

TOWN OF STARKSBORO
DEVELOPMENT REVIEW BOARD

NOTICE OF HEARING

Alan Kirkpatrick submitted application 26-DRB-08CU for a Conditional Use Review Hearing to construct an Accessory Dwelling Unit (ADU) in an existing garage located on a 118+/- acre parcel #10444 at 864 Jim Dwire Road in the Town of Starksboro. The proposed ADU is in the FC district. The Conditional Use 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 **November 12, 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 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 : October 8, 2026

ALAN KIRKPATRICK
864 JIM DWIRE RD.
BRISTOL, VT 05443

September 29, 2026

To Whom It May Concern,

I have a 120 acre property at 864 Jim Dwire Road (the end of the road) with two structures, a house, and a garage. Most of the land is in the forest and conservation zone. I would like to finish the upstairs of the garage into an ADU. Both buildings already have water and septic approved by the state (WW-9-1948-1).

I've attached two drawings, and the wastewater completion letter from Barnard & Gervais. The garage has a 300' setback from the nearest boundary. Please let me know if I can provide any further info or documentation

Best Regards,

Alan

Development Review Board Application

Address of property: 864 Jim Dwyne Rd. Parcel ID (last 5 digits of SPAN): 10444

Property Owner (see Page 2): ALAN KIRKPATRICK

Property Owner _____

Mailing Address: 864 Jim Dwyne Rd, Bristol, VT 05443

Signature of Owner: Alan Kirkpatrick Date 9-29-2026

Signature of Owner: _____ Date _____

Applicant (see Page 2): same as above

Mailing Address: _____

Signature of Applicant: Alan Kirkpatrick Date 9-29-2026

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 #: 26-ZP-37 ADU IN THE FC DISTRICT
IN EXIST. GARAGE

☐ Subdivision (per Section 426). Pre-application meeting date: _____
_____ Minor _____ Major Total # Lots _____

☐ 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-08CU Fee Paid: 375 ^{#1449} Date Deemed Complete: _____

Warning Public Notice date: _____ Final Hearing date: _____ Date of decision: _____

DRB Chair: _____ DRB Clerk/ZA: _____

Zoning office notes: _____

Starksboro

VERMONT

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

ZONING PERMIT APPLICATION

A Zoning Permit is required **prior** to any land development, as defined in the Starksboro Land Use & Development Regulations. Contact the Zoning Administrator prior to filing this form to confirm your permitting requirements and fees.

Site Information:

Physical Address of Property: 864 Jim Duane Rd Parcel ID (last 5 digits of SPAN): 10444
 Zoning District: Forest/Conservation Overlay District (if applicable): _____ Lot Size (acres): 118 acres

Property Owner(s) Information (see definition next page):

Applicant Information (see definition next page):

Property Owner(s) Name: ALAN KIRKPATRICK

Applicant Name: ALAN KIRKPATRICK

Property Owner(s) Name: _____

Owner Mailing Address: 864 Jim Duane Rd
Bristol, VT 05443

Applicant Mailing Address: same

Phone: _____ Email: _____

Project Information:

Description of Project: ADU in an existing garage, no additional exterior construction

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. Any work in the Road or Highway Right-of-Way requires a Town or State Driveway/Access permit be filed with the Zoning Administrator. 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 Land Use and Development Regulations.

Alan Kirkpatrick 9-29-2026
 Property Owner Signature Date

SAME

Property Owner Signature Date Applicant Signature Date

OFFICE USE BELOW ONLY

Date received: 9/29/26 Date Application Deemed Complete _____ Fee: \$ _____ Paid via: Check #: _____ Online _____

PERMIT DECISION

Decision: DENIED/ APPROVED / REFERRED TO DRB

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

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

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 all that apply): ☐ New Construction / Sitework ☐ Change in Use ☐ Addition/Alteration ☐ Sign☒ Accessory Dwelling Unit ☐ Home Business ☐ Renovation ☐ Other: _____Related Prior DRB Approval Numbers # 26-DRB-0BCUFor New Structures or Additions: NO NEW SF 930SF ADUTotal new square footage: NA Size in ft: Length _____ Width _____ Height _____Total Lot Coverage (includes driveways and other impervious surfaces) _____ % NO NEW LC

Project setbacks: Show distance from the property boundaries in feet on an attached diagram (see below and next page).

Show any of the following conditions and / or note if the property is located within these protection areas:

- | | |
|--|---|
| ☐ Floodplain | ☐ 50 feet from a waterbody, stream, etc. |
| ☐ Wetlands (Class I or II) | ☐ Water Source Protection Area |
| ☐ Steep Slopes (20% or greater) | ☐ Conservation Easement lands |
- NA

Other regulatory permits (note NA if not applicable):

New E-911 Address Required? YES

State Highway Right-of-Way Access Permit Number:

Town Driveway/Right-of-Way Access Permit Number:

State Water / Wastewater Permit Number : NW-9-1948-1

State Stormwater Discharge Permit Number:

Prior or New State Act 250 Permit Number(s):

State Building Construction Permit Number:

Definitions:

Property Owner (also referred to as "owner" or "landowner" or "Owner of Record" or "developer"): Name of Person(s) or Entities noted as the Owner of the Parcel on the current Grand List or most recent Warranty Deed Filing. If multiple names are provided, all must be noted and must sign all applications. If an Entity is noted (i.e. Star Farms, LLC), then the contact information for the person authorized to represent the entity must be provided.

Applicant: The person(s) or entity or firm authorized by the Owner to submit the application, act on the Owner's behalf in all matters relating to the application, and be responsible for communications between the Town and the Owner. If the person(s) or entity or firm submitting the application and acting on the Owner's behalf does not wish to be listed as the Applicant, then a separate letter of authorization signed by the Owner must accompany the application allowing this party to act on the Owner's behalf.

Site Diagram Base Plan Hint:

If you do not have a survey or map of your property to sketch a site diagram on, you can go online to the Vermont Parcel Viewer Program (see link at www.starksborovt.org/zoning). Type your Parcel Number into the search bar (193 - last 5 digits of your SPAN number from your tax bill, example 193-10454). Confirm the new view matches your parcel and Owner information. Click on the Print icon at the bottom of the screen. In the Print dialog box that appears, click on Print, then click the Results tab. Print the map that appears in the pop-up window using your browser's print commands. Use this diagram to sketch your proposed project and attach in lieu of the diagram sheet on the next page.

Diagram:

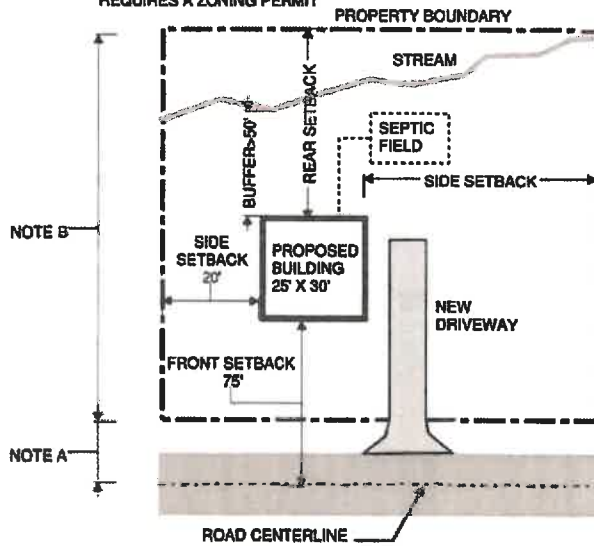
Please include a sketch of the proposed development. You may use the space below to sketch your plan or provide a professionally prepared plan.

Include the following property information: boundary lines and rights-of-ways, setbacks, surface waters and wetlands, dimensions of existing and proposed structures, existing /proposed accesses (curb cuts) driveways and parking areas, existing /proposed utilities, existing / proposed water and wastewater systems. Additional information may be required depending on the nature of the project.

Diagram: *see attachment*

Diagram example:

NOTE A: WORK IN TOWN OR STATE RIGHT OF WAY
REQUIRES A DRIVEWAY/ACCESS PERMIT
NOTE B: WORK INSIDE PROPERTY BOUNDARY
REQUIRES A ZONING PERMIT



SEHADEL
GOLDONT

HQ

oute 17

7,600'

7,800'

LOT 2
SEE PLAT
B5 D
ATTACHED

KIRKPATRICK
ALAN C
TRUST

house
300'

garage
300'

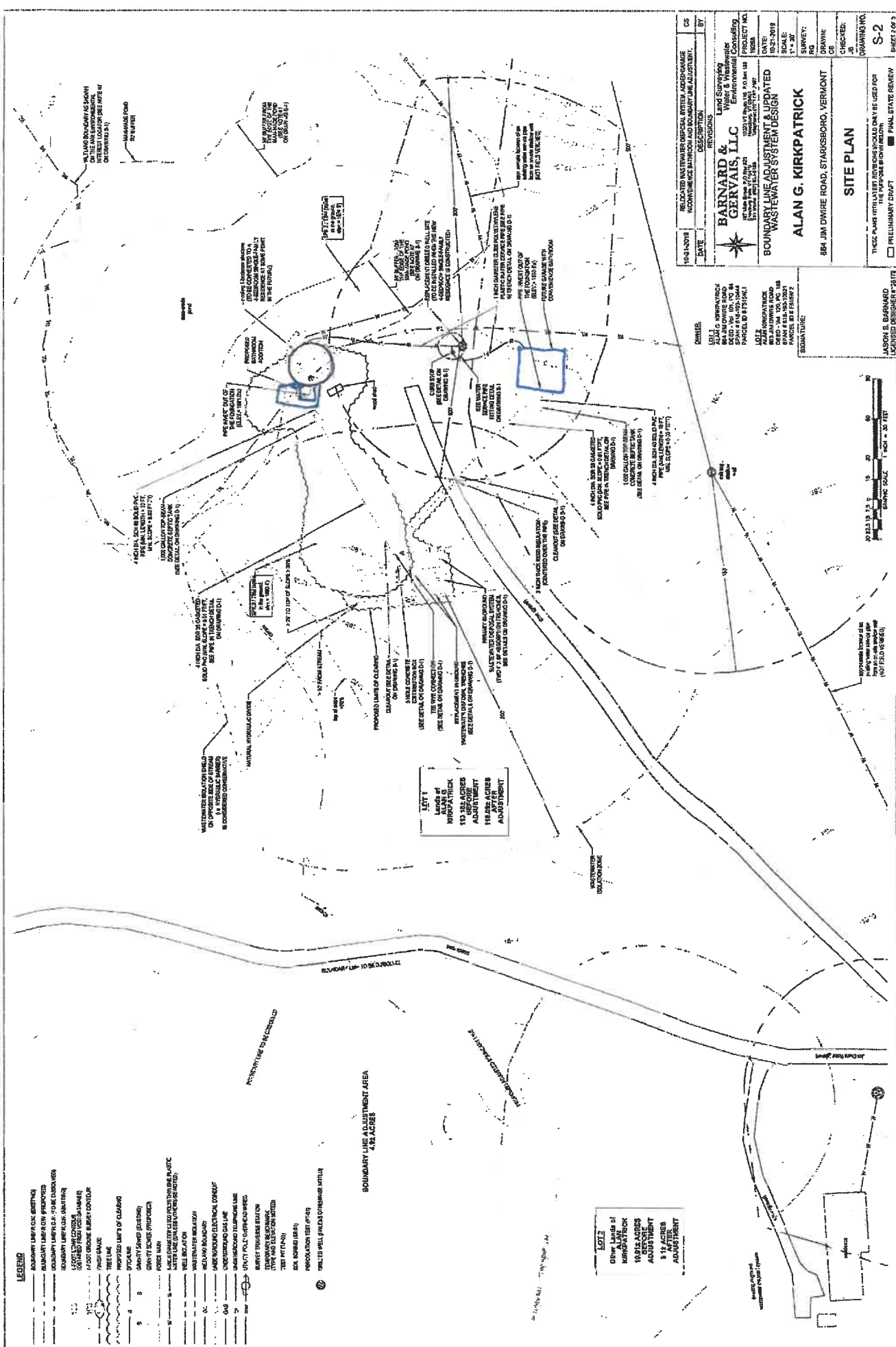
1,600'

HANE
WILLIAM
E

KOWALSKI
STEPHEN

WICH
JERRY

CAMER
HUMP
SEASE
FOREST



04-10114	DATE	DESCRIPTION	Land Surveying Environmental Consulting Gervais, LLC 10201 W. Main St. PO Box 148 Vermont, VT 05651-0148 Tel: 802-244-7428 Fax: 802-244-7429 www.gervaisllc.com	PROJECT NO. 19088
CS	BY	REVISIONS	Land Surveying Environmental Consulting Gervais, LLC	DATE 08/01/08
RELOCATED INTERSECTION, INTERSECTION ADJUSTMENT, WATERMETER WATERFLOW AND BOUNDARY LINE ADJUSTMENT.		DATE 08/01/08		
		SCALE 1" = 20'		
		SUNSET: Rd		
		DRAWN: CE		
		CHECKED: JL		
		DRAWING NO. S-2		
		THIS PLAN WITH ALL ATTACHED SHEETS IS USED FOR THE PURPOSE OF A BOUNDARY REVIEW		
		☐ PRELIMINARY DRAW ☒ FINAL STATE REVIEW		
		 BARNARD & GERVAIS, LLC 10201 W. Main St. PO Box 148 Vermont, VT 05651-0148 Tel: 802-244-7428 Fax: 802-244-7429 www.gervaisllc.com		
		BOUNDARY LINE ADJUSTMENT & UPDATED WASTEWATER SYSTEM DESIGN		
		ALAN G. KIRKPATRICK		
		864 JIM DWIRE ROAD, STARKSBORO, VERMONT		
		SITE PLAN		

OWNER: **LOU J**
ALAN G. KERNSTADT
10000 10TH AVE NW
SPAIN # 118-102-1044
PARCEL ID # 71519, 1

LOU J
ALAN KERNSTADT
10000 10TH AVE NW
DEED - 104 100 PG 108
10000 10TH AVE NW
PARCELS 104 100 PG 108

LOU J
ALAN KERNSTADT
10000 10TH AVE NW
DEED - 104 100 PG 108
10000 10TH AVE NW
PARCELS 104 100 PG 108

QUANTITY:

SON B. BARNARD
LICENSED DESIGNER # 28179

[illegible]

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14

A hand-drawn sketch of a building with a chimney and a flagpole. The building is a simple rectangle with a chimney on the right side. A flagpole is attached to the roof of the building. The drawing is done in a simple, sketchy style.

10

Year	Percentage of Population Aged 65 and Over
1950	7
1955	8
1960	9
1965	10
1970	11
1975	12
1980	12.5
1985	13
1990	13

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~~SECRET~~

100-443887-100

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ADJUTANT

Box

Sketch

100

