

Zoning Administrator (ZA) Review Memo

The following is an administrative summary of the project being heard on **09/10/2026** with recommendations for DRB consideration. This review memo is provided to the applicant prior to the hearing and, via the town website, to the general public.

I. General Information

- **Applicant(s):** Jason and Heather Barnard
 - **Landowner(s):** Jason and Heather Barnard
 - **Location:** 4400 VT Route 17
 - **Parcel ID:** 10977
 - **Zoning District(s):** LDRC
 - **Project Description:** 2-Lot Minor Subdivision, Final Plan Review Hearing
-

II. Procedural History and Threshold Issues

- **Pre-Application Meeting Date:** 4/7/2026
 - **FPR Application Received Complete:** 8/10/2026
 - **Warning & Abutter Notification Dates:** 8/13/26
 - **Threshold Review (Stowe Highlands Analysis):**
 - *Is this an amendment to a previous decision?* [No]
-

III. Bylaw Compliance Summary

1. The ZA finds no issues with bylaw compliance. See Technical review for issues proposed to be addressed during the zoning permit process.
-

IV. Public Correspondence & White Papers

- **Summary of Public Comment:** (None as of 8/24/26)
 - **Technical White Papers:** (None).
-

V. Overview and Recommendations

Project Overview

The applicants are proposing a 2-lot minor subdivision on an 11.54± acre parcel. The project consists of 2 residential lots (Lots 1-2). Lot 1 consists of an existing single-family home and a detached garage on 9.54+/-acres. A 1-bedroom ADU is proposed to be added to the garage. A new single-family home and attached garage are proposed for Lot 2 on 2.00+/-acres.

ZA Technical Analysis

1. **Waste-water permit WW-9-3597:** This permit application is logged on the state website, but has not been processed. The permit should be recorded with the Town prior to issuing a zoning permit.
2. **Grading on Lot 2:** should be confirmed during the zoning permit process that it does not exceed 15% in the building envelope area.
3. **Access & Circulation:** VTrans Access Permit #46534 has been issued for the proposed driveway to Lot 2. Grading of the Lot 2 driveway will need to be verified during the zoning permit application that it meets does not exceed the 12% grading requirements of Section 311, and is reversed sloped at Rt. 17. Note the overhead power options in the project narrative. It should be verified if the highway permit will need to be amended to include overhead utility work during the zoning permit process.
4. **Wetlands & Natural Features:** A Class III wetlands was identified by the State on site and is unregulated.

ZA Decision Recommendation: Approve with Standard Conditions

Preliminary Project-Specific Conditions:

The conditions listed below are drafted for the Board's consideration and public discussion. Staff recommends that the DRB **openly review these potential conditions with the applicant** prior to closing the public hearing for the following reasons:

- **Landowner Awareness:** This discussion provides the first formal opportunity for the applicant to realize specific conditions may be applied and to understand their technical implications.
- **Stakeholder Feedback:** It allows the DRB to solicit immediate concerns from neighbors or the applicant regarding the feasibility or impact of conceptual conditions. It does not limit the DRB from developing new conditions during deliberations nor foregoing conditions discussed at the public hearing.
- **Staff Technical Advice:** Staff can advise the Board if adjusting a condition's wording would achieve the DRB's regulatory objective while minimizing unnecessary burden on the applicant and other interested parties.
- **Clarity of Process:** The DRB should clearly inform the applicant that these discussions are non-binding; conditions may be significantly altered, new conditions added or discussed conditions not incorporated during the **deliberative session** or upon review by the **Town Attorney**.

continued on next page

ZA's Proposed Final Conditions:

1. **Mylar Filing:** Standard condition with deadline of 180 days from date of decision.
2. **Zoning Permits required before construction:** Standard condition for both the proposed ADU and the new residence.
3. **State Permitting:** Issuance of Zoning permits shall be contingent on receipt of an amended State water-wastewater permit.
4. **Slopes:** For Lot 2, a zoning permit is contingent upon receipt of a detailed grading plan depicting existing grade at 1-foot contours. If these plans indicate a preconstruction grade across the disturbed building site of between 15%-25%, or driveway grading exceeding slopes allowed by Section 311, a conditional use approval must be obtained from the DRB prior to issuance of the zoning permit for this lot.
5. **Utility permitting and easements:** Power and telecom utilities to Lot 2 are to be confirmed prior to issuing a zoning permit. An amended State Highway Access Permit and / or utility easements shall be executed and submitted to the ZA as appropriate once confirmed.
6. **DRB Decision signing block:** Must be added to Plat PL-1.
7. **E-9-1-1 Addresses:** The applicant or developer shall request an E-9-1-1 address for the new ADU and the new residence along with the application for a zoning permit.

Exhibits:

ZA comments are made in reference to the exhibits posted on the Town website at <https://www.starksborovt.org/agendas-and-minutes> with entries up until August 24, 2026.

Town of Starksboro Development Review Board Hearing Exhibit List

Applicant: Jason and Heather Barnard
Application # 26-DRB-06SD

Date of Hearing: 9/10/2026
Hearing Type: Minor Subdivision Final Plan Review

Exhibit #	Description	Date entered	Submitted by:
A	Warning dated August 13,2026	8/24/26	ZA
B	Abutter Map dated 8/11/26	8/24/26	ZA
C	Abutter Mailing Affidavit dated 8/11/26	8/24/26	ZA
D	Applicant Cover Letter dated 8/6/26	8/24/26	Applicant
E	DRB Application dated 7/6/26	8/24/26	Applicant
F	Adjoining Property Owners List	8/24/26	Applicant
G	Email from Zapata Courage, State Wetlands Ecologist, recvd. 8/10/26	8/24/26	Applicant
H	Project Description dated 6/9/26	8/24/26	Applicant
I	VTrans Access Permit 46534 dated 5/22/26	8/24/26	Applicant
J	Drawing PL-1: Two-Lot Subdivision Survey Plat, dated 5/12/26	8/24/26	Applicant
K	Drawing S-1: Overall Site Plan, dated 3/22/26	8/24/26	Applicant

**TOWN OF STARKSBORO
DEVELOPMENT REVIEW BOARD**

NOTICE OF HEARING

Jason and Heather Barnard submitted application 26-DRB-06SD for a Final Plan Review Hearing for a 2-lot minor subdivision located on a 11.54+/- acre parcel #10977 at 4400 VT Route 17 in the Town of Starksboro. The proposed subdivision is in the LDRC district. The Final Plan Review Hearing on this application will be held per the 2020 Starksboro Land Use and Development Regulations (SLUDR).

The Starksboro Development Review Board will conduct the hearing on **September 10, 2026**, starting at 6:30p.m. at the Starksboro Town Office with remote access (info below). The full application is available to review by request at the Starksboro zoning office, and on the Town website at:

<https://www.starksborovt.org/agendas-and-minutes>

Pursuant to 24 V.S.A. §§ 4464(a)(1)(C) participation in this local proceeding is prerequisite to the right to take any subsequent appeal.

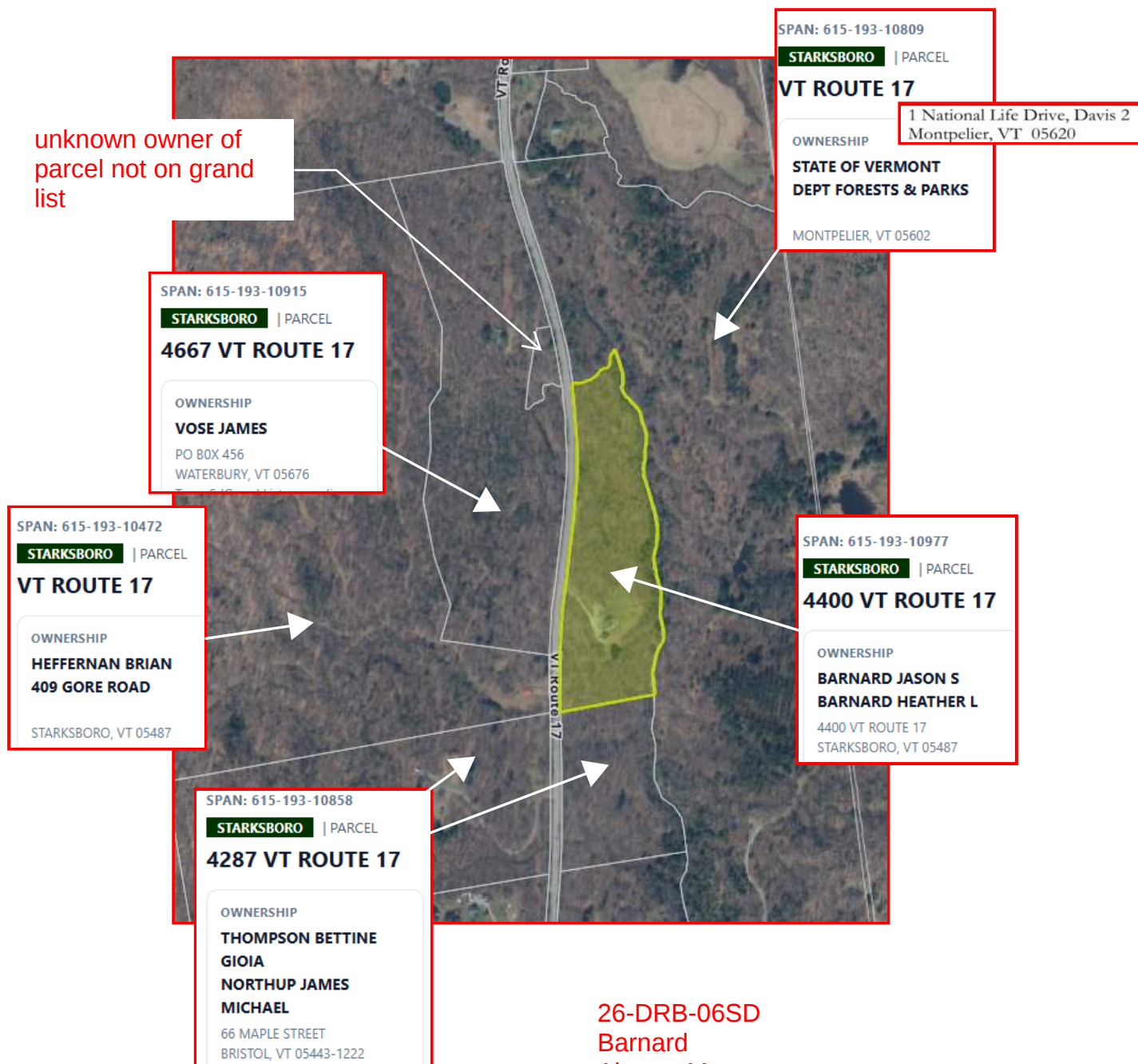
Town of Starksboro is inviting you to a scheduled Zoom meeting.

<https://us02web.zoom.us/j/89617415124>

Meeting ID: 896 1741 5124

Or by Phone: +13052241968

Warning Date : August 13, 2026



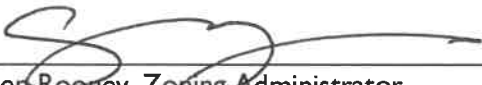
26-DRB-06SD
Barnard
Abutter Map
8/11/2026

Town of Starksboro

PO Box 91, Starksboro VT 05487
 zoning@starksborovt.org

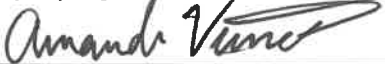
ABUTTERS MAILING AFFADAVIT

Pursuant to section #410 of the Starksboro Land Use Development Regulations I, Stephen Rooney, Zoning Administrator for the Town of Starksboro, hereby acknowledges that on 8/11/26 that I sent by US 1st class mail the attached "notice of public hearing", for application 26-DRB-06SD to the following list of abutting property owners and others requesting notice.


 Stephen Rooney, Zoning Administrator

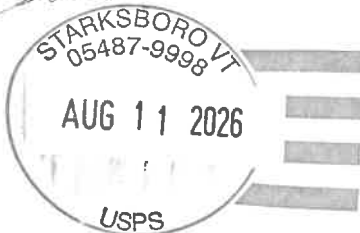
Date: 8/11/26

I attest by my signature below that I have reviewed this list and that it was mailed on 8/11/26.

Attest: , Town Clerk/ Assistant Town Clerk/ Town Admin

Applicants: Jason and Heather Barnard, Parcel 10977, 4400 VT Route 17

Abutters or Participants	
Parcel #	Name and Address
10809	State of Vermont Dept. of Forests and Parks 1 National Life Drive, Davis 2 Montpelier, VT 05620
10858	Bettine Gioia Thompson James Michael Northup 66 Maple Street Bristol, VT 05443
10472	Brian Heffernan 409 Gore Road Starksboro, VT 05487
10915	James Vose PO Box 456 Waterbury, VT 05676

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



Town of Starksboro
RECEIVED
08/10/2026

August 6, 2026

Town of Starksboro
Attn: Steven Rooney, ZA
PO Box 91
Starksboro, VT 05487

Subject: Jason S. Barnard & Heather L. Barnard, Two-Lot Subdivision, 11.54± Acre Parcel, 4400 VT Route 17, South Starksboro, Vermont – Final Subdivision Application and Required Information

Dear Steve:

I am writing to formally request a final subdivision plan hearing for a proposed two-lot subdivision of our existing 11.54± acre developed residential property located at 4400 VT Route 17 in South Starksboro.

In accordance with the Town of Starksboro Land Use and Development Regulations, the following items are respectfully submitted:

1. Town of Starksboro Development Review Board (DRB) Application.
2. Town of Starksboro Zoning Permit Application.
3. Final Subdivision Plan Application Fee (submitted with paper copies).
4. Names and Addresses of Adjoining Property Owners.
5. Wetlands Email from Zapata Courage.
6. Project Narrative.
7. VTRANS Access Permit.
8. Site Plan Drawing S-1 dated March 22, 2026.
9. Survey Plat PL-1 dated May 12, 2026.

Please review the included information and let me know when you would like to schedule the sketch plan application meeting with you. In the meantime, should you have any questions or comments, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,

Jason S. Barnard
Licensed Designer #126179



Development Review Board Application

Town of Starksboro
P.O. Box 91
Starksboro, VT 05487
Zoning Phone: 802-453-2768
www.starksborovt.org/zoning

Address of property: 4400 VT Route 17 Parcel ID (last 5 digits of SPAN): 10977

Property Owner (see Page 2): Jason S. Barnard & Heather L. Barnard

Property Owner: _____

Mailing Address: 4400 VT Route 17, Starksboro, VT 05487

Signature of Owner: [Signature] Date 7/6/26

Signature of Owner: [Signature] Date 7.6.26

Applicant (see Page 2): Same as Owner

Mailing Address: Same as Owner

Signature of Applicant: _____ Date _____

Town of Starksboro
RECEIVED
08/10/2026

Application Type (check all that apply):

- ☐ **Variance** (per section 422)
Specific relief requested: _____
- ☐ **Waiver** (per section 423)
Specific relief requested: _____
- ☐ **Site Plan Review** (per section 424, "S" designation in Use Table, or other Section).
Project description and Zoning Permit #: _____
- ☐ **Conditional Use Review** (per section 425, "C" designation in Use Table, or other Section)
Project description and Zoning Permit #: _____
- ☒ **Subdivision** (per Section 426). Pre-application meeting date: _____
X Minor _____ Major _____ Total # Lots ² _____
- ☐ **Planned Unit Development** (per Section 427). Pre-application meeting date: _____
- ☐ **Appeal of decision by Zoning Administrator** (per section 421)
Permit # or other decision being appealed: _____
- ☐ **Other (specify)** _____

- Before the application can be deemed complete, the property owner or applicant must submit with this application the applicable fees and appropriate pertinent information as required by the Starksboro Land Use and Development Regulations. Once the application is deemed complete by the Zoning Administrator or DRB, the Town has 60 days to warn a public hearing. See Page 2 and 3 for required submittals and other information.

Administrator/DRB use only

DRB Application Number: 26-DRB-06SD Fee Paid: \$375 ck 1819 Date Deemed Complete: 8/10/26

Warning Public Notice date: 8/13/26 Final Hearing date: 9/10/26 Date of decision: _____

DRB Chair: _____ DRB Clerk/ZA: _____

Zoning office notes: _____

Jason & Heather Barnard
11.54± Acre Parcel
Two-Lot Subdivision
4400 VT Route 17
South Starksboro, Vermont

Town of Starksboro
RECEIVED
08/10/2026

Adjoining Property Owners

Landowner	Address
State of Vermont Department of Forest & Parks	1 National Life Drive, Davis 2 Montpelier, VT 05620
James C. Vose	PO Box 456, Waterbury, VT 05676
Brian Heffernan	409 Gore Rd, Starksboro, VT 05487
Bettine Gioia Thompson & James Michael Northup	66 Maple Street Bristol, VT 05443

Exhibit G

Town of Starksboro
RECEIVED
08/10/2026

10:22 AM (18
minutes ago)

Courage, Zapata

to me

Hi Jason,

Your site was certainly interesting to actually see after our conversation and initial review over the years. This email is to confirm the following. ZC conducted a site visit with Jason Oct 14, 2025: The wetland area is an excavated area; intercepting ground water table around a developed spring to address road runoff and salt accumulation concerns which was created in upland. While this could make is a possibly exempt feature, because I cannot confirm that the spring did or did not have a small associated wetland downslope, I am making a class III wetland call, which are not currently regulated under VT State Wetland Rules.. The drainage down to pond was a constructed ditch created wholly in upland and the system is disconnected from stream below with only pond overflow contributing to it.

Therefore, based on your proposed project as per the attached, a wetland permit is not required. This has been assigned wetland project #2024-0949, please reference it in future communications.

Cheers,
Zap

Zapata Courage | District Wetland Ecologist
Addison & Rutland Counties and the Towns of Stockbridge and Rochester of Windsor Co.

The Department of Environmental Conservation supports telework, and there are times when I may be working from another office location or out in the field. I am available to connect by phone and email. I am also available to connect in-person upon request.

Vermont Department of Environmental Conservation
Watershed Management Division | Wetlands Program
Rutland Regional Office
802-490-6179 (cell)
<https://dec.vermont.gov/watershed/wetlands>

Jason S. Barnard & Heather L. Barnard
11.54± Acre Parcel
Two-Lot Subdivision
4400 VT Route 17
South Starksboro, Vermont
June 9, 2026

Town of Starksboro
RECEIVED
08/10/2026

Project Description

Jason & Heather Barnard own an existing 11.54+/- acre developed residential parcel located at 4400 VT Route 17 in South Starksboro. The subject parcel is developed with a 4-bedroom single-family residence that is served by an existing on-site in-ground wastewater disposal system and is provided water by an on-site shallow well (to be replaced with a drilled well). The Barnards are proposing to subdivide the property and create a new 2+/- acre parcel that will be developed with a 4-bedroom single-family residence. The new residence will be served by an on-site in-ground wastewater disposal system and drilled well. As part of the project, a 1-bedroom accessory dwelling unit (ADU) is being proposed above the existing garage on Lot 1 (the remaining lands).

Town of Starksboro, Land Use and Development Regulations

In accordance with **Section 426.E Review Criteria** of the Town of Starksboro Land Use and Development Review regulations, the applicant shall demonstrate to the Development Review Board (DRB) that the project conforms to the review criteria listed below.

- **Siting and Suitability** – The proposed subdivision will situate the new residential structure relatively close to VT Route 17 and will be located so that there is adequate distance between residential structures. The property is not subject to periodic flooding or poor drainage. The proposed subdivision has been designed in accordance with the density and dimensional standards presented in Section 211. A building envelope has been delineated as required in Sections 243.B and 263.C and conforms to the Land Use and Development Regulations.
- **Natural Features** – The proposed subdivision boundary is based on existing natural features, site improvements and historic use to the greatest extent practicable. The existing residence will have boundaries that take into consideration the existing topographic features and contours, lawn area, access, waterways, and infrastructure (i.e. wastewater systems and water supply wells). This layout is designed to minimize natural feature disturbance, including the continued use of the existing means of access in order to minimize clearing and impervious surface area. Overall, the project area does not include any flood hazard areas and will not have undue adverse impact on any significant wildlife habitat. The wetlands associated with the subject property have been reviewed by State Wetlands Ecologist, Zapata Courage and have been designated as Class III. Class III wetlands do not have buffers and are adequately protected with the proposed building envelope. There are no prime and/or statewide agricultural soils associated with the subject property.
- **Character of the Area and Privacy** – The general character of the area associated with part of South Starksboro is single-family rural residential homes and agriculture. The proposed subdivision will continue to provide single-family homes on parcels that are larger than the minimum density requirements for the low density residential and commercial zoning district. Adequate privacy is presently provided among the proposed and existing residential structures, and the proposed lot layout offers ample opportunity for privacy for the project.

- **Energy Conservation and Access to Renewable Energy** – The majority of the land associated with the property is either open lawn (Lot 1) or is wooded. The new residential structure will be constructed to meet the most recent energy conservation standards, including the VT Residential Building Energy Standards. It is expected that LED lighting will be utilized along with energy-efficient heating system(s) and appliances.
- **Access and Circulation** – The new parcel will be accessed via an individual drive off VT Route 17. A VTRANS permit has been issued for the Lot 2 access (see attached). The addition of the one (1) new parcel will not have an undue adverse impact on the condition, capacity, safety or function of VT Route 17. Given the large lot size and rural character of the property, pedestrian access within the proposed subdivision is not applicable to this project.
- **Infrastructure, Utilities, Facilities and Services** – VT Route 17 is a state highway and is maintained by VTRANS. The Town of Starksboro provides fire service to this area and will continue to provide this service. Utilities are currently located on VT Route 17 and/or on the subject parcel and are easily accessible to the proposed subdivision. Utilities (electric and communications) will either come from a pole on the Heffernan parcel on the westerly side of Route 17 or from the pole on Lot 1. If the utilities originate from the utility pole on the Heffernan parcel, then an additional pole will be required to go overhead across Route 17. From that point, utilities would go subsurface to the new Lot 2 residence. If the utilities are provided from the existing pole on Lot 1, then utilities will be installed subsurface from the existing pole on Lot 1 to the Lot 2 residence.
- **Lighting** – Any new lighting will be typical of rural residential homes and will be designed and constructed so that exterior lighting is down-shielded to mitigate light trespass off the proposed parcels and therefore all new exterior lighting will be compliant with Section 314. Further, it is expected that lighting will utilize the most up-to-date and energy-efficient fixtures.
- **Recreation** – The proposed parcel (Lot 2) and remaining lands will have walking access to Camels Hump State Forest for adequate area for recreation (i.e. walking trails, hunting, etc.) on each individual parcel. No shared or common lands is being proposed as part of this project.

Exhibit I

VERMONT AGENCY OF TRANSPORTATION
NOTICE OF PERMIT ACTION

Town of Starksboro
RECEIVED
08/10/2026

Grantor (Owner/Applicant): JASON BARNARD
Address: Street: 4400 VT Route 17
City/State/ZIP: STARKSBORO, VT 05487

Location of Work:

Location Start
Town: Starksboro
Route: VT17
Log Station/MM: 0231+26 ~ 0235+48 / 4.38 + 4.46

Location End
Town:
Route:
Log Station/MM:

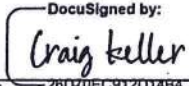
Property Deed Reference: Book: 70 Page: 248-250
Additional Book: Additional Page:

Permit ID #: 46534

Description of Work: CONSTRUCT A NEW RESIDENTIAL ACCESS PER
STANDARD B-71A TO SERVE LOT 2 OF A TWO-LOT
SUBDIVISION OF 11.6 ACRES, AND REPAIR OR
REPLACE A CULVERT UNDER AN EXISTING ACCESS
AT MM 4.46

☒ Issued Permit ☐ Notice of Violation
☐ Suspension of Permit ☐ Withdrawn

Action Date: May 22, 2024

Signature: 
Authorized Representative for
the Secretary of Transportation

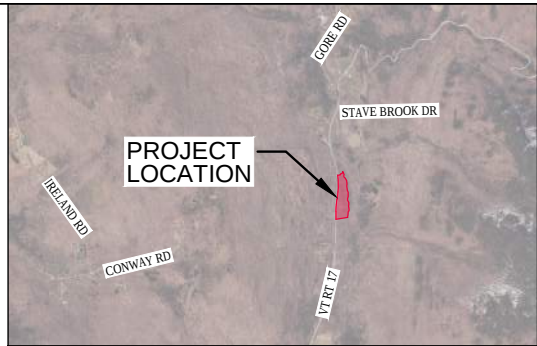
Location of Record: Vermont Agency of Transportation
Development Review & Permitting Services Section
Barre City Place, 219 North Main Street
Barre, Vermont 05641

Town/City of Starksboro Clerk's Office
Received June 27 at 2:15 a.m.(p.m.)
and recorded in Book 125 on Page 536
of land records.
Attest: 
Assistant Town/City Clerk

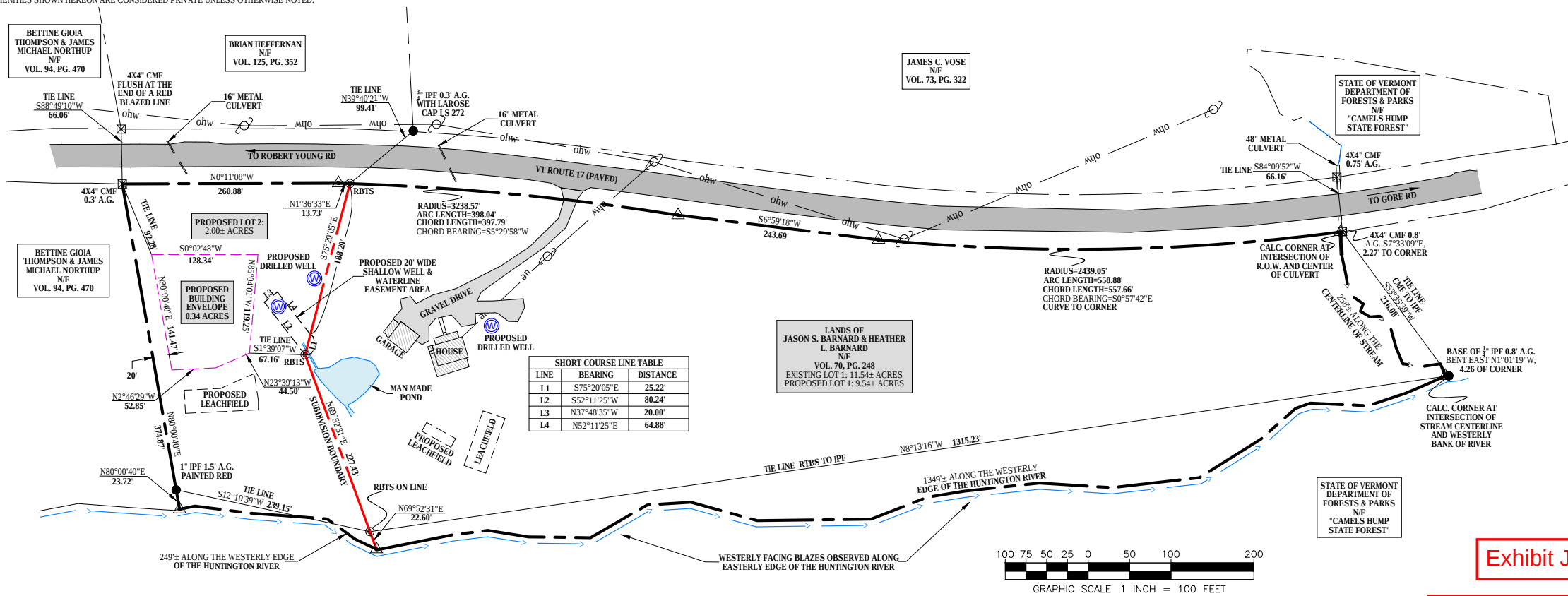


- SURVEY NOTES:**
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12 GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.
 2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.
 3. A SURVEY WAS COMPLETED IN MAY, 2024 USING A TRIMBLE R750, R780 & R12 BASE-ROVER CONFIGURATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.
 4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.
 5. THE RIGHT OF WAY WIDTH FOR VERMONT STATE ROUTE 17 OF 4 RODS (66') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND AND THE TRAVELED WAY.
 6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.
 7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED A.W.W VTL.S 0132699 AND ALL MONUMENTATION FOUND IS AS NOTED.
 8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.
 9. BARNARD AND GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.
 10. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

LEGEND			
	PROJECT BOUNDARY LINES		IRON PIPE FOUND
	PROPOSED BOUNDARY LINES		CONCRETE MONUMENT FOUND
	ABUTTING BOUNDARY LINES		REBAR TO SET
	EXISTING EASEMENT / RIGHT-OF-WAY		CALCULATED CORNER
	PROPOSED RIGHT-OF-WAY	A.G.	ABOVE GRADE
	PROPOSED BUILDING SETBACK LINES	B.G.	BELOW GRADE
	UTILITY POLE & OVERHEAD WIRES	N/F	NOW OR FORMERLY
	STREAM / RIVER		



LOCATION PLAN
N.T.S.



TOWN OF STARKSBORO BUILDING RIGHTS TABLE

IN ACCORDANCE WITH SECTION 351.D OF THE TOWN OF STARKSBORO, VERMONT LAND USE AND DEVELOPMENT REGULATIONS ZONING BYLAWS EFFECTIVE 1/28/2020, THE TOTAL NUMBER OF BUILDING RIGHTS ON THE PARCEL PRIOR TO SUBDIVISION SHALL BE ALLOCATED AMONG THE RESULTING LOTS. CALCULATIONS OF THE BUILDING RIGHTS WERE MADE USING THE ACREAGES SHOWN HEREON AND ZONING DISTRICT DENSITY REQUIREMENTS STATED IN THE AFOREMENTIONED ZONING REGULATIONS. IT SHOULD BE NOTED THAT THESE BUILDING RIGHTS ARE SUBJECT TO CHANGE IN THE EVENT OF AMENDMENTS TO THE CURRENT DENSITY REQUIREMENTS.

EXISTING PARCEL	TOTAL # OF BUILDING RIGHTS	PROPOSED PARCELS	BUILDING RIGHTS USED	BUILDING RIGHTS REMAINING
LOT 1 11.54 ACRES	2	LOT 1 = 9.54 ACRES	1	0
		LOT 2 = 2.0 ACRES	1	0

RECEIVED FOR RECORD IN THE TOWN OF STARKSBORO

THIS _____ DAY OF _____, 20__

MAP BOOK _____, PAGE _____, SLIDE# _____

AT _____ O'CLOCK _____ MINUTES _____ M

AND RECORDED IN STARKSBORO, VERMONT

ATTEST _____

TOWN CLERK

**THIS IS A PRELIMINARY PLAN
AND SHOULD NOT BE
USED FOR CONVEYANCES**

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS _____ DAY OF _____, 20__.

_____, L.S. 0132699

PARCEL INFORMATION
OWNER: JASON S. BARNARD &
HEATHER L. BARNARD
VOL. 70, PG. 248
SPAN: 615-193-10977
PARCEL ID: 00E517L1A.W.1

DRAFT

Exhibit J

**Town of Starksboro
RECEIVED
08/10/2026**

ZONING INFORMATION	
ZONING DISTRICTS	
LOW DENSITY RESIDENTIAL & COMMERCIAL (LDRC)	
DIMENSIONAL REQUIREMENTS	
RESIDENTIAL DENSITY:	1 DU / 5 AC. MAX.
LOT AREA:	1 AC. MIN.
LOT FRONTAGE:	
LOT <2 AC:	100 FT. MIN.
LOT 2 AC TO <5 AC:	150 FT. MIN.
LOT 5 AC TO <10 AC:	200 FT. MIN.
LOT >10 AC:	200 FT. MIN.
LOT COVERAGE:	20% MAX.
SETBACK - ROAD CENTERLINE:	75 FT. MIN.
SETBACK - ADJACENT PROPERTIES:	20 FT. MIN.
BUILDING FOOTPRINT:	NO MAX.
BUILDING HEIGHT:	35 FT. MAX.

SURVEY REFERENCES:

1. PLAT SHOWING A SURVEY OF PROPERTY OF JASON W. LATHROP & JODI R. LATHROP VERMONT ROUTE 17 STARKSBORO, VERMONT, DATED JUNE 8, 2002 BY RONALD L. LAROSE AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDES #32F, #33C & #33D. SLIDE #33D BEING THE MOST RECENT RECORDING WITH REVISION DATED FEBRUARY 20, 2003.

2. "STATE OF VERMONT DEPARTMENT OF FORESTS & PARKS FOREST SERVICE MONTPELIER, VERMONT, CAMELS HUMPS STATE FOREST STEVENS BLOCK BOUNDARY, BUELLS GORE, FAYSTON, STARKSBORO, AND HUNTINGTON, VERMONT." DESIGNED N. E. GREENE DATE FEB. '66 DRAWN F. ALBURGER DATE MAR., '66 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE 72C.

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting		
187 Main Street, P.O. Box 820 Eastburg Falls, VT 05450 Telephone: (802) 933-5168		
10233 VT Route 116, P.O. Box 133 Huntington, VT 05463 Telephone: (802) 482-2997		
LANDS OF		PROJECT NO. 24217
JASON S. BARNARD & HEATHER L. BARNRAD		DATE: 05-12-2026
4400 VT ROUTE 17, STARKSBORO, VERMONT		SCALE: 1" = 100'
TWO-LOT SUBDIVISION SURVEY PLAT		SURVEY: AW,DT
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWN: AW, JG
☐ SKETCH/CONCEPT	☒ PRELIMINARY	CHECKED: AW
☐ FINAL LOCAL REVIEW		DRAWING NO. PL-1
		SHEET 1 OF 1



ZONING INFORMATION	
<u>ZONING DISTRICTS</u>	
LOW DENSITY RESIDENTIAL & COMMERCIAL (LDRC)	
<u>DIMENSIONAL REQUIREMENTS</u>	
RESIDENTIAL DENSITY:	1 DU/ 5 AC. MAX.
LOT AREA:	1 AC. MIN.
LOT FRONTAGE:	
LOT <2 AC:	100 FT. MIN.
LOT 2 AC TO <5 AC:	150 FT. MIN.
LOT 5 AC TO <10 AC:	200 FT. MIN.
LOT >10 AC:	200 FT. MIN.
LOT COVERAGE:	20% MAX.
SETBACK - ROAD CENTERLINE:	75 FT. MIN.
SETBACK - ADJACENT PROPERTIES:	20 FT. MIN.
BUILDING FOOTPRINT:	NO MAX.
BUILDING HEIGHT:	35 FT. MAX.

LEGEND

	BOUNDARY LINE / R.O.W. (EXISTING)
	BOUNDARY LINE / R.O.W. (ABUTTING)
	1-FOOT LIDAR CONTOUR (OBTAINED FROM VGGI DATABASE)
	1-FOOT GROUND SURVEY CONTOUR
	FINISH GRADE
	ZONING SETBACKS
	TREE LINE
	PROPOSED LIMITS OF CLEARING
	STONE WALL (EXISTING)
	DITCHLINE
	GRAVITY SEWER (EXISTING)
	GRAVITY SEWER (PROPOSED)
	FORCE MAIN
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WELL ISOLATION
	WASTEWATER ISOLATION
	WETLAND BOUNDARY
	WETLAND BUFFER
	UNDERGROUND ELECTRICAL CONDUIT
	UNDERGROUND GAS LINE
	UNDERGROUND TELEPHONE LINE
	UTILITY POLE/ OVERHEAD WIRES
	SURVEY TRAVERSE STATION
	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	TEST PIT (TP-01)
	DRILLED WELL (UNLESS OTHERWISE NOTED)

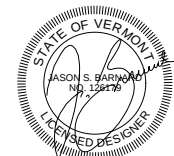
Exhibit K

Town of Starksboro
RECEIVED
08/10/2026

- PROJECT NOTES:**
1. THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "LANDS OF JASON S., BARNARD & HEATHER L. BARNARD, TWO-LOT SUBDIVISION SURVEY PLAT, 4400 VT ROUTE 17, STARKSBORO, VERMONT" BY BARNARD & GERVAIS, LLC, DATED 6-10-2024.
 2. THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN JUNE 2024.
 3. THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID18) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12 GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
 4. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
 5. NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
 6. THE LOT 1 AND LOT 2 WASTEWATER DISPOSAL SYSTEMS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE NOVEMBER 6, 2023.
 7. WETLANDS SHOWN ON THE SUBJECT PARCEL WERE DELINEATED BY MATT MONTGOMERY IN JUNE 2024. A SITE VISIT WAS MADE BY ZAPATA COURAGE OF THE STATE OF VERMONT WETLANDS OFFICE ON OCTOBER 14, 2025 TO VERIFY SAID DELINEATION. THE EXISTING WETLAND IS CONSIDERED A CLASS III WETLAND AND NO IMPACTS WILL RESULT FROM THIS SUBDIVISION PROJECT.
 8. BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
 9. ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
 10. THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.
 11. AS SHOWN, THE PROJECT CONTAINS 3,756 SF OF NEW IMPERVIOUS SURFACE AREA.

OWNER:
LANDOWNER: JASON S. BARNARD
& HEATHER L. BARNARD
DEED - Vol. 70, PG. 248
SPAN # 615-193-10977
PARCEL ID #10977

SIGNATURE:



JASON S. BARNARD
LICENSED DESIGNER #126179

DESIGNER CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT, IN THE EXERCISE OF
MY REASONABLE PROFESSIONAL JUDGEMENT,
THE DESIGN-RELATED INFORMATION
SUBMITTED WITH THIS APPLICATION IS TRUE
AND CORRECT AND THE DESIGN INCLUDED IN
THIS APPLICATION FOR A PERMIT COMPLIES
WITH THE VERMONT WASTEWATER SYSTEM
AND POTABLE WATER SUPPLY RULES.

DATE	DESCRIPTION	BY
REVISIONS		
	BARNARD & GERVAIS, LLC	
	Land Surveying Water & Wastewater Environmental Consulting	
167 Main Street, P.O.Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168	10523 VT Route 116, P.O.Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597	PROJECT NO. 24217
TWO-LOT SUBDIVISION WASTEWATER DISPOSAL SYSTEM DESIGN		DATE: 03-22-2026
JASON S. BARNARD & HEATHER L. BARNARD		SCALE: 1" = 100'
4400 VT ROUTE 17, STARKSBORO, VERMONT		SURVEY: AW,DT
		DRAWN: AW, JG
OVERALL SITE PLAN		CHECKED: JB
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWING NO. S-1
☐ PRELIMINARY DRAFT	☒ FINAL STATE REVIEW	
		SHEET 1 OF 5