

Town of Starksboro
Planning Commission meeting
June 6, 2019
Unapproved

Board members: Dennis Casey, Jeff Keeney, Denny Barnard, Dan Nugent, Rodney Orvis, Brad Boss
Unable to attend: Dan Harris
Others present: Rebecca Elder (ZA)

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

Minutes of 5/16/19

Motion: Jeff Keeney made a motion to approve the minutes of 5/16/19. Denny Barnard 2nd

Motion carried.

Continuation of discussion of Bylaws

Forest products processing: The ZA asked the board to consider ways to further improve the language in the Bylaws pertaining to wood processing, silvicultural activities, and local zoning.

The board reviewed some examples of definitions from other towns, including Hyde Park. The board agreed that the language used in the Hyde Park regulations is suitable for Starksboro. The following definitions will be added to the Town's bylaws:

FOREST PRODUCTS PROCESSING: A facility for the processing and/or storage of forestry products that is located off site from harvesting operations. This may include, but is not limited to permanent sawmills, lumberyards, procurement yards, commercial firewood producers, wood pellet producers, wood kilns, and similar facilities. This definition does NOT include temporary equipment including, but not limited to, portable sawmills, wood chippers, and wood splitters, which are used in association with harvesting operations and which are removed from the site once harvesting operations are complete. Such temporary processing equipment shall be considered FORESTRY.

FORESTRY: The growing and harvesting of trees or timber under proper forest management for purposes other than their fruit in accordance with accepted management practices for silviculture (forestry) as defined by the Commissioner of Forests, Parks, and Recreation [§4413(d)], including the construction of logging roads and bridges, provided the roads and bridges are used exclusively for agriculture or forestry. For purposes of these bylaws, the term "Forestry" shall also include the use of temporary processing equipment including, but not limited to, portable sawmills, wood chippers, and wood splitters which are used in association with harvesting operations and which are removed from the site once harvesting operations are complete.

CONTRACTOR YARD: The use of land or structures for storage of construction supplies, vehicles, equipment and materials used in construction work that is performed off the parcel

Review of the Density Table

Each district has minimum lot size. The goal in establishing the density restrictions was an effort to conserve larger tracts of land.

The board discussed the concept of density based zoning pertaining to the FC and ASRR districts in particular.

Motion: Jeff Keeney made a motion that a piece of property in the FC district cannot be subdivided unless there is a minimum of 50 acres of land. Denny Casey 2nd.

Discussion: The board noted that the mylar recorded with the Town must show the land to be developed and the acreage that no longer has a building right associated with it. A person must have 50 acres to subdivide off a 1-acre building lot, with the remaining acreage set aside on the mylar with no further development. One must have at least 50 acres > 25 acres per building right

Motion carried.

***Subdivision definition – in order to SD must have a min. of 2 density units as described in Sec. 211. ***

In order to conserve land, to encourage conservation of large

Motion: Jeff Keeney made a motion that all subdivisions in the FC district will be reviewed as a PUD. Denny Barnard 2nd.

Discussion: none

Motion carried.

[Other business:](#)

The ZA provided updates on projects on the DRB docket as well as an ongoing complaint about accumulated junk and vehicles on a property on Shamrock Lane.

Motion: Jeff Keeney made a motion to adjourn at 9:05 p.m. Denny Barnard 2nd.

Motion carried.

The board will consider having one meeting per month in the summer. Schedule to be determined at next meeting.

Respectfully submitted,

Rebecca Elder, ZA