

Town of Starksboro
Development Review Board
Notes (DRAFT)
August 22, 2024

Members Present: Ben Campbell, Evelyn Boardman, Arnell Paquette, Rich Warren, Luke McCarthy, Rob Liotard

Others Present: John Klesch, Rebecca Elder, Nancy Boss

Applicants Present: Kevin Kelley, Sandy Kelley

Visitors: Bill Norland, Alan Norris, Alyssa Nelson?, David Fontaine, Kelly Norris, Unknown, Chip Lovett, Jennifer Lovett, Jenny Austgen, Unknown, Carrie Austgen, Lexy Thompson

Meeting called to order by Chair Ben Campbell at 7:05 pm.

Public Comment: None

Continuation of Hearing #24-501:

- B. Campbell read the public warning and relevant statutes. Checked for conflicts and ex parte communications. There were none. Stated right to appeal and swore in all attendees making statements.
- B. Campbell stated the scope of the hearing would be limited elements of the development affected by the proposed change and consistent with the Section 428 of the zoning bylaws, 'Material Changes to Approved Plans'.
- B. Campbell asked if the posting requirements were met.
 - o K. Kelley stated the notice was posted.
- K. Kelley presented a statement regarding the history of work on the property to date, siting of the building and driveway, and interactions with the Town.
- B. Campbell stated the DRB will need an application presenting how the building envelope, driveway, and septic system meet the criteria of Section 354.
- K. Kelley stated the as-built plan was submitted.
- R. Warren asked if there was written evidence of the word 'proposed' relative to the location.
 - o K. Kelley responded in the affirmative.
- B. Campbell stated a narrative was response needed to move forward with the review and asked if the applicant had the information to present.
 - o K. Kelley stated they did not.
 - o S. Kelley asked if a list could be provided.
- C. Austgen asked where the posting is on the roadway.
 - o K. Kelley stated it was 10 feet from the road on the righthand side facing the highway.
 - o J. Austgen asked for clarification on where it was posted.
 - o K. Kelley clarified the location.
- B. Norland asked about the process by which the nonconformance came before the DRB.
 - o B. Campbell stated the DRB meets when an application is submitted for review.

- N. Boss and R. Elder stated the criteria had been printed and provided to the applicant.
- A. Norris asked what criteria the applicants need to address.
 - o B. Campbell described the criteria.
- A. Thompson commented that they went through a similar process on Lot 4.
- S. Kelley stated it was unclear they needed to respond to the list of criteria received.
- K. Kelley asked if the decisions made based on the plan had no bearing on the hearing.
 - o B. Campbell asked which plan the applicant was referring to.
 - o K. Kelley presented a plan.
 - o B. Campbell stated the plan was not the Mylar recorded with the Town, but it could be submitted for the record.
 - o A. Norris clarified the Mylar was created by LaRose, but O'Leary-Burke was engaged to develop plans for the road.
- A. Thompson stated that when J. Austgen engaged Spafford to drill a well, in consultation with the Town and LaRose, it was determined no inspection record for the septic system was on file.

MOTION: A. Pauquette moves to adjourn and continue at a later date. L. McCarthy seconds.

VOTE: All in favor.

MOTION: L. McCarthy motions to adjourn the meeting. A. Pauquette seconds.

VOTE: All in favor.

Meeting adjourned at 7:52 pm.