

Starksboro Planning Commission

January 19, 2023

Unapproved

Board members present: Dennis Casey, Dan Nugent, David Schmidt, Jeff Keeney (via Zoom), Brad Boss, Lexy Thompson, Denny Barnard

Others present: none

1. Meeting called to order by Denny Casey at 6:31 pm.
2. The agenda was reviewed and there were no changes.
3. Jeff gave an update on ARPA funding. The Jerusalem Schoolhouse Committee has submitted 3 applications; two for architectural fees and one for water testing and possible lead abatement.
4. Minutes of the 1/5/2023 were approved with revision to add David's name with Lexy as co-scribes on a motion by D. Barnard with second by Dan Nugent.
5. Invitation to state legislator topics in the future regarding
 - a. Housing
 - b. Heating bill
 - c. Electric movement - where are we getting it from?
6. A discussion of how to approach HR-5 was held. Jeff Keeney offered to draft a letter to the sponsor for review by the PC. The letter will highlight areas of bureaucracy that hinder growth. We do not support the bill in and of itself appears to be more planning-less action.
7. Continued work on the zoning table
 - Need definitions for cottage industry (Lexy)
 - Need definitions for Food Processing - adding to commercial section (to include Brewery, distillery, bakery, commercial kitchen etc) (Lexy)
 - Energy Plant was brought up. Jeff to research to see if we need to address or it would fall under state regs.
 - Jeff suggests anywhere in the use table that has a "S/C" change to "C" group agreed.
 - Discussion on classification of roads and what use should be allowed, agreed to leave it be with option to upgrade at applicants expense open for discussion.
 - Revise "farm product sales definition". It appears that this includes the function of a farm stand as well. Vote to remove the farmstand designation and let it sit inside Farm Product Sales.
8. Chapter 210, 210. A, Figure 3: Commercial Uses, Industrial Uses and Working Land Uses were discussed with minor revisions agreed upon.

Agenda February 2nd -

- Density and Dimensions Standards
- Cross check use table changes with actual regs to ensure no confusion and aligned messaging.
- Draft introduction of changes to present at town meeting

- Review and adjust the zoning map

Minutes taken by Lexy David and Denny B

Respectfully submitted,

Lexy Thompson