

Town of Starksboro
Planning Commission meeting
Minutes of June 16, 2022
Draft

Board members present: Dennis Casey, Dan Nugent, Denny Barnard, David Schmidt

Unable to attend: Dan Harris, Jeff Keeney, Brad Boss

Others present: Kris Perlee (ZA), Alexis Thompson, Elise Shanbacker (ACCT), Rick Davis (Water Co-op)

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

Visitor's Business –

Current Business

Approve June 2 Minutes

Motion to approve with corrections by D. Barnard, D. Schmidt^{2nd}. So voted (4-0)

Discussion of MAUSD Merger Plans

D. Casey gave update. The Merger Study group asked for comments. They received over 300. 77% opposed merging. Committee response was this was a small cross section and wasn't relevant. P. Reen met with the State Board of Education and hoped they would stop Starksboro from leaving the SD. The merger vote will be in November. D. Casey stated that things had to change. D. Schmidt asked what those changes are. D. Casey stated the Administration and Boards needed to change. The SOS committee is meeting weekly.

ACCT Discussion

E. Shanbacker from ACCT attended via Zoom. D. Casey explained why the PC invited her. Wanted her to know that the PC believes that the residents need to feel like they are part of the community. E. Shanbacker gave overview of plans for the three parks. All need septic. Brookside needs new system while Lazy Brook and Hillside will be best fix solutions. Brookside is slated for 2024 and the others in 2025. She explained that the first piece will be planning and permitting. D. Nugent asked about removing units from Lazy Brook and Hillside. She stated that they are looking into this. Septic lines will be in roadways to make development easier. D. Casey asked about soils in Brookside. E. Shanbacker stated that they are good, but they are dealing with steep slope and the brook. D. Casey asked if ACCT would be willing to look at different types of houses for the parks. She said yes, but reminded the PC that the residents owned the homes and rent the space from ACCT. She explained that they have an intern working on outreach materials for residents on what is available for help to replace homes. D. Nugent asked if ACCT had rules around what houses could go in the park. The rules were created in 1994. K. Perlee asked if ACCT would move homes around during septic updates. There are no plans at this point, but they would be open to this discussion. A discussion about the PC and ACCT working together to help ease the processes. E. Shanbacker said the help would be welcomed. She knows how much the MH parks impact Starksboro. 1 in 5 homes are in an ACCT park.

Water Co-op

R. Davis from the Co-op joined the meeting. D. Casey gave overview of PC work on development planning. R. Davis discussed what would qualify for ARPA funding. He said they would like to focus ARPA funds on leaks in the existing system. D. Casey asked what the current capacity of the system is. R. Davis stated they are using about a million gallons a month right now. A discussion around what upgrade would be needed to expand. A holding tank was discussed. The State of Vermont will be one of the biggest hurdles for expansion. Discussed if the system would need to be chlorinated. R. Davis believes the state would require it. Discussion about adding Brookside. PC will keep the Co-op in the loop with development plans.

Next meeting: **July 7, 2022**

Motion to adjourn at 9:20 p.m.: D. Nugent moved, D. Schmidt second. (So voted 4-0)