

Town of Starksboro  
Planning Commission meeting  
Minutes of January 6, 2022  
Draft

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Board members present: Dennis Casey, Brad Boss, Denny Barnard, Dan Nugent, Rodney Orvis

Unable to attend: Dan Harris, Jeff Keeney

Others present: Kris Perlee (ZA), David Schmidt

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The meeting was called to order to 7:15 p.m. by Chair Dennis Casey. The meeting was in person at the Town Office

**Approve December 2, 2021 Minutes**

Motion to approve with corrections by D. Barnard, 2<sup>nd</sup> D. Nugent. So voted (5-0)

**Visitor's Business** – David Schmidt was here to sit in on a PC meeting since he is running for a seat on the PC. He stated that he moved back to the area and would like to become more involved in the town.

**Current Business**

**PC Roundtable**

K. Perlee explained that this was a chance for Commission members to discuss items not on the agenda that they feel the PC should know about. D. Nugent discussed the proposed water regulations from the state of Vermont. He explained that the state would like to treat fish hatcheries the same as livestock. The state would like to limit the water use by all ag business. They would allow 5,000 gallons a day usage. Anything over this would be metered and fees would be applied. This would destroy the hatchery business. D. Nugent will email the document to the PC. R. Orvis discussed the states push to urban consolidation. He provided a brief history of what the state has done before. There is concern that this will destroy small towns throughout Vermont. B. Boss discussed the issue of VAST wanting to use the town roads to access some of their trails. There was a discussion about the former trail and the proposed use. The PC discussed both sides of the argument.

**Discussion of MAUSD Merger Plans**

D. Casey reported that the letter from the PC has been sent to the school board. He also mentioned that the Select Board also sent another letter. He sat in on a Merger Study Committee (MSC) meeting. There were about 50 people on the call. The MSC reviewed the article of merger step by step. There is still quite a discussion about the closing of school if a merger takes place. There are still questions on whether the towns would be able to vote on closing schools.

**Zoning Updates**

K. Perlee provided maps of the town for the PC to begin revising the zoning map. The PC continued work on the village area. There was discussion around a commercial/light industrial zone just south of the village. The PC looked at many areas on both sides of the road. There was more discussion around the idea of creating an area parallel to Rt 116 to create a main street area. The area of the pond on Big Hollow Road was discussed. The PC looked at a road starting at Freedom Acres and ending on the southern side of the pond. The PC doesn't believe crossing the stream is needed at this point. The road would then begin at Whitetail Lane and follow the ridgeline north to rejoin 116 somewhere around the Saunders property. K. Perlee will update maps with changes discussed. PC will continue work at next meeting.

Next meeting will be **January 20, 2022**

**Motion to adjourn at 9:40 p.m.:** B. Boss moved, R. Orvis second. (So voted 5-0)