

Town of Starksboro
Planning Commission meeting
January 18, 2018
Unapproved Minutes

Members present: Norm Cota, Jeff Keeney, Dennis Casey, Hugh Johnson, Dan Nugent, Dan Harris

Members Absent: Kelly Norris

Visitors: Denny Barnard, Rebecca Elder (Zoning Administrator)

I. Call to order

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

The Board welcomed the new Zoning Administrator, Rebecca Elder.

II. Minutes review

Minutes of 12/7/17

Jeff Keeney asked for clarification of Dan Harris' question "is there any way to go to the next one – the well one?" Correct to read: "Is there any way to get deep ground water mapping?"

Motion: Jeff Keeney moved and Norm Cota seconded the motion to approve the minutes of 12/7/17. No discussion. **Vote:** All in favor (6/0)

Minutes of 12/21/17

Dan Nugent noted typo in the reference to number of sugar taps. *Correction:* add a 0 to read 300,000.

Motion: Dan Nugent moved and Hugh Johnson seconded the motion to approve the minutes of 12/21/17 with correction. No discussion.

Vote: All in favor (6/0)

III. PC Business

Review of Town Plan draft

Jeff distributed the latest draft of the Town Plan that included all recent edits and corrections as well as comments from consultant Brandy Saxton.

- **Light trespass** – Jan McCleery sent in some changes and recommendations on behalf of the Conservation Commission. The board believes the town plan includes ample guidance regarding light trespass.
- **Energy Plan** – Jeff Keeney distributed an initial draft of an energy plan section for the town plan. He has also sent a copy to the ACRPC and requested feedback which has not yet been received. The board tabled the discussion until next meeting when all members of the board have reviewed the draft and input from the RPC is incorporated.
- p. 9 - Any need to include the 12 items? No
- p.11 – public participation – conducted town-wide survey; will look for more opportunities in the future to engage the public. This revision round was not a major rewrite but rather an update to

ensure consistency with revised bylaws and zoning regulations. The community planning workshop held in the fall focused on energy issues. Dan Harris noted that there was a good response and more people expressed opinions and were more engaged. The previous rewrite took nearly 8 years and involved significant changes whereas this revision is a general update. The board also had quite a bit of input from the recent zoning regulation rewrite process.

- p.13 - rearrange and put discussion first and then edit bullets to reduce redundancy (Rebecca)
- p.16 - * - information is needed > More than 1600'
- p.17 - percentages needed > Send to Kevin Bean at RPC – ask if can help via GIS with these numbers
- p.17 - Geology section – Brandy inserted – where did it come from?
- p.18 - Soils section – > Again, can the RPC help with the missing info?
- Much of the history section was trimmed.
- p.20 – re: note: awaiting response from Conservation Commission
- p.21 – Dan H. asked if the % has increased since 1995 – where streams have changed, beaver impacts, effects of tree plantings, etc.
- p.21 – change to 50 feet set back (lateral measurement)
- p. 28 – change 5 to 2
 - . . . change to eighth generation descendant, Eric Clifford.
 - Dan – switch the paragraphs to keep the milk info together and the maple paragraph last
- p.30 > strike “Starksboro entered its second major growth period”
 - First paragraph starts with “According to . . .
 - Dan: why did the pop grow in the 50s? Gradual increase, then trailer parks came in during the mid-late 60s...
- p.32-33 fix paragraph break
- p.36 – current info about ag – Rebecca call VAAFAM to see what data is available - change Five to two; add fishery.
 - Add a transition from “To better understand. . . and to the next paragraph.” (Rebecca)
- Denny noted that the last paragraph was outdated.
- RE: survey – Rebecca to find Dave’s summary of the survey results and then rewrite this paragraph/incorporate/merge.
- With regard to energy goals, “substantial deference” Hugh: can’t figure out how to get to the goals set by the state.
- p.41 – strike “recent”
- p. 42 – last bullet – approx. 300K taps \$2.4M profit – make it approx. \$3M+/-; 25/75 split
- Dan H. has copies of all the farm surveys – summary of the sugaring taps and cows – and the Addison Co census of agriculture
- p.42 - paragraph starting “Landowners. . .”
> Add just the last sentence to p.118
- p.43 > insert “former” town garage
- p.44 - see notes – has not been completed; leave next comment as is
- p. 45 - Starksboro village water co-op’s SPA
- p.50 - Biomass section – “...acceptable timber management practices.”
- p.56 - fix bullet about former town office
- New town garage was constructed in 2016
- p.57 – 120 calls for EMTs in 2016
- p.63 - Beginning in July 2018, the new unified school district will have two elected school board members. . . (Rebecca to update)
- p.64 - school numbers

NEXT MEETING: Aim to complete review of Town Plan revisions; review energy plan, get comments from ACRPC, then invite Brandy Saxton for mid-February meeting (possibly the 2/15)

Next meeting – 2/1/18 at 7:00 p.m.

IV. Other business, correspondence or comments, incl. public comment

None

V. Adjournment

Motion: Norm Cota moved and Dan Nugent seconded the motion to adjourn. **Vote:** All in favor

Respectfully submitted,

Rebecca Elder
Zoning Administrator

Approved: _____

Date: _____

DRAFT