

Planning Commission Meeting  
Minutes of 7/18/19  
Approved

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

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

Additions to the agenda:

1. Linda Saunders re: potential subdivision and elder housing
2. Zoning fee schedule
3. Class 4 roads

Linda Saunders attended the visitor's business portion of the meeting to discuss the potential subdivision of her property on Route 116. She wanted more information about the option of density bonuses for elderly housing.

**Discussion re: Brown Hill Road**

In light of recent conversations regarding a biking event that proposed a route over Brown Hill Road, the board discussed the issues raised by a landowner on Brown Hill.

The Planning Commission will send a letter to the Selectboard stating support of the public use of all of our roads and any legal highway. The PC recommends that Brown Hill be returned to its original route and restored. Perhaps VAST would help with some of the work required.

**Zoning Fee schedule proposed changes**

The zoning administrator spoke with the board about the current zoning fee schedule and some proposed changes. One recommended addition is a fee for a permit after the fact (post construction). Several neighboring towns impose fees ranging from 2 to 4 times the original permit fee. The PC will support a post-construction permit fee of three times the original fee.

The ZA will present the board with the complete list of proposed changes prior to bringing to the Selectboard for review and approval. The board supports a lower fee for situations like an amendment to a previously approved subdivision.

**Community Survey**

The board reviewed the draft of the community survey on planning and zoning topics. The group approved the survey and it will be prepared and mailed to all Starksboro residents in August.

**Bylaws**

Dan Nugent noted that the Bylaws need more language to specify the requirements around screening and that it is under the DRB's purview to outline what is needed when drafting a decision.

The board discussed "precedent" and what may set a precedent in a conditional use setting. The nature of a conditional use application is that there are unique circumstances and the conditions for approval are part of the final decision.

Minutes of June 20, 2019

**Motion:** Jeff Keeney made a motion to approve the minutes of 6/20/19 as corrected. Dan Nugent 2<sup>nd</sup>.

**Motion carried.**

**Motion to adjourn at 9:15 p.m.** Dan Nugent moved and Brad Boss 2<sup>nd</sup>.

**Motion carried.**

Respectfully submitted,

Rebecca Elder, ZA