the State of Vermont and is fully permitted through ANR/DEC, Army Corp of Engineers, and other state agencies. No wetlands were identified.

Summary: There is a constriction in the river, concrete debris, and a decaying bridge. The riverbed is raised up and water flows up and over repeatedly. A community resilience FEMA funded grant for water quality improvements is being used. Mary Brace owns the river section of the project.

Neighbor D. Janek asked if the source of the cobble has been identified. Jessica said it is both natural sediment migration and a source of stormwater run-off from the Huntington side on Lincoln Hill. Huntington and the CCRPC have a concept design to try to address that issue. D. Janek said there was not a problem before the road work on Lincoln Hill occurred.

The contractor for the project is an expert on river restoration and the work will be inspected and monitored by the State River specialists.

Work to begin removing trees started in April at the direction of the State to ensure cutting would not happen during the bat migration period. Dan asked about the cutting methods and there was discussion about “tall stumps”, native species, etc.

Motion: Rob Liotard moved to close the hearing at 8:30 p.m. and enter deliberative session Ben Campbell seconded.

Motion approved (5-0) DN, BC, RL, EB, RW

Results of deliberations:

Motion: Ben Campbell moved to approve the Gregory minor subdivision application 23-400 with standard development conditions including a building envelope. Evelyn Boardman seconded.

Motion approved (5-0) DN, BC, RL, EB, RW

Motion: Ben Campbell moved to approve the ACCT/Brace conditional use application request 23-300 in the flood hazard overlay district as presented. Rich Warren seconded.

Motion approved (5-0) DN, BC, RL, EB, RW

Motion to adjourn: Rob Liotard moved, Ben Campbell second. 8:50 p.m.

Motion approved (5-0) DN, BC, RL, EB, RW

Respectfully submitted,

Rebecca Elder
Town Administrator