

Starksboro Planning Commission

September 21, 2023

Unapproved

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

Others present: N. Boss (ZA),

6:31 Dennis Casey, chair called meeting to order. The meeting was in person at the Town Office and via Zoom.

Agenda was reviewed:

Visitor's Business –

No Visitors

PC Current Business:

September 7, 2023, Minutes

Motion: Denny Barnard moved to approve with corrections. Brad Boss second.

Vote: Motion approved unanimously.

Noise

Lengthy discussion. Denny C distributed handouts from other towns. David S. presented to the group:

“Ambient sound from land use activities shall not regularly exceed 70 decibel levels as measured at the property line or elsewhere beyond the subject property and averaged over a one-hour period. The Development Review Board may permit noise at other times as a conditional use if it finds that reasonable steps have been taken to accommodate adjoining property owners, and if it finds that it is reasonable to permit noise at other times. “

Odor Section 322 Dust, Odors, and Air Pollution

The board discussed, agreed to keep:

322.A Land use activities shall not regularly generate unreasonable amounts of dust that accumulates on surfaces off the property. The DRB will require businesses that generate heavy

truck traffic to take reasonable and practical measures to minimize dust such as covering loads, appropriately surfacing or treating haul roads, using water control methods or limiting the number of trips.

322.B No noxious odors or injurious gases or fumes shall be discernable from the property lines; this provision shall not be construed to apply to otherwise permitted farming and agricultural activities. Such operations shall not create odors that are substantially beyond what is normal and expected of such activities (i.e., manure storage or spreading, etc.)

Further discussion is needed for Air Pollution

Landing Area

David S. presented information to the board. Discussed State and Federal regulations, number of aircraft per day, geography limitations, conditional use with regard to state and federal regs.

PC Roundtable

Agenda items for next meeting:

Lighting

Campgrounds

Act 171

Review minutes

PC Roundtable

The group discussed Monkton amending town plan Act 171

Oct 19 meeting Brad B. David S. will not be able to attend.

Motin to adjourn at 8:34p.m. Brad B. moved Denny B. second

Vote: Motion approved unanimously

Respectfully submitted.

Nancy Boss

