

Town of Starksboro
Planning Commission meeting
June 7, 2018
Unapproved

Board members present: Dennis Casey, Jeff K, Denny Barnard, Dan Nugent, Hugh Johnson

Unable to attend: Dan Harris, Norm Cota

Others present: Rebecca Elder (ZA)

The meeting was called to order at 7:00 p.m. by Chair Dennis Casey.

Addition to agenda:

Rebecca brought up a recent zoning inquiry and question about land use. She described the situation and request to replace an existing mobile home in Lazy Brook park. The request is to place a Vermod structure on an existing site. The group discussed Vermod structures and whether they are different from traditional mobile homes in terms of structure, movability, etc. How does this fit into the definition of a mobile home? Jeff Keeney thinks that it does not meet the definition as outlined in our bylaws and therefore the structure would not be permitted. Dan Nugent noted that size matters particularly with regard to safety. The mobile home park owners/managers (ACCT) have deferred to local zoning to determine if the Vermod home would be allowed.

Additional concerns mentioned during the discussion related to the septic systems and water source(s) for the park. As sizes of home and additional capacity is considered, the wastewater and septic systems will need attention.

Rebecca will inquire further about the foundation plan for Vermod homes. What goes under them – a foundation? Frost walls? Rebecca also to inquire about the septic plan, the proximity to existing infrastructure, etc.

If the Vermod homes do not have a frame under the structure, then they do not comply with Starksboro's current bylaws.

If the parks are going to go this route, they are going to need to upgrade septic systems to community sewer. It was noted that the water table is only 3-4' beneath the ground level. The Hillside park has a community system.

Minutes of 5/17/18

Motion: Jeff Keeney moved and Denny Barnard seconded the motion to approve the minutes of 5/17/18.
Vote: All in favor

Town Plan Hearing preparation

Dan, Denny, and Rebecca met and reviewed the plan and organized information for the public hearing. Rebecca prepared a reference sheet with all the goal statements in one place with page references.

Jeff encouraged the group to ask for specific questions about the plan. The board discussed the goal statements extensively. The Planning Commission's charge and duty is to look out for the long-term best interests of the town.

Public input was sought in a number of ways: community surveys, agricultural survey, Energy forum, open discussion at Planning Commission meetings. Over the last 18 months, several guests have attended meetings and spoken with the PC on a variety of topics.

Energy plan feedback from the Energy Committee: They have had a copy for a few months. Jeff

attended the EC meeting and reported they will hold an event in September. More information to come.
Motion to adjourn: Hugh Johnson moved and Dan Nugent seconded the motion to adjourn at 8:45 p.m.
Vote: All in favor

Respectfully submitted,

Rebecca Elder
Zoning Administrator

DRAFT