TOWN OF STARKSBORO PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
NOVEMBER 25, 2026

The Starksboro Planning Commission will hold a public hearing on December 17, 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 December 17, 2026, hearing:

1. Part 1. General Provisions — Updated to reflect proposed amendments in the document

1. Chapter 100 Enactment
   a. 100.A — Clarifying language added
   b. 101.B — Clarifying language added
   c. 103.A — Clarifying language added
   d. 103.B — Clarifying language added; "land development" amended to "development"
   e. 103.C through 103.E — Language moved from other section
   f. 103.E — Expansion of included community facilities
   g. 104.A — Change of Effective Date based on State guidance
2. Chapter 110 Exemptions
   a. 110.D — Combined with 103.D; Revised language
   b. 112.A(13) — Additional exemption added (Temporary or Portable Pools)
   c. 112.A(13) — Additional exemption added (Demolition)
   d. 113.G(6) — Addition of Short-Term Rentals
   e. 113.G(7) — Aligned with State guidance
   f. 117 — Moved to Section 103; Removal of language
   g. 118 — Moved to Section 103; Language clarified
3. Chapter 120 Vested Rights
   a. 122.D — Clarifying language added
   b. 122.E — Language revised for clarity
   c. 124 — Clarifying language added
4. Chapter 200 General
   a. 200.A — Abbreviations added for clarity
   b. 201.A — Flood Hazard overlay amended to Flood Hazard-River Corridor
   c. 202.D — Clarifying language added
5. Chapter 210. Use, Density & Dimensional Standards
   a. 210.A — Changes to use table; Clarification of symbols; Change from prohibited by default to Conditional Use
   b. 211.A — Lot size and setback adjustments amended
   c. 211.B — Subsection added for clarity
6. Chapter 220 High Density Residential & Commercial District (HDRC)
   a. 222.B — Subsection added for clarity
   b. 223.D — Removal of figure 5
   c. 224.A — Architectural Standards removed; Subsection reworded and sub-paragraphs removed
7. Chapter 230 Medium Density Residential & Commercial District (MDRC)
   a. 231.B — Subsection added for clarity
   b. 233.D — Architectural Standards removed; Subsection reworded and sub-paragraphs removed
8. Chapter 240 Low Density Residential & Commercial District (LDRC)
   a. 243.C — Architectural Standards removed; Subsection reworded and sub-paragraphs removed
9. Chapter 250 Agricultural, Scenic, and Rural Residential District (ASRR)
   a. 251.A — Subsection removed
   b. 252.B — Subsection removed
10. Chapter 280. Flood Hazard-River Corridor Overlay District
   a. Replacement of entire chapter with State-suggested language, adopted by selectboard in 2026
11. Chapter 300 General
   a. 301.A — "DRB" changed to "Selectboard"
   b. 301.C — Amended for clarity
   c. 304 — Relocated from Chapter 340
12. Chapter 310 Site Engineering & Design
   a. 310.E — Clarifying language added
   b. 310.F — Clarifying language added
   c. 310.G — Clarifying language added
   d. 311.D — Clarifying language added
   e. 312.C(10) — Reference to figure added
   f. 313.A — Revision of language to align with State statute
   g. 313.D — Adjustments to Parking Table
   h. 313.E(1) — Clarification of parking space dimensions
   i. 313.E(7) — Addition to meet state guidance
   j. 314.H — Removal of subsection
13. Chapter 320 Performance Standards
   a. 321 — Replacement of noise standards
   b. 322.B — Revision of language
   c. 325 — Removal of section
14. Chapter 330 Resource Protection
   a. 332.A — Clarifying language added
   b. 333.C — Language correction
   c. 334.D(5) — Corrected ratio
15. Chapter 340 Specific Use Standards
   a. 340.A — Abbreviation added
   b. 340.B —Language added for clarity
   c. 341 — "Temporary Dwellings" changed to "Temporary and Portable Dwellings"
   d. 342.B — Removal of language; Addition of language
   e. 343 — Added section
   f. 344.A — Removal of language in (2) & (3)
   g. 347 — Addition of section
   h. 348.A — Removal of language; Addition of language
16. Chapter 350 — Planned Unit Developments
   a. 351.F — Clarifying language added
   b. 358.B — Clarifying language added related to Forest Conservation district
   c. 358.G — Language clarified
   d. 358.H — Language revised for clarity
17. Chapter 400
   a. 400.A — 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. 413 — Section title change
   f. 413.A — Language revised for clarity
   g. 413.D — Language corrected
   h. 4.13.E — Clarifying language added
18. Chapter 420 Development Review Board
   a. 420.D — Addition of subsection
   b. 421.D — Adjustment of deadline
   c. 422.B — Revised application procedure
   d. 422.C — Revised hearing window
   e. 422.G — Revised to reference new section
   f. 422.B — Addition of language; Removal of language
   g. 423.E(2) — Removal of language
   h. 424.A — "Cottage industry" changed to "home industry"
   i. 424.B — Addition of pre-application meeting
   j. 424.C — Hearing deadline changed
   k. 425.B — Addition of pre-application meeting
   l. 425.C — Hearing deadline changed
   m. 426.C — Revised application requirements
   n. 426.F — Hearing deadline adjusted
   o. 426.G — Filing deadline adjusted
   p. 426.H — Removal of paper copy requirement; addition of mylar print requirement
   q. 427.C — Revised application requirements
   r. 427.E — Deadline adjusted
   s. 427.F — Subsection removed
   t. 427.G — Removal of paper copy requirement; addition of mylar print requirement
19. Chapter 500 Interpretation
   a. 501.A — Added definitions and clarification
   b. 510.A (2) — Addition of included structures
   c. 510.B(2)(a) — Combined with 510.B(2)
   d. 510.C(2-13) — Added definitions
   e. 510.D(1) — Added definition
   f. 510.D(3) — Added definition
   g. 510.D(10) — Added definition
   h. 510.E(5) — Definition clarified
   i. 510.F — Definitions related to farming revised to meet state guidance
   j. 510.G(2) — Definition revised to meet state guidance
   k. 510.P(5) — Added definition
   l. 510.P(8) — Added definition
   m. 510.S(4) — Added definition
   n. 510.2(8) — Definition clarified
   o. 510.S(13) — Definition clarified
20. Chapter 600 Appendices
   a. Removal of obsolete appendices
   b. Addition of Section 601. Appendix A, 602. Appendix B, 603. Appendix C, 604. Appendix D

Notice Date – November 25, 2026