

Town of Starksboro
Planning Commission meeting
January 3, 2019
Approved

Board members present: Denny Barnard, Dennis Casey, Norm Cota, Dan Harris, Jeff Keeney, and Dan Nugent

Others present: Rebecca Elder (ZA)

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

Minutes of 12/20/18

Motion: Denny Barnard made a motion to approve the minutes of 12/20/18. Dan Nugent 2nd.

Motion carried.

Bylaws Review continued

Rebecca distributed draft copies of the various pages that include changes and/or additional language as discussed and reflected in the minutes from the past 2 months of PC meetings. The group spent time reviewing the proposed language and made some additional corrections.

- EV stations in the Use Table:
 - Residential – permitted in all districts
 - Commercial – Site Plan for all except n/a in Watershed area
- Driveway – 311B added

Mobile Home Parks:

The bylaws require a zoning permit for any new mobile homes being placed in the mobile home parks. The ZA needs to see a wastewater permit and compliance with set-backs or if non-conforming, then no more non-complying than the current/pre-existing structure.

System is designed for wastewater and potable water in same permit. Community water system

75/g per person per day and 2 people per bedroom

Brookside – Has 3 wells on site. What is the permit that is in place with the State?

Hillside has a wastewater community system.

Zoning issue: Set-backs make sense but there are no set lot markers that we have. The parks were created before the wastewater regulations and Act 250. It is difficult to enforce zoning bylaws in these situations.

Home occupation discussion continued:

- Section 342 – Home-Based and On-Farm Businesses:
 - Any of these would require a permit. If none apply, then it will be regarded as a home occupation and will not require a permit. Rebecca will change the language accordingly and change the definition and will bring revision back to the board.
- Is a tangible product a qualifier? What if the business has no impact?
- Statute for home occupation? – referring to the Town of Bolton's bylaws – No permit required for a home office in a dwelling, with no signs, no public access, or storage displays. The board aims to state something similar.

- Home occupation vs. home business – stop a problem from happening; People can work from home if no impact and you are just working in your home space.
- Home occupation – definition in 510.H. item 4.
- Air BNB is a different issue – There are impacts. In addition, there are state safety requirements, taxation of rentals, egress windows, and other regulations being pushed by the hotel industry. Inns and B&Bs have to abide by rules for rentals, fire/safety, etc.

➤ Next meeting: Look at mobile home park maps and setback issues

Motion: Norm Cota made a motion to adjourn at 9:10 pm. Dan Nugent 2nd.

Motion carried.

Respectfully submitted,

Rebecca Elder
Zoning Administrator

Next meeting: Thursday, January 17, 2019 7pm