

Town of Starksboro
Planning Commission
Minutes (DRAFT)
October 16, 2025

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

Others Present: Steve Rooney (Zoning Administrator)

Visitors: None

Meeting called to order by Chair Dennis Casey at 6:32pm

Visitors Business: None

PC Current Business:

1. ZA Updates:
 - a. S. Rooney updated the spreadsheet of recommended bylaw changes and discussed with the Planning Commission.
2. Potential items for discussion:
 - a. SB response to bylaw edits:
 - i. D. Schmidt reports that he and D. Casey attended the last Selectboard meeting and discussed the bylaw changes for around 15 minutes. They discussed the changes proposed and the public comments received to date.
 - ii. The SB will conduct a more in-depth review of the changes before their next meeting.
 - iii. General discussion of the SB adoption process and the timeframe for adoption. Public hearing must happen within 120 days of PC submitting bylaws to SB. Bylaws can be approved 21 days following the public hearing barring a petition.
 - iv. Discussion on status of the cleanup of the bylaw document
 - b. ACRPC response to FLU map request
 - i. At the last meeting the PC asked ACRPC to designate all properties that abut a town road as Rural General instead of Rural Agriculture and Forestry. ACRPC responded stating that the methodology used to create the maps would not allow for that change.
 - ii. D. Casey spoke with ACRPC about expanding the 1.b designated Village Area. They responded stating there was some room to expand this area. It was discussed that the village area should be expanded to the south as far as possible.
 - iii. An email was sent to ACRPC during the meeting requesting that the Village Area designation be extended south to the Starksboro/Bristol town line.
3. Approve minutes
 - a. Minutes of the 10/2 PC meeting were reviewed. It was noted there was an error with the time the meeting was called to order.

Motion: D. Kuzio moved to approve the minutes of the 10/2 meeting with the suggested edits. D. Nugent seconded.

Vote: All in favor

4. PC Roundtable

- a. D. Kuzio asked Koran about the housing trust consultant and setting up a joint meeting between the SB and PC to hear a presentation. She will bring it up at the next SB meeting.
- b. Brief check in about the Jerusalem Community Center Project. Still waiting on final site plan from Barnard & Gervais in order to issue building permit. S. Rooney said it may be another few weeks before it is prepared. D. Casey reports the building may be lifted up to 8 feet in the air in order to replace the foundation.
- c. Brief discussion of the process for the town plan revision.

Discussed potential items for next agenda:

- Updates on consultant activities
- SB feedback from the proposed bylaws
- Feedback from the Village Area request
- Review and discuss suggested bylaw changes pertaining to ZA issues

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

Vote: All in favor

Meeting adjourned at 7:50

Minutes submitted by L. McCarthy