

Starksboro Planning Commission

March 16, 2023

Unapproved

Board members present: Denny Casey, Jeff Keeney, Dan Nugent, Lexy Thompson, David Schmidt, Brad Boss, Denny Barnard.

Others present: Rebecca Elder (Town), Representative Caleb Elder

6:31 - Denny C called meeting to order.

Election of officers:

Denny C - nominated for chair

Jeff K - nominated for vice chair

David S - nominated for secretary

- Approved minutes of March 2

Supposed to be a meeting with local legislators. Of the four only Rep. Caleb Elder showed. No shows were Mari Cordes, Ruth Hardy and Chris Bray.

Caleb Elder talked briefly about the committee he is on - the house, general and housing committee. Formerly on ways and means and education committees. A focus on nonprofit housing. Financial similarities to energy building.

S.100 sees it as a vehicle that gets passed back and forth this year.

H.111

Denny C asked about Bongartz laying blame on towns and town zoning with a focus on study work. Caleb responded that there is typically a lot of studying that goes into these types of bills. Push for housing density and accessory dwelling units. Idea was to allow any lot to be a duplex.

Jeff K - mentioned that state regulations are limiting ADU.

- Caleb responded
 - It has to do with state septic rules. Wide landscape of zoning across the state that is not uniform.
 - There are capacity issues in state government - very hard to hire and hard to hire at state salaries including a lack of good systems.
 - There is a need for synergy between state and local governing bodies

Denny C highlighted the need for Starksboro to grow to keep Robinson Elementary and the limiting factors of Act 250 for small housing (cost & time)

Caleb responded -

- Understands that people cannot wait - there are communities with a demand for housing - does not have all the answers tonight.

Dan mentioned that some of these bills highlight growth in town centers and is curious how it would affect more rural areas.

Discussion on the Act 250 limit on 10 building structures Caleb stated that he would be in favor of removing that point. Denny C gave a personal example.

Discussion on designated town center and why Starksboro is not included.

Lexy asked about the support for school - what is next?

Caleb responded that the decision to keep it open should be honored under this current board.
Suggested an op-in supervisory union

What is the direction of energy? How is it going to help us? (S5)

- Caleb responded that it is coming over without an effective date - public utility commission tasked with designing a program to "see what it's going to look like" & "what it's going to cost?"
- Nothing going into effect this year. PUC is going to design how it is going to work.
- Vote would be putting it into design phase - decision would be on the next legislature.

Respectfully submitted,

David Schmidt, Lexy Thompson, Denny Barnard

Agenda for 4/6

- 6:30 Call to order
- 6:45 Review Minutes
- Follow up questions for Caleb and those who were absent.
- Continue Bylaw and Recreational opportunity work
 - Zoning - Jeff, Lexy, Dan, Denny B
 - Recreation - David, Brad, Denny C