

**TOWN OF STARKSBORO
PLANNING COMMISSION
NOTICE OF PUBLIC HEARING**

January 6, 2025

The Starksboro Planning Commission will hold a public hearing on February 6, 2025 at 6:30pm at Robinson Elementary School to receive public comment on proposed changes to Starksboro's Land Use and Development Regulations. The purpose of the proposed changes are to comply with recent changes to State law, and to balance individual property rights with the needs of residents and the whole community.

Copies of the proposed revisions, as well as a report on how the proposed changes comply with State Statute and the Town Plan, are available on the Town website (www.starksborovt.org), and/or by contacting Amanda Vincent (Town Administrator) at the Town Office or townadmin@starksborovt.org or 802-453-2639. Certain terms were updated simply for clarity throughout the entire document – i.e., non-substantive changes. A list of the section headings with substantive changes follows, as required pursuant to Title 24, Chapter 117 V.S.A. Section 4444 (b).

1. Chapter 210. Use, Density & Dimensional Standards
 - a. 210.A - Use table changes to uses
 - b. 211.A - Density and Dimensional Standards lot size and setback adjustments
2. Section 223 Special District Standards - removal of language
 - a. 223.A - Architectural Standards
3. Section 233 - Special District Standards - removal of language
 - a. 233.D - Architectural Standards
4. Section 243.C - Special District Standards - removal of language
 - a. 243.C - Architectural Standards
5. Section 280. Flood Hazard Overlay District - removal of existing section
 - a. Replace 280 with VT stand-alone flood hazard bylaw
6. Chapter 290 Recreational Opportunity District - Creation of overlay district
 - a. 290 - Purpose
 - b. 291 - Density and Dimensional Standards
 - c. 292 - Allowed Uses
 - d. 293.A - Special District Standards
 - e. 293.B - Modifications
7. Section 314 Application Requirements - removal of language and Brightness Comparison Chart
 - a. 314. C - Application Requirements
 - b. Figure 13 - removal of chart
 - c. 314. D - Design Standards - adjustment of language
 - d. 314.H - Pre-Existing Lighting - removal of language
8. Chapter 320 Performance Standards - clarifying edits and adjustment of language
 - a. 321.A - Noise removal of Noise Standards Table & adjustment of language
 - b. 323 Dust, Odors and Air Pollution - clarifying language
 - c. 326 Traffic - removal
9. Section 331 Stormwater Management - addition of language
 - a. 331.A (1) - addition of language
10. Section 342.A Home-Based and On-Farm Businesses - removal of language
 - a. 342.A&B - removal of language
11. Section 343 Cannabis Establishments - Added use
 - a. 342.A-H - addition of section
 - b. 342 - Additional conditions
12. Section 344 B&Bs and Inns - removal of language
 - a. 344.A - Removal of language 2&3
13. Section 347 Recreation Facilities - New language & removal of language
 - a. 347.A - adjustments of language
14. Section 412 Inspections - clarifying edits
 - a. 412.A - clarifying edits
 - b. 412.B - clarifying edits
15. Section 415 Minor Modifications to Approved Plans - removal of language
 - a. 416 - removal of language
 - b. 417 - removal of language
16. Section 428 Material Changes to Approved Plans - removal of language
 - a. 428.A - removal of language
17. Chapter 510 Terms - addition of terms, clarifying language
 - a. 510.C - 2-13
 - b. 510.P - addition of term
 - c. 510.R - addition of term
 - d. 510.S - clarifying language

Notice Date – January 09, 2025