

Town of Starksboro
Planning Commission
Minutes (DRAFT)
May 7, 2026

Members Present: Dennis Casey, Luke McCarthy, David Schmidt, Dan Nugent
Members Unable to Attend: Dan Kuzio
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. Debrief 4/29 planning meeting:
 - a. D. Casey reported there was a smaller turnout at this meeting than at the previous meeting, but there was excellent discussion of housing priorities and possibilities.
2. Bylaw edits:
 - a. Reviewed “to do” list of by-law changes proposed by the Zoning Administrator. Only a few items outstanding
 - b. Discussed Appendix A regarding checklists for various applications

MOTION: D. Nugent moves to approve the appendices and checklists, as well as the language in Section 420.
D. Schmidt seconds.

VOTE: All in favor.

- c. Discussed dwelling unit vs duplex and how to address these structures in the density charts since state statutes allow a duplex wherever a single family home is allowed.

MOTION: L. McCarthy moves to add a footnote to the use tables stating that for the purposes of density calculations, one duplex = one dwelling unit.

VOTE: All in favor

- d. Reviewed Chapter 120 – Vested Rights

MOTION: L. McCarthy moves to approve the proposed language for Chapter 120. D. Schmidt seconds.

VOTE: All in favor

- e. Discussed telecommunication towers. S. Rooney discussed the topic with the Town’s consultant. While the town cannot prevent a permit from being issued, if the town becomes an interested party in the State permitting process we need strong language in our bylaws. Current language to be left alone and the section to be revisited after Town Plan revisions.
 - f. Current bylaws limit an Accessory Dwelling Unit to one bedroom, but state allows for ADU’s to have any number of bedrooms.

MOTION: L. McCarthy moves to delete 340(a)(4). D. Nugent seconds.

VOTE: All in favor

- g. Section 358 H open space – It has recently been identified that this section is written ambiguously. It is unclear if the 60% set aside land is supposed to be calculated based off the initial lot size, or the specific area that is being developed or “improved.” Lengthy discussion of what was intended when the standard was written, and how to clarify language. Members to work on this for next meeting.
- h. Brief discussion on DRB appointments and language for bylaws.
- i. Brief discussion of flood areas.

MOTION: D. Casey moves to accept proposed language in Item 81 regarding flood areas. D. Nugent seconds.

VOTE: All in favor

- 3. Town Plan Revisions (if time allows)
 - a. Time did not allow
- 4. Approve any outstanding minutes

MOTION: D. Nugent moves to approve the 4/16 minutes. D. Schmidt seconds.

VOTE: All in favor.

- 5. PC Roundtable
 - a. D. Schmidt mentioned the Selectboard wants the new draft of the bylaws. Promised July 1st.
 - b. D. Casey asked to change agendas so that minutes are first.

MOTION: D. Nugent moves to adjourn. D. Schmidt seconds.

VOTE: All in favor

Meeting adjourned at 8:45

Minutes submitted by L. McCarthy