

Town of Starksboro
Planning Commission meeting
Minutes of November 18, 2021
Draft

Board members present: Dennis Casey, Brad Boss, Jeff Keeney, Denny Barnard, Dan Nugent
Unable to attend: Dan Harris, Rodney Orvis
Others present: Kris Perlee (ZA), Eric Hanson

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

Visitor's Business – none

Current Business

General Discussion

J. Keeney had concerns about recent Front Porch Forum posting about Substantial Deference (SD). D. Casey stated that Kate Kelly from the Lewis Creek Assn. would like to meet with the PC. He asked them to put together their question and PC would review and determine in meeting with full PC is necessary. J. Keeney mentioned Peter Ketcham spoke to D. Casey about SD. D. Casey said that the information Digger provided was the same as all previous information sent to PC.

Approve November 4, 2021 Minutes

Motion to approve with corrections by D. Barnard, 2nd B. Boss. So voted (5-0)

Water Supply

D. Casey introduced E. Hanson. He said that E. Hanson used to be Chair of PC and that he asked him to join them to discuss water sources and how it could help with development. E. Hanson gave overview of his previous experience. E. Hanson asked if the PC was pursuing a new water system. D. Casey said that they were more interested in knowing where possible water sources might be. J. Keeney asked if current system is maxed out. D. Casey explained that Public Service Board gave up control of project but will not allow any additional connections. E. Hanson then discussed resources. The State has done a lot of geological mapping. They have mapped wells in Bristol, but not in Starksboro. He stated that creating a water system is expensive. He also mentioned that all commercial water systems are considered public water systems. B. Boss asked if someone wanted to develop a tract of land, are there any funding options. E. Hanson said that the Drinking Water Revolving Fund would be a good source. J. Keeney mentioned that ARPA money could probably be used for such projects. B. Boss asked if current system could be upgraded. A discussion occurred about current spring locations off Big Hollow Road. K. Perlee presented a map of the area, and both were located. B. Boss stated that they should focus on current systems and what would be needed to upgrade the infrastructure. D. Casey asked about water sources up south. E. Hanson stated that it was mostly bedrock in the area. K. Perlee asked what type of firms could help with well mapping. E. Hanson offered a few local firms. He also mentioned that there might be funding available if the new infrastructure bill gets passed by congress. K. Perlee will research firms for mapping project.

Discussion of MAUSD Merger Plans

D. Casey said that he sat in on the Save Our Schools (SOS) meeting. J. Keeney stated that C. Runsey opposes any new development. She stated that house don't equal kids in schools. D. Casey had spoke with her and asked her for solutions. D. Casey then spoke about the Merger committee meeting he attended. There were about 60 people who attended. They broke into small working groups and his group seemed to be in favor of merger. After speaking with others, their groups were not.

Zoning Updates

J. Keeney asked about any updates on the retail cannabis option. K. Perlee said that he had done some research and all the town need to do is have a vote. Middlebury had a very basic yes or no question on their ballot last year. PC feels they should create a list of objectives and meet with the Selectboard to discuss.

J. School Renovations.

D., Casey had discussion with Susan and she wanted to know if their group should meet with the PC. K. Perlee stated that he had mentioned that they might want have one or two members of PC meet with one or two member of the building committee. He stated that the PC could work with the building committee to help locate some sites, but it would be the committees job to knock on doors and discuss with land owners.

Next meeting will be **December 2, 2019**

Motion to adjourn at 9:40 p.m.: D. Nugent moved, J. Keeney second. (So voted 5-0)