

Starksboro Development Review Board  
Minutes of August 10, 2023  
Approved

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**Board members present:** Evelyn Boardman, Ben Campbell, Rob Liotard, Arnell Paquette, Rich Warren, Luke McCarthy

**Others present:** Jason Barnard, Amy Mansfield, David Russell, Kerry Kurt, Dan Nugent (applicant, recused as board member), Rebecca Elder (TA), Nancy Boss (ZA)

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The meeting was called to order by Vice Chair Ben Campbell at 7:00 p.m.  
Introductions were made.

### Sketch Plan Subdivision Review

Ben performed the swearing in of participants (see sign in sheet). The public warning was read for the record and the hearing opened. Jason Barnard was present to represent the application from Peggy Zeno for sketch plan.

Jason presented the preliminary plan, reading the narrative regarding review criteria aloud. He also presented site plan maps showing the proposed subdivision of 3 lots, where driveways and buildings would be sited, and preliminary wastewater and potable water plans.

The north end of the property would be developed with two 12-acre lots and one 30+ acre lot. Evelyn asked about access to the field. Jason stated a farm road exists.

No common land would be set aside – the subdivision is not being presented as a PUD.

Ben asked about emergency access. Jason can have the Fire Dept. Chief to take a closer look at the road plan and see if any widening would be needed. Ben suggested signage for safety. The town currently plows to just before the sugarhouse on Varney Hill Road. It is maintained just beyond the entrance to lot 3. Jason noted that the land would be surveyed before moving forward with the subdivision plan. There are differences between the tax map and the parcel map.

The exhibits were entered, though this is a sketch plan hearing and no binding decisions were made. The applicant will bring the project back to the DRB for two hearings, a preliminary and final plat.

**Motion:** The hearing was closed at 7:30 p.m. Rob Liotard moved, Ben Campbell seconded.

**Vote:** Motion approved unanimously.

### Nugent Conditional Use Review Hearing

Ben Campbell opened the hearing on application 23-501 at 7:35 p.m.

Dan Nugent presented the application. He read the description to the audience.

**Motion:** Rob Liotard moved to close the hearing at 8:15 p.m. and enter deliberative session. Luke McCarthy seconded.

**Motion approved (5-0)** BC, RL, EB, RW, AP, LM

Results of deliberations:

**Motion:** Arnell Paquette moved to approve the Nugent conditional use application 23-501 with conditions as noted. Rob Liotard seconded.

**Motion approved (5-0)** BC, RL, EB, RW, AP, LM

**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