

Town of Starksboro  
Planning Commission  
Minutes (DRAFT)  
April 16, 2026

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Members Present: Dennis Casey, Luke McCarthy, Dan Kuzio, David Schmidt, Dan Nugent  
Members Unable to Attend: None  
Others Present: Steve Rooney – Zoning Administrator  
Visitors: None

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Meeting called to order by Chair Dennis Casey at 6:30pm

**Agenda Adjustments:** S. Rooney asked to speak about a policy he created to deal with when town zoning bylaws are in conflict with state regulations. Policy is going before the Selectboard on Tuesday for approval. Briefly reviewed policy.

**Visitors Business:** None

**PC Current Business:**

1. Debrief 4/15 planning meeting:
  - a. There were 11 non-town representative attendees. Robert Turner provided an overview of housing data, the community housing trust, and other pertinent information.
  - b. PC discussed the themes that were brought up in the meeting and some of the recurring comments such as a desire for more senior housing in Starksboro.
  - c. Brief discussion ensued about affordability and housing stock.
2. Discussion of Town Plan:
  - a. L. McCarthy attended the last Energy Committee meeting and informed them the Planning Commission would be deferring to their experience when it comes to anything energy related in the town plan. Offered a “due date” of September 1 for a new energy plan.
  - b. General discussion about timing and how to proceed with simultaneous review of Town Plan and Zoning Bylaws. Whether the PC should send the completed portions of the bylaws to the Selectboard for review and passage prior to the Town Plan expiring, then focus on the Town Plan passage and re-visit incomplete sections of bylaws.
  - c. Decision made to wrap up density changes, general revisions, and technical administrative changes and forward to SB for review.
3. Zoning Revisions:
  - a. The density in the ASRR references Section 252 which has very specific requirements for either large or small lot sizes (with no in-between option.) Chart also references 1 acre minimum.

**MOTION:** L. McCarthy moves to eliminate reference to Section 252 and leave lot size in ASRR as a minimum of 1 acre. D. Schmidt seconds.

**VOTE:** All in favor.

- b. Density chart lists lot frontage in the LDRC as N/A. Not clear why.

**MOTION:** D. Kuzio moves to change lot frontage in the LDRC to 100 feet. L. McCarthy seconds.

**VOTE:** All in favor.

- c. Discussion of what should be sent with this package of bylaw edits and what should be left out.

**MOTION:** D. Kuzio moves to remove the ROD section and all references thereto from the working draft of the bylaws. D. Nugent seconds.

**VOTE:** All in favor

**MOTION:** D. Nugent moves to remove the Landing Areas section and all references thereto from the working draft of the bylaws. D. Casey seconds.

**DISCUSSION:** Extensive discussion about what this means in relation to the new language in Section 205A and whether we should leave the section in to give the DRB guidance. Discussion also revolved around likelihood of passage if the section was left in or removed.

**VOTE:** 4 in favor, 1 opposed

- d. Review of use tables to make sure intended changes made their way through the different working drafts.

**VOTE:** L. McCarthy moves to prohibit commercial eating and drinking establishments, commercial recreation and entertainment, and commercial campgrounds in the Forestry Conservation District (working draft lists them as Conditional Use.) D. Nugent seconds.

**VOTE:** All in favor.

**VOTE:** D. Nugent moves to add Cannabis Establishment and Commercial Firing Range as Conditional Use to the ASRR. L. McCarthy Seconds.

**VOTE:** All in favor.

- e. Brief discussion on Industrial Use section of Use Tables and logic behind designations. Tabled for future meetings.

4. Approve any outstanding minutes

**MOTION:** D. Kuzio moves to approve the 4/2 minutes. D. Casey seconds.

**VOTE:** All in favor.

5. PC Roundtable

- a. D. Casey was invited to testify before the legislature regarding Act 181. Discussion about whether he would represent the PC or himself as an individual.
- b. D. Kuzio mentioned the Addison Independent asked about a timeline for the revisions.

**MOTION:** D. Kuzio moves to adjourn. L. McCarthy seconds.

**VOTE:** All in favor

Meeting adjourned at 8:50

Minutes submitted by L. McCarthy

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