

Town of Starksboro
Planning Commission meeting
Jan 17, 2019
Unapproved

Board members present: Dennis Casey, Jeff Keeney, Denny Barnard, Dan Harris, Norm Cota, Dan Nugent
Others present: Rebecca Elder (ZA)

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

There were no changes to the agenda. No visitors were present.

Approval of minutes

Motion to approve the minutes of 1/3/19: Dan Harris moved and Jeff Keeney 2nd

Motion carried.

Bylaw discussion continued

The Board continued its discussion on the Bylaws. A recent permit application for a new mobile home in Lazy Brook MHP raised a discussion about non-conforming lots and setbacks in nonconforming situations. One of the current challenges is varying wastewater systems that are grandfathered for State permits. Systems are replaced when they fail. The parks are unable to grow, only to replace with what was already existing.

The board agreed that new zoning permit applications for mobile home to replace an existing structure will be placed on the same location at the same size or smaller than the existing/previously existing home.

All newly placed homes must have an approved zoning permit and meet the dimensional and setback requirements in the current bylaws. The ACCT is responsible for land development activities in the 3 mobile home parks because they own the land. They are co-signers on the zoning applications.

The board discussed Vermod-style homes. Because they require frost walls and/or concrete piers, these types of homes will not be permitted unless they are on a trailer frame.

Follow up items:

Rebecca to contact Alex Weinhegen, Director of Planning and Zoning in Hinesburg

Research the rules governing septic and wastewater system requirements in MHPs

Motion to adjourn: Norm Cota made the motion at 9:10 p.m. Jeff Keeney 2nd.

Motion carried.

Respectfully submitted,

Rebecca Elder
Zoning Administrator