

Starksboro Planning Commission  
Minutes of 4/18/19  
Unapproved

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**Present:** Denny Barnard, Dennis Casey, Dan Nugent, Rodney Orvis, Jeff Keeney, Brad Boss

**Unable to attend:** Dan Harris

**Others present:** Rebecca Elder, ZA

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

**Changes/additions to the agenda:**

Dan Nugent raised a topic that came up in the recent DRB meeting regarding what the access requirement is for new seasonal camps. The current applicant plans a small footprint and wants to place the new structure on the interior of the property to enjoy the remote forested area. For a seasonal structure, what can be allowed? Is a maintained walking path adequate?

**Bylaws – continuing discussion of revisions**

Denny Casey reminded the board that the interim bylaws adopted by the Selectboard in October 2016 have expired. Those need to be included in what is presented to the SB for approval and public hearing review.

**Parcel vs. Lot – parcel usually**

- Parcel: A tract of land that can be further divided into two or more lots that is in conformance with the Town's land use regulations.
- Lot: use Bristol's definition

**Motion to include this definition:** Jeff Keeney made a motion to include the revised definitions of "parcel" and "land" in the bylaws. Dan Nugent 2<sup>nd</sup>.

**Motion carried.**

**Residential abandonment** – example of Brown's family house – preexisting, nonconforming structure

Jeff Keeney said the State says you can continue the use and tie into the existing wastewater system as long as the bedroom count is not expanded.

**Abandoned vs. condemned** – Reviewed notes from Sept. 2018 discussion as well as the research from bylaws from other towns. Board members will read again and bring suggestions for revised language to the next meeting.

**Minutes of 4/4/19**

**Motion:** Jeff Keeney made a motion to approve the minutes of 4/4/19 with one minor correction. Dan Nugent 2<sup>nd</sup>.

**Motion carried.**

**Next meeting:**

- abandonment definition review
- Review all changes agreed on so far (Rebecca will send complete bylaw document with changes in red-lined version) and determine what still needs to be discussed and revised.

**Motion to adjourn at 9:42 p.m.:** Jeff Keeney moved, Dan Nugent 2<sup>nd</sup>.

**Motion carried.**

Respectfully submitted,

DRAFT