

Town of Starksboro
Planning Commission
Minutes (DRAFT)
January 15, 2026

Members Present: Dennis Casey, Luke McCarthy, Dan Kuzio, Dan Nugent

Members Unable to Attend: David Schmidt

Others Present: Steve Rooney – Zoning Administrator

Visitors: None

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

Visitors Business: None

PC Current Business:

1. Continue review of suggested bylaw edits: (See packet for additional details)
 - a. FC/PUD follow-up discussion:
 - i. Discussion of land development, building rights, and intent of existing language.
Consensus that as written, a development in the FC must be reviewed using PUD criteria.

MOTION: L. McCarthy moves to strike “However, land development associated with a PUD shall not be located in the FC” from the standard. D. Nugent seconds.

VOTE: All in favor

- b. Mobile home regulations follow-up discussion:
 - i. General discussion regarding how specific the scenario is that would trigger the problem posed, and how to craft language dealing with that scenario. Additional discussion regarding time limits for replacement and abandonment, and impacts on “re-using” old homesteads or camps. With the variety of potential issues brought up with abandonment discussion tabled pending additional research.
 - c. River Corridors follow-up discussion:
 - i. Additional checks of language complete

MOTION: D. Kuzio moves to add proposed language of 332.A. L. McCarthy seconds.

VOTE: All in favor

- d. Review proposed definition of Short-Term Rentals as voted on at the 1/8 meeting. Definition reviewed. No action needed.

- e. Review Process:
 - i. Need to align SLUDR language with state language regarding concurrent reviews.

MOTION: D. Nugent moves to accept the proposed language. D. Kuzio seconds.

VOTE: All in favor

- f. Building Rights:
 - i. Current bylaws require building rights to be noted on the plat as well as the deeds. ZA contends since the office does not review deeds and would not know if the information is recorded or not, the requirement should not be in the bylaws. Discussion ensued

regarding whether or not building rights should be in deeds, or if ZA should be reviewing deeds. Other towns do require deed submission as a part of development. Unclear on mechanics of this. No action taken. Decision to leave standard as-is.

g. Temporary Structures:

- i. At what point is a permit required for multiple small exempt structures that may add up to size trigger for permitting. Additional discussion of exemptions and where they belong in the bylaws. Further discussion and decision tabled for next meeting.

h. Decks:

- i. As written patios, walkways and ramps do not need a permit. Decks do. ZA confirming language. Language confirmed. No action taken.

i. Architectural Standards:

- i. In previous meetings the PC voted to alter language of architectural standards. Language consists of main paragraph and multiple sub paragraphs but language could really fit into one shorter more cleanly written paragraph.

MOTION: L. McCarthy moves to accept the proposed language, but to strike the last 9 words of the paragraph.
D. Nugent seconds.

VOTE: All in favor.

j. Driveway limits vs 911 standards:

- i. 911 says a driveway servicing 3 or more houses is a private road. SLUDR says it's 4 or more. Upon discussion of private road vs driveway regulations it appears it doesn't matter if there is a difference in the language. No action taken. Standard to remain as-is.

k. Single Family Home-Attached Definition:

- i. Unclear why this definition exists as there are additional definitions for single family home, duplexes, ADU's etc.

MOTION: L. McCarthy moves to accept the proposed changes. D. Casey seconds.

VOTE: All in favor

l. Principal Building:

- i. This is defined in two different places in the bylaws.

MOTION: D. Kuzio moves to remove the duplicate definition in 510.B(2). D. Nugent seconds.

VOTE: All in favor

m. Wetlands:

- i. Discussion and clarification of language. As written, it is unclear what are supposed to be exemptions. S. Rooney to draft proposed language.

2. Approve any outstanding minutes

- a. 1/8 minutes were reviewed. Edits were noted.

MOTION: D. Kuzio moves to approve the 1/8 minutes with noted edits. D. Nugent seconds.

VOTE: All in favor

3. PC Roundtable

- a. L. McCarthy noted the town plan is due for revision by mid-September or it expires and the town operates as if there is no town plan. D. Kuzio noted that if there is no town plan, new zoning bylaws cannot be adopted. Discussion turned to the timeframe for bylaw updates, and the process, timing, and potential updates to the town plan. D. Kuzio is aware of some VLCT and/or ACCD resources that can help to identify required state changes. Agendas going forward to include time to discuss Town Plan.

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

Vote: All in favor

Meeting adjourned at 8:47

Minutes submitted by L. McCarthy