

Town of Starksboro
Planning Commission
Minutes (DRAFT)
May 15, 2025

Present: Dennis Casey, David Schmidt, Dan Kuzio, Luke McCarthy, Dan Nugent
Others Present: Adam Lougee - Addison County Regional Planning Commission
Visitors: Herb Olson, Tom Perry

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

Visitors Business: None.

PC Current Business:

1. Discussion with ARPC regarding Act 181

- a. A. Lougee provided information and maps pertaining to the current status of Act 181. The Act will not impact local zoning but requires a land map to be created for use by regional planning commissions. It also creates a tiered system for land use and development standards. Tier 1 incentivizes development in villages and city centers. It allows for the creation of 50 (or possibly 75, the number was unconfirmed) units in a designated village area without having to go through the Act 250 process. Tier 2 would stay the same as current Act 250 requirements with one exception. The "Road Rule" is being reinstated, which requires an Act 250 permit for any newly created road of 800 feet or longer. The rules for Tier 3 have not been created yet, but an advisory committee has been established. While the details are still being worked out, A. Lougee expects that the boundaries of Tier 3 will closely align with the current Forestry and Conservation district.
- b. A draft future land use map was distributed and all parties discussed. There was significant conversation regarding what the different colors represented and the methodology for classifying various parcels. Comparison between proposed maps and current zoning maps was discussed. Discussed several specific properties and the rationale for their classification. A. Lougee asked the PC to review the maps in detail and review individual parcels. If a parcel should be classified differently to note that and he will come back at a future meeting to discuss further.

Motion: L. McCarthy made a motion to table all remaining agenda items for the next meeting. D. Kuzio seconded.

Vote: All in favor.

Motion: D. Nugent moved to adjourn. D. Kuzio seconded.

Vote: All in favor

Meeting adjourned at 8:42

Minutes submitted by L. McCarthy