

Development Review Board Application

Town of Starksboro

P.O. Box 91, Starksboro, VT 05487



Parcel ID Number: ¹⁰⁵⁵⁵0000B47LSN Address of property: 2509 Shaker Hill Rd

Owners of Record: John Miles Samantha Clayton

Phone: (day) (evening) 434-3107 Email: hayseed.miles@gmail.com

Mailing Address: 2509 Shaker Hill Rd, Starksboro VT 05487

Signature of Owners: J Miles S Clayton

Applicant: John Miles Phone #: 802 434 3107

Mailing Address: 2509 Shaker Hill Rd Starksboro, VT 05487

Signature of Applicants: J Miles

Application Type: (check only one)

- ☐ Home-based/On Farm Business (per chapter 340)
- ☒ ~~Variance (per section 422)~~
- ☒ Waiver (per section 423)
- ☐ Site Plan Review (per section 424)
- ☐ Conditional Use Review (per section 425)
- ☐ Subdivision (per chapter 350 and section 426)
____ Minor ____ Major Total # Lots _____
- ☐ Planned Unit Development (per chapter 350 and section 427)
- ☐ Change of a nonconforming/Abandonment or Discontinuance (per chapter 120)
- ☐ Appeal from decision of Zoning Administrator (per section 421)
- ☐ Other

Reason for application or appeal: Reduce required road set back

Specific relief requested: See narrative

Section of Town bylaw/regulation in question: Table 2.11

- The property owner or applicant will submit with this application the applicable fees, together with appropriate plans, diagrams, sketches, maps and/or all additional pertinent information and data as required by statute and the Town's Bylaws in reference to the above application or appeal.

Administrator/DRB use only

Application Number: 25-DRB-01WVR Zoning District: LDR C

Fee Paid: \$340 CK 1120 Date Received Complete: 7/14/2025

Public Notice date: 1/1 Final Hearing date: 1/1 Date of decision: 1/1

DRB Chair: DRB Clerk/ZA:

Zoning office notes:



ZONING PERMIT APPLICATION

A Zoning Permit is required **prior** to any land development, as defined in the Starksboro Land Use & Development Regulations. Additional local permits and approvals, such as Conditional Use Review and Site Plan Review, may be required to file the Zoning Permit. After-the-fact permits are charged at 3x the original permit fee.

Site Information:

Physical Address of Property: 2509 Shaker Hill Rd, Starksboro VT Parcel ID: 000089151
 Zoning District: LDRC Overlay District?: _____ Lot size (acres): 16.6 + 11 = 172.6

Property Owner Information:

Property Owner Name: John Miles + Samantha Slayton

Owner Mailing Address: 2509 Shaker Mnt Rd

Phone: 802-434-3107

Email: hayseed.miles@gmail.com

Project Information: sslayton63@gmail.com

Description of Project: Construction of a 20'8" x 40' pole barn/shed for storage
see attached doc for additional details

Applicant Information:

Applicant Name: Carlin + Miles Jenness

Applicant Mailing Address: 60 Sunrise Drive
Huntington VT 05462

Phone: 603-620-3713; 802-540-5988

Email: ckjenness@gmail.com

ACKNOWLEDGEMENTS:

The Administrative Officer has 30 days to act on a complete permit application. Permit approvals will be effective at the end of the 15-day appeal period. **No construction is allowed during the appeal period.** The applicant or an interested party has the right to appeal this permit decision within 15-days of issuance to the Starksboro Development Review Board. Local, state, and federal regulations may apply to projects and additional local, state and federal permits may be required. **It is the applicant's responsibility to acquire additional local, state, and federal permits.** If those regulations are not as restrictive as the Starksboro Land Use & Development Regulations, the Starksboro Regulations will apply. Please contact the State of Vermont Permit Specialist (802-477-2241) for more information on state permits. Please contact the Starksboro Road Foreman regarding Right-of-Way and Access permits. All residential projects must comply with the Vermont Residential Building Energy Standards. All representations made on application forms, drawings, and attachments are binding. Failure to build according to the approved zoning permit application is a violation of the Starksboro Land Use & Development Regulations. The Administrative Officer shall have the right to conduct inspections at any time during construction. A Certificate of Occupancy is required for new single-family home.

Signatures: The undersigned hereby certifies the information within this application to be true and accurate, and accepts the acknowledgements as noted above and in the Starksboro Zoning Regulations.

Carlin Jenness
Applicant Signature

7/7/25
Date

John Miles
Property Owner Signature

7.2.25
Date

Carlin Jenness
Applicant Signature

Carlin Jenness
Applicant Signature

PERMIT DECISION

Samantha Slayton
Property Owner Signature

Decision: DENIED/ APPROVED / APPROVED WITH CONDITIONS LISTED BELOW

Zoning Administrator signature: _____ Cert. of Occupancy req? ☐ Yes ☐ No

Date of Signature: _____ Date Zoning Permit takes effect: _____ Permit Expiration Date: _____

Date the Application was received by Staff: _____ Fee: \$ _____ Check #: _____

Zoning Administrator's Comments: _____

TOWN CLERK'S OFFICE Received for Record: _____ A.D. _____ at _____ o'clock AM / PM

And Recorded in Book _____ page _____ Attest: _____ Town Clerk/Assistant Town Clerk

Review Checklist TO BE COMPLETED BY THE APPLICANT:

Type of Project (check one): ☒ New Construction ☐ Change in Use ☐ Addition/Alteration ☐ Sign ☐ Accessory Dwelling Unit
☐ Home Business ☐ Renovation ☐ Other: _____

Related Prior Approvals (Permits, Subdivision, Conditional Use, Site Plan) # _____

Total new square footage: 827 sq. ft **Size in ft:** Length 20' 8" Width 20' 8" Height 15'

Wastewater permit, amendment, or waiver info (from State of Vermont): 40'

Project setbacks: Distance from the property boundaries (ft):

Right: 327' Left: 1,135' Rear: 3,000'+ Front: 45' from center of rd, 20' from prop boundary Lot Coverage 0.011% %

= 827 / 4,518, 456

* **With this completed application form please submit:**

☒ A Diagram ☒ The Permit Fee *

Does the property have any of the following conditions or is located within particular protection areas:

- | | |
|---|--|
| <input type="checkbox"/> Floodplain | <input checked="" type="checkbox"/> 50 feet from a waterbody, stream, etc. |
| <input type="checkbox"/> Wetlands (Class I or II) | <input type="checkbox"/> Water Source Protection Area |
| <input checked="" type="checkbox"/> Steep Slopes (20% or greater) | <input type="checkbox"/> Conservation Easement lands |

* Permit Fee: See Zoning Fee Schedule

ZA to confirm fee prior to submission of completed application

never mined -
closest stream is
142' away

Additional notes:

RE: Waiver application, Parcel 10555, 2509 Shaker Hill Rd owned by John Miles & Samantha Slayton.

The following information below and additional attachments have been submitted in accordance with the Starksboro Land Use and Development Regulations, Section 423.

Additional attachments include:

- Letters affirming support from 3 of the abutting property owners
- A site plan
- A map which shows abutting parcels as well as the mailing addresses for the property owners

423. B (3) Complete description of proposed plans including construction sequence and timing, structure design and site design screening techniques that will be used to limit impacts surrounding properties and character of the area

- the proposed structure is a 20'8" x 40' pole barn/shed that would be used for the storage of a tractor and its various attachments, as well as other tools and equipment utilized for the property. It will be sided on three sides with rough sawn pine boards and have an agricultural metal roof. The design and construction materials of this building are consistent with the style of many outbuildings and the road.
- the structure will have a dirt/gravel floor and be constructed using helical piers to anchor the frame to the ground, which will limit the need for excavation work that could disturb additional land around the area
- the proposed construction site is already visually buffered from the road by trees that are growing along the roadside- none of these trees would need to be cut to build a shed at this location.
- the construction timing is estimated to take 2-3 weeks which would entail: installing the helical piers in lieu of a foundation, raising the timber frame structure (which will be cut off-site at a different location to limit construction noise at the property) and then siding and roofing the building. There is a crew of 3-4 people that will be working on this, so we anticipate the construction to go quite quickly.

423.E Review Standards. The DRB may grant a waiver in accordance with the following standards:

(1) The waiver requested shall be for the permitted, by-right use of a lot and shall be beneficial for the continued reasonable use of the property. The DRB shall not grant a waiver to allow the establishment of a prohibited or conditional use, or the subdivision of a lot that does not conform to the applicable provisions of these regulations. The DRB shall

not grant a waiver within the Flood Hazard Overlay District. DRB approval shall be required for any change of use, other than to another permitted use, after a waiver is granted.

(1) response: This proposed storage structure would allow continued reasonable use of the property by allowing for storage of the tractor and associated tools and equipment necessary for maintenance and recreational enjoyment of the fields and woodland on the property. The site is not located in the Flood Hazard Overlay District.

(2) The waiver requested shall not adversely affect the character of the area (as defined and identified in the Starksboro Town Plan) and shall not impair the reasonable use or appropriate development of adjacent property. The waiver request shall have the support of the property owner(s) of record abutting the boundary from which the dimensional waiver is requested.

(2) response: The proposed design and construction materials of this building are similar to the style of many outbuildings and the road and so will be consistent with the rural, agricultural character of the area. Additionally, two of the abutting properties have pre-existing structures located within the 75' centerline setback- one is a barn on the Willsey's property which is approx. 50' from the centerline of the road, and the other is a barn/workshop on the Huntington parcel owned by Miles Jenness/Sheik Yerbouti LLC (land formerly owned by the applicant) which is approx. 35' from the centerline. Additionally, the house located at 315 Shaker Mountain Rd (approx. ½ mile away) is within 37' of the centerline, and then at 1476 Shaker Hill Rd there is a building/dwelling within 25' of the road centerline. So, there are many examples of buildings located in the vicinity that are already located within the 75' centerline setback, which suggests this proposed structure would not be inconsistent with the existing development in the area.

This structure is also over 300' away, with multiple tree buffers in between, from the closest residence so should in no way impose on neighbors' enjoyment of their own property. The project has been discussed with abutting neighbors and there has been no opposition. Included in this application are letters of support from the abutting neighbors:

- Raymond Leggett, Parcel ID 11107, 1509 Shaker Hill Rd
- Paul Reynolds & Shannon Reynolds, Parcel ID 10484
- Steven Willsey & Leah Willsey, 2407 Shaler Hill Rd, Parcel ID 10949

There is another abutting property owned by Robert & Carol Koch who are residents of New Jersey. In attempting to contact them for the required abutter letter, we learned that Robert had recently passed away in March 2025 at the age of 93. We received the email address of their daughter, Cathy Stires, from Raymond Leggett and on 7/13 sent her an email to see if

we can get an approval letter from her mother. We will forward along any response for the DRB's consideration if/when we receive it.

(3) The waiver requested shall not be detrimental to the public health, safety or welfare, or have the effect of nullifying the intent and purpose of applicable provisions of these regulations, the town plan, the Act and/or other municipal bylaws and ordinances in effect. The DRB shall not grant a waiver to allow land development to occur within 5 feet of the public highway or private road right-of-way, or so close to the property line that the structure's location will not allow for all required construction and maintenance to occur from the appellant's property.

(3) response: Confirming this structure would not be detrimental in any way to public health or safety, and is not located within 5' of a public highway.

(4) The appellant shall prove that the proposed land development cannot be reasonably constructed in conformance with these regulations. The DRB shall consider existing structures and site limitations such as location of septic (current and replacement) well, and driveway when determining the location and appropriateness of a requested waiver. The waiver requested shall not exceed the minimum required and shall be designed with consideration of:

(a) Overall size and height.

(b) Number, size and location of windows.

c) Impacts on or hazards to neighboring property related to construction, future maintenance, fire, flooding, or similar nuisances or dangers.

d) Screening (fencing and plantings) and other remedies that will reduce adverse effects on neighboring properties

(4) response:

- Please see the pictures and diagram on the following pages. As the contour lines in the diagram show, the area to the north and west of the house are very steep and to build in this location would require extensive sitework to create a suitable building lot, which would likely lead to runoff/erosion issues and be prohibitively expensive. Attempting to build in that location would significantly increase both the financial cost as well as the impact on the land, and would create an unnecessary financial hardship given there is a more suitable location that requires very little site work proximate to the existing driveway.
- The hope/intent in the proposed location is to utilize the existing driveway and road access to the building. Any other site on the property would require building additional

roads which would increase the impact of this building as it relates to drainage, the local viewshed, as would also reduce the open area that's currently open/available for grazing and wildlife.

- If the building were to be located on the same side of the driveway but at the 75' set back requirement, it would also cut off the driveway to the house making it impossible to drive the tractor to the house to bring wood for the house and also cut off emergency vehicle access to the front door.

Contour map of area around the house:



Picture of the driveway and proposed site taken from the road:



Picture taken from the front steps of the house at the proposed area to locate the shed



Picture coming up the driveway, showing the steep slope to the left of the driveway:



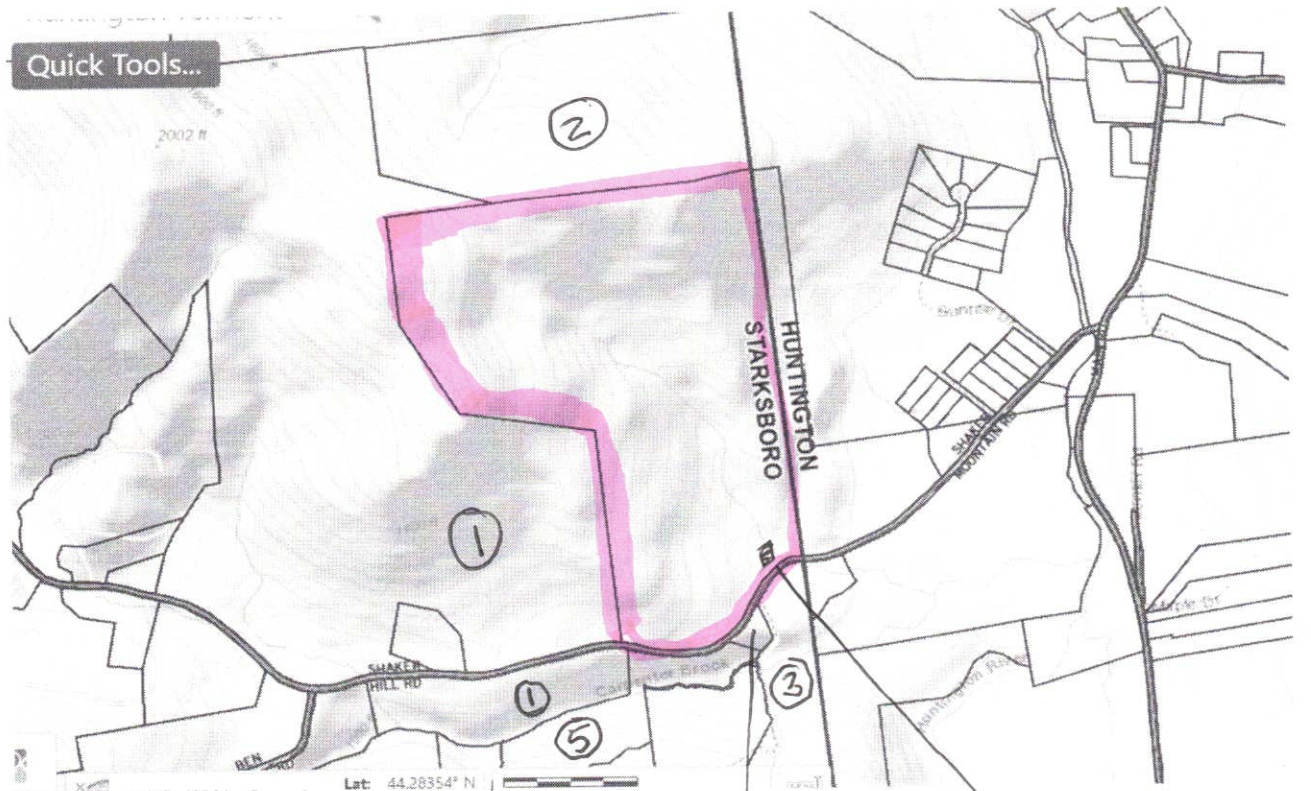
From: Miles Jenness
To: Caitlin Jenness
Subject: Updated map
Date: Monday, July 14, 2025 10:08:18 AM
Attachments: Screenshot 2025-07-14 at 10.05.28 AM.png

Miles Jenness (he/him)
Vermont Heavy Timber
802.540.5988
instagram: vtheavytimber



RE: Waiver application, Parcel 10555, 2509 Shaker Hill Rd owned by John Miles & Samantha Slayton.

Abutter information & mailing addresses



1. Steven Willsey & Leah Willsey
 - 2047 Shaker Hill Rd, Starksboro VT 05487
 - Parcel ID: 10949; Grandlist SPAN 615-193-10949
2. Shaker Meadow Homeowners Association
 - PO Box 221, Huntington VT 05462
 - Starksboro Parcel ID 10138; Grand list SPAN 615-193-10138
 - Huntington Parcel ID -28003; Grand list SPAN 303-096-10714
3. Raymond Leggett
 - 1509 Shaker Hill Road, Starksboro VT 05487
 - Parcel ID 11107; Grand list SPAN 615-193-11107
4. Paul Reynolds & Shannon Reynolds
 - 115 20th Ave SW, Olympia WA 98501
 - Parcel ID 10484; Grand list SPAN 615-193-10484
5. Robert Koch & Carol Koch
 - 70 Amwell Road, Hillsborough NJ 08844
 - Parcel ID: 10452; Grand list SPAN 615-193-10452

*Proposed location
of Shed - not to
scale*

Hello,

My name is:

Raymond S Leggett

And my address is:

201 Springhill Lane. (Live at 1509 Shaker Hill Rd Starksboro)

I am a Starksboro resident and an abutter to the property owned by John Miles & Samantha Slayton at 2509 Shaker Hill Road. I am signing this letter in support of his application for a waiver which would allow him to construct a storage shed along his driveway, and within the 75' setback from the centerline of the road.

Thank you for considering his application,

Signed,

Date:

July 8, 2025

THANKS
NEEMEGH!

DROP THIS OFF AT THE
SHOP OR OUR HOUSE ONCE YOU'RE
DONE!

Date: 7/10/2025

Physical Address:

10 Spring Hill Lane

Starksboro, VT 05487

802-355-6277

Hello,

We are Starksboro residents and abut to the property owned by John Miles & Samantha Slayton at 2509 Shaker Hill Road. We are signing this letter in support of his application for a waiver which would allow him to construct a storage shed along his driveway, and within the 75' setback from the centerline of the road.

Thank you for considering his application.

Signed,


Shannon Reynolds


Paul Reynolds

Hello,

My name is: STEVE WILLEY

And my address is: 2047 SHAKER HILL RD STARKSBORO, UT

I am a Starksboro resident and an abutter to the property owned by John Miles & Samantha Slayton at 2509 Shaker Hill Road. I am signing this letter in support of his application for a waiver which would allow him to construct a storage shed along his driveway, and within the 75' setback from the centerline of the road.

Thank you for considering his application,

Signed, 

Date: 7/7/25

Hello,

My name is: Carol Koch


And my address is: 70 Amwell Rd. Milstone, N.J. 08844

I am a Starksboro property owner and an abutter to the parcel owned by John Miles & Samantha Slayton at 2509 Shaker Hill Road. I am signing this letter in support of his application for a waiver which would allow him to construct a storage shed along his driveway, and within the 75' setback from the centerline of the road.

Thank you for considering his application,

Signed, Carol B. Koch

Date: 7/14/25



Caitlin Jenness <ckjenness@gmail.com>

Starksboro waiver application for John Miles

Caitlin Jenness <ckjenness@gmail.com>
To: ckstires@paverite.com, castires@paverite.com

Sun, Jul 13, 2025 at 1:05 PM

Hi Cathy-

My name is Caitlin Jenness, I live in Huntington,Vermont and got your email address from Raymond Leggett (also known as Nimnegh) who owns property adjoining your parents land on Shaker Hill Rd in Starksboro. First and foremost, I am sorry to learn of your fathers recent passing. Additionally, I am sorry to be reaching out with a request and hope this does not come as intrusive or burdensome as you are navigating this time with your family.

I'm writing because we are helping another neighbor, John Miles, who lives across the street from this parcel with a zoning application for a waiver to be able to construct a shed to store his tractor on his property that is located within the 75' road setback that is required in the regulations. The reason John is requesting this waiver is because this is the only location that has a suitable building grade, is already along his driveway, and close to his house and hence easy to access.


Attached is a map we put together with the proposed location. It is further down the road from your parent's parcel and in no way visible from it , however since it abuts John Miles's property line across the road, we are required to reach out to you to seek approval for the waiver application.


Also attached is a letter we drafted for neighbors to sign, and we've received approval from the three other abutters. We are wondering if you (or whoever would be a signator/responsible party for this matter) would consider signing the attached letter so we can proceed with the waiver application? I think the town would also be fine with an email confirmation acknowledging receipt if it is cumbersome to find a way to sign and scan the attached.

My cell phone is 603-620-3713, please feel free to give me a call if you have any questions or concerns with this that you would like to discuss. Thank you!

Caitlin

2 attachments

 Miles & Slayton site plan.pdf
12031K

 John Miles waiver letter.docx
14K