

Town of Starksboro
Planning Commission
Minutes (DRAFT)
May 2, 2024

Present: Dennis Casey, David Schmidt, Dan Kuzio, Luke McCarthy

Unable to attend: Dan Nugent

Others Present: Herb Olson

Meeting called to order by Chair Dennis Casey at 6:32pm

Visitors Business: No visitors present.

PC Current Business:

1. Approve minutes of 4-18 meeting. D. Kuzio and L. McCarthy were not present at the 4-18 meeting and with D. Nugent absent from the present meeting the decision was made to hold off voting on the 4-18 minutes until the 5-16 meeting.
2. Tier 3 update (Herb Olson.) H. Olson was at the Legislature on Friday 4-26 to express continued concern over the Act 250 proposed revisions. The possible Tier 3 boundaries continue to be of concern for small rural areas and their ability for growth. He informed the group that a requirement to consider housing needs when reviewing applications was included in the Natural Resources version of the bill. It was also suggested that the PC and town as a whole work with the bills stakeholders to communicate various concerns as well as to monitor the progress of the bill. It was also noted that the legislature will be updating the regulations and criteria surrounding the village center designations.
3. Building Standard Form (Dan Nugent.) With D. Nugent absent this item was tabled to the 5-16 meeting.
4. Discuss Architectural Standards: General discussion of what architectural standards are needed in order to meet criteria for Village Center Designation. The group talked about crafting the architectural standards in the zoning bylaws in a way to allow a more diverse style of housing. A suggestion was made to slightly modify the broad language in each districts Architectural Standards section and eliminate some of the more specific requirements.
5. Review Driveway section 310: This was placed on the agenda at the behest of the Zoning Administrator who was not present. Item tabled.
6. PC Roundtable: No significant items for discussion.
7. Plan Next Agenda:
 - a. Approve minutes of 4-18 and 5-2
 - b. Potential additional updates of Act 250 and Tier system
 - c. Building Standard Form
 - d. Driveway section 301
 - e. PC Roundtable
 - f. Plan next agenda

D. Kuzio moves to adjourn the meeting. D. Schmidt seconds.

Vote: All in Favor

Meeting adjourned at 8:02 pm