

Town of Starksboro
Planning Commission meeting
February 1, 2018
Unapproved Minutes

Members present: Dennis Casey (chair), Norm Cota, Dan Harris, Hugh Johnson, Jeff Keeney, Kelly Norris, Dan Nugent

Minutes taken by: Rebecca Elder (Zoning Administrator)

I. Call to order

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

Addition to the agenda: administrative error on a decision letter issued in 2005. Rebecca Elder and Norm Cota discovered an error in the description used in a 2005 letter issued by the then-Planning Commission/DRB vice chair describing a subdivision.

Mylar is correct. Tax ID numbers are already in use. The decision letter is incorrect. The PC handled subdivisions then but they do not now. The DRB would need to approve an amended letter to be recorded. Rebecca to confirm with VLCT that this is the best course of action.

No visitor business.

II. Minutes review

Minutes of 1/18/18

Correct spelling mistake on p.3

Motion: Dan Harris moved and Dan Nugent seconded the motion to approve the minutes of 1/18/18. No discussion. **Vote:** All in favor (6/0) (Kelly Norris abstained)

III. PC Business

Review of Town Plan draft

The Board continued with reviewing the latest draft of the Town Plan.

Starting on p. 65 again picking up from last meeting

- p.68 – what are these 3 sections?
 - Development capability – Dan H.: the amt of land that can be developed in the town; was done years ago; Dan N: we know how much FC we have, divide by 25 acres; restraints of Class 3 roads; Jeff: a lot of conserved and protected land, Russell, Cota, Rockville Market, Camp Common Ground; How many acres are conserved or protected in national forest?
 - 19K acres in FC – 4800 in Ag/Scenic/
- Done with plan

Lighting Proposal - Jan McCleery/Conservation Commission

p. 99 – Outdoor Lighting and Sign Policies section – Dan N. do we really want to be pointing to a certain association – standards change frequently – Energy Plan seems to touch
Dan N – basically it is private org, don't want to be citing

Group feels it is covered in zoning ordinances – lang is there in the town plan with goals to minimize unnecessary lighting; mentions light trespass;

Reviewed the comments and decided that the items that are applicable to Starksboro are addressed in the Town Plan and in the Energy Plan section. Zoning regulations already contain specifications. The PC hired a consultant and the language she proposed is included in the latest draft.

Hazard Mitigation Plan review

p. 7 - \$22,000

p. 7 – Village Water Coop

p. 6 – number of students – serves fewer than 200

p. 7 – number

p.16 – to continue to guide development. . . .

What are the ellipses for? Are they indicating something?

D. Casey: does this mean that the town needs a storm water management plan?

J. Keeney said yes, per Act XX, Tom Estey will be working with Otter Creek Engineering to improve storm water run off and establish a plan.

p.47 – PC members are not appointed they are elected.

p. 61 – should be five members of the Select Board, not three

Culvert replacement costs – labor, materials, permits, etc. outside contractors brought in

p.55 – burial of lines section – The burial of lines does nothing to ensure that people have power as the outage can come from a number of sources.

N. Cota asked where the language came from. The RPC inserted this language. D. Harris said for home owners who live far out and off the main power lines, it is very hard and expensive to bury power.

Discussion: D. Casey asked if everyone agreed with requiring people to bury power. Consensus: burying power is already encouraged where practical and cost-effective. *The Planning Commission recommends removing this section because it is too restrictive.*

p.54 – “Establish minimum water supply standards as a requisite for subdivisions.”

Discussion: While adequate access to water is necessary to consider for emergency services, this would be extremely difficult to mandate or achieve. A pond could not be dug for every subdivision. *The Planning Commission recommends removing this section because it is too restrictive.*

Motion: Jeff Keeney moved that the Planning Commission forward the Hazard Mitigation Plan to the Selectboard with changes as noted. Dan Nugent seconded the motion.

Vote: All in favor (7/0)

Energy Plan review

Dan Nugent brought a copy of the Vermont Residential Building code booklet, which is referred to in the plan. Rebecca will order copies to hand out to people with Zoning Permits.

Jeff Keeney composed the Energy Plan draft. ACRPC reviewed it and their comments are included in the draft reviewed tonight.

Edits to be incorporated before sending to Brandy to insert into the Town Plan:

p.5 – period after targets.

p.6 – period after increase. Many...starts next sentence

p.6 – strike “the electricity utility...”

p.7 - ...by installing heat pumps and efficient

p. 7 – construction

p.10 – check this (info came from forestry study) – Rebecca to look at the RPC study on forestry

p. 11 –the yield numbers came from the forestry study – Rebecca look up

p. 11 – Rebecca to shorten sentence

p.12 – Hydropower – insert “current commercial”

p.12 – If Starksboro should

p.22 – strike “as part of the same exercise”

p.23 – Preferred sites – did Brandy do a summary of the sites info? *Pose this to Brandy when she comes on 2/15*

Thanks from the board to Jeff Keeney for his work drafting the energy plan.

NEXT MEETING: 2/15/18 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: _____