

Town of Starksboro
Development Review Board
Minutes of December 19, 2019
unapproved

Board members present: Dan Nugent, Marjorie Dickstein, Rich Warren, Ben Campbell, Jon Fenner, Arnell Paquette, Rob Liotard

Others: Tim Sienkiewicz and Lee Sienkiewicz, Rebecca Elder (ZA)

The meeting was called to order by Chair Dan Nugent at 7:00 p.m.

[Continuation of the hearing on application #2019-DRB-10-CU-A](#)

D. Nugent read the public notice warning regarding 2019-DRB-10-CU-A, a request from Tim and Lee Sienkiewicz/Joan Smith for an amendment to an approved conditional use on a property at 201 Van Dine Drive.

The DRB visited the property and held a site visit on 12/10/19 to look at concerns about how erosion was occurring on the river bank behind the existing structure. The board determined that the erosion does not appear to be associated with the river. The erosion seems to be occurring due to water running down off of Van Dine Drive and over the property.

D. Nugent asked if there were any remaining questions from the board members.

J. Fenner asked about the placement of the house. T. Sienkiewicz stated they are not intending to disturb the bank or the tree roots. The proposed structure would be within a few feet of the existing structure.

B. Campbell stated for clarification that the DRB received a letter from neighbor—Burton Shangraw-- expressing concerns about the erosion. The board determined that those concerns were addressed. The septic system is of adequate size as noted by Lincoln Applied Geology and the wastewater permit on file. The board determined that the concerns were addressed.

The board suggested to the applicants that they reach out to the neighbors on the road to discuss shared maintenance of Van Dine Drive. The property was already permitted for year-round residence and therefore the board determined there will not be increased impact on the road or safety.

No further questions were asked.

The following exhibits were entered into the record:

- A – Application materials
- B – Evidence of Public notice
- C – Site plan and sketch maps
- D – Proof of replacement wastewater system and permit
- E – Letters from neighboring landowners
- F – Copy of original ZBA decision

D. Nugent asked for any final questions or comments. None were stated.

Motion: Ben Campbell made a motion to close the hearing on application 2019-DRB-10-CU-A. Arnell Paquette 2nd.

Motion carried.

The board then went into private deliberative session at 7:25 p.m. and ended at 7:35 p.m.

Motion: Jon Fenner made a motion to approve the proposed amendment as conditioned. Rich Warren 2nd.

Motion carried. Rob Liotard, Marjorie Dickstein, and Ben Campbell recused.

[Review of minutes of 10/24/19](#)

Motion: Jon Fenner made a motion to approve the minutes of 10/24/19 with corrections. Arnell Paquette 2nd.

Motion carried.

[Review of draft decision on application 2019-DRB-11-CU](#)

Motion: Marjorie Dickstein made a motion to approve the decision on application 2019-DRB-11-CU as drafted. Arnell Paquette 2nd.

Motion carried.

Motion to adjourn: Rob Liotard, Arnell Paquette 2nd.

Motion carried.

Respectfully submitted,

Rebecca Elder, ZA