

TOWN OF STARKSBORO PLANNING COMMISSION NOTICE OF PUBLIC HEARING

The Starksboro Planning Commission will hold a public hearing on October 15, 2026, 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 is 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, by email at townadmin@starksborovt.org, or by phone at 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).

Sections warned for the October 15, 2026, hearing:

- 1. Chapter 100 Enactment**
 - a. 100.A - clarifying language
 - b. 103.A additional language/clarifying language
- 2. Chapter 110 Exemptions**
 - a. 110.D - combined with 103.D, revised language
 - b. 112.A(13) - additional exemption
 - c. 113.A(7) - alignment with State guidance
 - d. 117 - combined with Section 103.E & removal of language
 - e. 118 - section moved to Chapter 100 and clarified
- 3. Chapter 120 Vested Rights**
 - a. Clarifying language
- 4. Chapter 200 General**
 - a. 202.D - clarifying language
- 5. Chapter 210. Use, Density & Dimensional Standards**
 - a. 210.A - changes to uses
 - b. 211.A - lot size and setback adjustments
- 6. Chapter 220 High Density Residential & Commercial District (HDC)**
 - a. 223.D - removal of figure 5
 - b. 223.A - Architectural Standards removed
 - c. 233.D - Architectural Standards removed
- 7. Chapter 240 Low Density Residential & Commercial District (LDRC)**
 - a. 243.C - Architectural Standards removed
- 8. Chapter 250 Agricultural, Scenic, and Rural Residential District (ASRR)**
 - a. 252.B Lot size changed
- 9. Chapter 280. Flood Hazard Overlay District**
 - a. Replacement of existing chapter with State suggested Flood Hazard and River Corridor Bylaws
- 10. Chapter 300 General**
 - a. 301.A - "DRB" changed to "Selectboard"
- 11. Chapter 310 Site Engineering & Design**
 - a. 310.E - clarifying language
 - b. 310.B - clarifying language
 - c. 311.C - definition of "dwelling unit"
 - d. 313.A - revision of language to align with State statute
 - e. 314.C - application requirements
 - f. Figure 13 - removal of chart
 - g. 314.D - adjustment of language
 - h. 314.H - removal of language
- 12. Chapter 320 Performance Standards**
 - a. 321.A - removal of Noise Standards Table & adjustment of language
 - b. 323 - clarifying language
 - c. 326 - removal of section
- 13. Chapter 330 Resource Protection**
 - a. 331.A (1) - addition of language
 - b. 332.A - clarifying language
 - c. 334.D(5) - corrected language
- 14. Chapter 340 Specific Use Standards**
 - a. 342.A - removal of language
 - b. 342.A&B - removal of language
 - c. 343 - added use
 - d. 342.A-H - addition of section
 - e. 342 - additional conditions
 - f. 344 - removal of language
 - g. 344.A - removal of language in (2) & (3)
 - h. 347 - new language & removal of language
 - i. 347.A - adjustments of language
- 15. Chapter 350 - Planned Unit Developments**
 - a. 355.B.2 - change of requirement
 - b. 358.B - clarifying language in Forest Conservation district
 - c. 358.H - clarified language
- 16. Chapter 400**
 - a. 400 - waiving of fees for town projects
 - b. 401.A - addition of language
 - c. 401.I - additional language
 - d. 411.B - addition of pre-application meeting
 - e. 412.A - clarifying edits
 - f. 412.B - clarifying edits
 - g. 413 - section title change
 - h. 4.13.E - clarifying language
 - i. 415 - removal of language
 - j. 416 - removal of language
 - k. 417 - removal of language
 - l. 422.B - addition of pre-application meeting
 - m. 424.B - addition of pre-application meeting
 - n. 425.B - addition of pre-application meeting
 - o. 426.H - removal of language
 - p. Addition of checklists and process flows
- 17. Chapter 420 Development Review Board**
 - a. 420.D - addition of section
 - b. 421 - clarifying language
 - c. 423.D - removal of language
 - d. 424.A - "cottage industry" changed to "home industry"
 - e. 426 - elimination of paper copy requirement
 - f. 427 - elimination of paper copy requirement
 - g. 428 - removal of language
 - h. 428.A - removal of language
- 18. Chapter 500 Interpretation**
 - a. 501.A - added definition & clarification
 - b. 502.B - addition of subsection
 - c. 510.A (2) - addition of included structures
 - d. 510.B(2)(a) - combined with 510.B(2)
 - e. 510.C - 2-13
 - f. 5.10E - clarifying language, addition of definition
 - g. 510.P - addition of term
 - h. 510.R - addition of term
 - i. 510.S - clarifying language, addition of definition