

Town of Starksboro
Planning Commission
Minutes (DRAFT)
May 1, 2025

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

Others Present: None

Visitors: None

Meeting called to order by Chair Dennis Casey at 6:31pm

Visitors Business:

None

PC Current Business:

1. Review outstanding minutes

Motion: D. Nugent moves to approve the 4/3 minutes as written. D. Kuzio seconds.

Vote: All in favor

2. Compile Changes to Bylaws

- a. Still need to reach out to Regional Planning to determine what constitutes a “major change” triggering a second public hearing.
- b. Continued conversation on defining recreational trails.
- c. Extensive conversation on landing areas and wording. Still have not heard back from the State representative regarding approval process. Reviewed other Vermont towns’ regulations and discussed the possibility of requiring setbacks and other information that should be provided to the DRB if landing areas become conditional use.
- d. Reviewed state river corridor template and discussed ramifications of including the bylaws. The PC had been under the impression that additional work needed to be done in consultation with regional planning before adopting the river corridor bylaws but that does not appear to be the case. Due to the impact on certain properties additional research will be done prior to the next meeting before potentially including them in the edits.
- e. Reviewed all proposed changes to date:
 - i. Copy noise regulations from neighboring town
 - ii. Use proposed definition of “recreational trail”
 - iii. Unless new information comes in, switch landing areas to conditional use and add discussed criteria
 - iv. Eliminate the drawing of architectural features
 - v. Revise language for who draws building envelopes
 - vi. Make the letters in the use tables clearer
 - vii. Change wording for the use table (currently if not in use tables use is not allowed. Change to: if use is not in use tables, use becomes conditional)
 - viii. Tentatively add river corridor section.
 - ix. Include additional narrative on scope and intent of ROD

4. PC Roundtable

- a. Short discussion on rationale for driveway permits on Class 4 roads and whether or not a driveway would be required when creating a lot that will remain undeveloped.

Motion: D. Schmidt moved to adjourn the meeting. D. Kuzio seconded.

Vote: All in Favor

Meeting adjourned at 8:26 pm

Minutes submitted by L. McCarthy.

DRAFT