

Town of Starksboro
Planning Commission
Minutes (APPROVED)
April 2, 2026

Members Present: Dennis Casey, Luke McCarthy, Dan Kuzio, David Schmidt

Members Unable to Attend: Dan Nugent

Others Present:

Visitors: Robert Turner, Brittany Peduzzi

Meeting called to order by Chair Dennis Casey at 6:31pm

Agenda Adjustments: Add Town Plan timeline to Town Plan discussion

Visitors Business: None

PC Current Business:

1. Review Survey Results:

- a. There were 92 survey submissions in total with a large number of comments. D. Kuzio compiled the data and presented a document with all comments. Results were reviewed and discussed. Discussed how responses will impact priorities for Town Plan review.
- b. Short discussion of short-term rentals and their prevalence in Starksboro
- c. Survey question on Community Housing Trust led to discussion of additional outreach. Planning on 4 outreach sessions total at the Library. Three to be general outreach and discussion, fourth session to be more of a workshop. Tentatively April 15, 29, May 6 at 6:30. Fourth meeting TBD on a weekend.
- d. Survey results to be posted on the website. Although no comments referenced individuals by name, they will be held back from being posed until we can discuss ramifications with the Select Board and Town Attorney.

2. Discussion of Town Plan:

- a. Discussion of timeline – D. Kuzio put together a timeline for Town Plan revisions taking into account statutory warning periods and ramifications of Article 12. Given uncertainties of Article 12 PC was advised to proceed with approving the Town Plan by Australian Ballot. The Select Board will still need to warn and host a public meeting even though they are no longer voting on the Town Plan. Given all the warning periods in order to vote on the Town Plan at the August Primaries, the Plan would need to be complete on June 10th. To vote on it at the November election, the Plan needs to be done by September.
- b. Some work was done to try and edit the document since last meeting, and it now appears we may have the ability to modify text. Will begin making edits right into the document next meeting.
- c. Line by line review of the Town Plan
 - i. 2.1.3 Leave first half of last sentence and replace last half with “allows for controlled development at a sustainable rate.”
 - ii. Discussion of what from Act 181 will need to go into the Town Plan.
 - iii. Section 3 it titled “about Starksboro” but it’s all about natural resources. Need to re-title section and have Conservation Commission review Section 3.
 - iv. Pick up with Section 3.2 next time.

3. Approve outstanding minutes

- a. 3/19 minutes were reviewed

MOTION: D. Kuzio moves to approve the minutes of the 3/19 meeting. D. Schmidt seconds.

VOTE: All in favor

4. PC Roundtable

- a. Email was received by a resident asking if the Town plans to opt into the Zone 1b designation. PC voted to opt in back in January but it's unclear if the Select Board ever signed the document. D. Schmidt to follow-up at the next SB meeting.

MOTION: L. McCarthy moved to adjourn. D. Kuzio seconded.

VOTE: All in favor

Meeting adjourned at 8:50

Minutes submitted by L. McCarthy