

Town of Starksboro

Exhibit List

Exhibit #	Description	Date entered	Submitted by:
A	Warning dated 7/16/26 and Abutters mailing affidavit dated 7/14/26	7/14/26	ZA
B	Cover letter by Barnard & Gervais dated 6/25/2026, revised 7/8/26	7/14/26	Applicant
C	DRB PUD application dated 7/10/26	7/14/26	Applicant
D	Subdivision Narrative dated 7/8/2026	7/14/26	Applicant
E	List of Adjoining property owners	7/14/26	Applicant
F	VTrans Access Permit #47501 dated 12/19/2025, with application submittals, drawings, and site photos (23 pages)	7/14/26	Applicant
G	Letter from Zapata Courage, wetlands ecologist, VT DEC, dated 6/23/26	7/14/26	Applicant
H	Vermont ANR Natural Resource Maps dated 1/14/25 (5 pages): • VSWI & Advisory Wetlands • River Corridors & Special Flood Hazard Areas (SFHAs) • Primary Agricultural Soils • Wildlife Habitat & RTE Species • Slopes	7/14/26	Applicant
I	Dwg. PL-1: Nine-Lot Subdivision Survey Plat dated 1/29/2026, rev. 7/2/26	7/14/26	Applicant

Exhibit #	Description	Date entered	Submitted by:
J	Dwg. PL-2: Nine-Lot Subdivision Survey Plat dated 1/29/2026, rev. 7/2/26	7/14/26	Applicant
K	Dwg. PL-3: Nine Lot Subdivision Survey Plat dated 1/29/2026, rev. 7/2/26	7/14/26	Applicant
L	Dwg. PL-4: Nine Lot Subdivision Survey Plat dated 1/29/2026, rev. 7/2/26	7/14/26	Applicant
M	Dwg. S-1: Overall Subdivision Plan dated 1/29/2026, rev. 7/2/26	7/14/26	Applicant
N	Dwg. S-2: Lots 1-7 Subdivision Plan dated 1/29/2026, rev 7/2/26	7/14/26	Applicant
O	Dwg. S-3: Lots 1 & 2 Site Plan dated 1/29/2026, rev 7/2/26	7/14/26	Applicant
P	Dwg. S-4: Lots 3 & 4 Site Plan dated 1/29/2026, rev 7/2/26	7/14/26	Applicant
Q	Dwg. S-5: Lots 5 & 6 Site Plan dated 1/29/2026, rev 7/2/26	7/14/26	Applicant
R	Dwg. D-1 Lots 1,2 & 3 Wastewater System Details dated 1/20/2026,	3/9/26	Applicant
S	Dwg. D-2 Lots 4,5 &6 Wastewater System Details and Notes dated 1/20/2026, rev 7/2/26	7/14/26	Applicant
T	Dwg. D-3: Septic Tank, Pump Station, Distribution Box and Water System dated 1/29/2026, rev 7/2/26	7/14/26	Applicant
U	Dwg. D-4: Erosion & Stormwater Control Details and Notes dated 1/29/2026, rev 7/2/26	7/14/26	Applicant
V	Dwg. SW-1: Lots 1-7 Stormwater Management Plan dated 6/24/26, rev 7/2/26	7/14/26	Applicant

Exhibit #	Description	Date entered	Submitted by:
W	Dwg. SW-2: Private Road Erosion Control Plan dated 6/24/26, rev 7/2/26.	7/14/26	Applicant
X	Dwg. SW-3: Erosion Control Plan, dated 7/2/26	7/14/26	Applicant
Y	Dwg. SW-4: Construction Phasing Plan, dated 7/2/26	7/14/26	Applicant
Z	26-DRB-01PUD PRH Decision dated 5/28/26 (10 pages)	7/14/26	ZA
AA	ZA application review letter dated 7/3/26	7/14/26	ZA
BB	Applicant email and letter with preliminary determination responses dated 7/6/26	7/14/26	Applicant
CC	Email testimony from Charlotte Sullivan dated 5/1/26	7/14/26	ZA
DD	Letter testimony from Jennifer Lovett dated 5/12/26	7/14/26	ZA
EE	B&G Owner Authorization letter dated 3/2/26.	7/14/26	ZA
FF	Draft Protective Covenants and Infrastructure Maintenance Agreement, undated, received 7/13/26	7/16/26	Applicant
GG	Sample Road Maintenance Agreement "Bylaws" (for Stark Mountain Road), undated, received 7/13/26	7/16/26	Applicant

**TOWN OF STARKSBORO
DEVELOPMENT REVIEW BOARD**

NOTICE OF HEARING

Alan and Nancy Norris submitted application 26-DRB-01PUD for a Final Plan Review Hearing for an 8-lot Planned Unit Development (PUD) located on an 84.89+/- acre parcel #10815 at 2798 VT Route 17 in the Town of Starksboro. The proposed PUD is in the ASRR, LDRC, and HDRC districts. 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 **August 13, 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

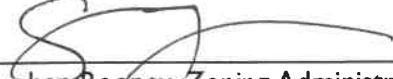
Warning Date: July 16, 2026

Town of Starksboro

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

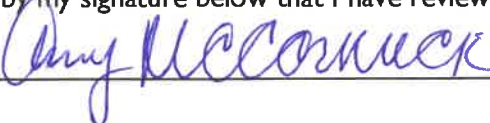
ABUTTERS MAILING AFFADAVIT

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 7/14/26 that I sent by US 1st class mail the attached "notice of public hearing", for application 26-DRB-01 PUD FPR to the following list of abutting property owners and others requesting notice.


Stephen Rooney, Zoning Administrator

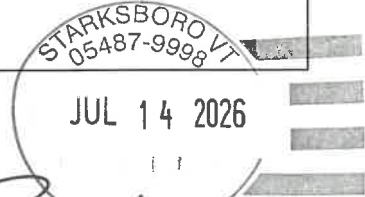
Date: 7/14/26

I attest by my signature below that I have reviewed this list and that it was mailed on 7/14/26.

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

Applicants: Alan and Nancy Norris, PO Box 368, Hinesburg VT 05461

Abutters or Participants	
Parcel #	Name and Address
11079	Kelly M. & Kathleen A. Norris Revocable Trust 2951 VT Route 17 Starksboro, VT 05487
11095	Mark & Michele Cruise 2403 Buttonwood Road Berwyn, PA 19312
10754	Gordon T. & Nancy Ann Schaedel 3275 VT Route 17 Starksboro, VT 05487
10097	Kit & Karen Harris 3556 VT Route 17 Starksboro, VT 05487
10444	Alan Kirkpatrick 864 Jim Dwire Road Bristol, VT 05443
10332	William E. & Linda A. Hanf 763 Jim Dwire Road Bristol, VT 05443
10552	Bart & Kristen Miceli 637 Jim Dwire Road Bristol, VT 05443
10370	Jody A. Higgs 537 Jim Dwire Road Bristol, VT 05443
11070	Thomas Building & Design, Inc. 839 Jerusalem Road Bristol, VT 05443
10668	Charles & Jennifer Lovett 348 Sam Stokes Road Starksboro, VT 05487


 USPS

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



June 25, 2026 [Revised July 8, 2026]

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

**Town of Starksboro
RECEIVED
7/8/2026**

Subject: Alan & Nancy Norris, Eight-Lot Subdivision, 2798 VT Route 17, South Starksboro, Vermont –
Final Plan Hearing Application and Required Information

Dear Steve:

I am writing on behalf of Alan & Nancy Norris to formally request a Final Plan hearing for a proposed Eight-Lot Subdivision relative to their 84.89± acre parcel of land located at 2798 VT Route 17 in Starksboro, Vermont.

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. Project Narrative.
3. Names and Addresses of Adjoining Property Owners.
4. VTTrans Highway Access Permit #47501.
5. State of Vermont – Wetlands Permit Determination (Zapata Courage).
6. Draft Legal Documents:
 - a. Road Association Bylaws.
 - b. Protective Covenants and Infrastructure Maintenance Agreement.
7. Vermont ANR Natural Resource Maps:
 - a. VSWI & Advisory Wetlands.
 - b. River Corridors & SFHAs.
 - c. Primary Agricultural Soils.
 - d. Wildlife Habitat & RTE Species.
 - e. Slopes.
8. Survey Plat, revised 07-02-2026:
 - a. Drawing PL-1 – Eight-Lot Subdivision Survey Plat (Sheet 1 of 4).
 - b. Drawing PL-2 – Eight-Lot Subdivision Survey Plat (Sheet 2 of 4).
 - c. Drawing PL-3 – Eight-Lot Subdivision Survey Plat (Sheet 3 of 4).
 - d. Drawing PL-4 – Eight-Lot Subdivision Survey Plat (Sheet 4 of 4).
9. Design Drawings:
 - a. Drawing S-1 – Overall Subdivision Plan (Rev 07-02-2026).
 - b. Drawing S-2 – Lots 1-7 Subdivision Plan (Rev 07-02-2026).
 - c. Drawing S-3 – Lots 1 & 2 Site Plan (Rev 07-02-2026).
 - d. Drawing S-4 – Lots 3 & 4 Site Plan (Rev 07-02-2026).
 - e. Drawing S-5 – Lots 5 & 6 Site Plan (Rev 07-02-2026).
 - f. Drawing D-1 – Lots 1, 2 & 3 Wastewater Systems Details and Notes (Rev 07-02-2026).
 - g. Drawing D-1 – Lots 4, 5 & 6 Wastewater Systems Details and Notes (Rev 07-02-2026).

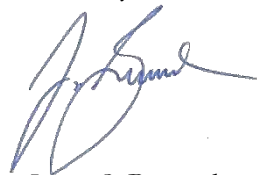
- h. Drawing D-3 – Water & Wastewater Systems Details and Notes (Rev 07-02-2026).
 - i. Drawing D-4 – Erosion & Stormwater Control Details and Notes (Rev 07-02-2026).
 - j. Drawing SW-1 – Lots 1-7 Stormwater Management Plan (Rev 07-02-2026).
 - k. Drawing SW-2 – Private Road Erosion Control Plan (Rev 07-02-2026).
 - l. Drawing SW-3 – Lots 1-7 Erosion Control Plan (07-02-2026).
 - m. Drawing SW-4 – Construction Phasing Plan (07-02-2026).
- 10.DRB Hearing Fee of \$75.

Exhibit B

Please note that State of Vermont Wastewater System and Potable Water Supply Permit WW-9-3539 has been issued; an amendment is in process to revise the subdivision from nine (9) lots to eight (8) lots in accordance with the Board's preliminary approval.

Please review the included information and let me know if there are any other items that are required for the Final Plan hearing. 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

c: Alan & Nancy Norris

Development Review Board Application

Exhibit C

Town of Starksboro

P.O. Box 91, Starksboro, VT 05487

Parcel ID Number: 10815 Address of property: 2798 VT Route 17, Starksboro

Owners of Record: Alan & Nancy Norris

Mailing Address: PO Box 368, Hinesburg, VT 05461

Signature of Owners: Alan S. Norris Nancy Norris

Applicant: Alan & Nancy Norris Phone #:

Mailing Address: PO Box 368, Hinesburg, VT 05461

Signature of Applicants: Alan S. Norris Nancy Norris

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 8
- ☒ 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

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7/8/2026

Reason for application or appeal: Residential Subdivision

Specific relief requested: _____

Section of Town bylaw/regulation in question: _____

- 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: 26-DRB-01PUD FPR Zoning District: ASRR, LDRC, and HDRC

Fee Paid: \$75 check 6755 Date Received Complete: 7/10/26

Public Notice date: 7/16/26 Final Hearing date: 8/13/26 Date of decision: / /

DRB Chair: _____ DRB Clerk/ZA: _____

Zoning office notes: _____

Alan & Nancy Norris
Eight-Lot Subdivision
2798 VT Route 17
Starksboro, Vermont

Subdivision Narrative
July 8, 2026

Town of Starksboro
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7/8/2026

Project Description

Alan & Nancy Norris own an $84.89\pm$ acre parcel of land located at 2798 VT Route 17 in South Starksboro. The parcel is located on the easterly side of VT Route 17 and is improved with a couple of agricultural sheds. The parcel is undeveloped and is used for agricultural purposes as well as forested land.

Alan & Nancy Norris are proposing to complete an eight-lot subdivision of the subject parcel. The purpose of this subdivision is to create six (6) new developable residential parcels with an undeveloped parcel (Lot 7) in the center of the subdivision that would be used for common land. The parcels will range in size from $1.04\pm$ acres to $2.16\pm$ acres. Lots 1 through 6 will each be improved with a single-family residence that will be served by an individual wastewater system and individual drilled bedrock well. Lot 7 will be $1.36\pm$ acres in size and will be common land to benefit the six residential parcels. The remaining land (Lot 8) will be $75.04\pm$ acres and will be comprised mostly of forestland, including $4.73\pm$ acres of Open Space along Hallock Brook.

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 proposed Subdivision conforms to the review criteria listed below.

- 1) **Siting and Suitability** – The proposed subdivision will create six (6) new developable parcels on the easterly side of VT Route 17. The proposed residential homes are situated at locations that contain well drained soils and gently sloping to level topography. The proposed subdivision has been designed in accordance with the density and dimensional standards presented in Section 211 of the Starksboro Land Use Regulations. Building envelopes are established on Lots 1-6 as required under sections 254.C and 358.G(1)(b).

- 2) **Natural Features** – The proposed subdivision boundaries are based on existing natural features, site improvements and historic land use to the greatest extent practicable. The location of the existing residence was taken into consideration, along with topographic features and contours, field/forest edges, access, waterways, and infrastructure (i.e. wastewater systems and water supply wells). Proposed Lots 1 & 2 are being proposed along the base of a south sloping hillside that has well drained soils and is well suited for solar gain. Proposed Lots 3-6 will be located within close proximity to an existing tree line in order to blend the structure into the wooded portion of the property. No new development is being proposed within flood hazard areas and the project will not have undue adverse impact on significant wildlife habitat. There are Class II wetlands associated with the parcel and all existing infrastructure will be adequately isolated from any Class II wetlands.
- 3) **Character of the Area and Privacy** – The general character of the area associated with this general area of Starksboro are single-family rural residential homes, businesses and agriculture. As proposed, the subdivision creates six (6) developable lots on the easterly side of VT Route 17 along the edge of an existing field. The proposed homes are clustered responsively to the natural boundaries of the hill to the north and Hallock Brook to the east and south. These natural boundaries act as substantial buffers within the subdivision and between adjoining parcels. As tabulated on survey plat drawing PL-1, the proposed subdivision involves six (6) of the parcel's sixteen (16) total permitted dwelling units. These six units on Lots 1-6 occupy only $8.49\pm$ acres of the $84.89\pm$ acres total parcel area. Therefore, the proposed subdivision will accommodate 37.5% of the parcel's total development potential on only 10% of the total parcel area.
- 4) **Energy Conservation and Access to Renewable Energy** – The proposed new residential homes will meet the most recent energy conservation standards, including the Vermont Residential Building Energy Standards (VT-RBES).
- 5) **Access and Circulation** – The proposed parcels will be accessed from VT Route 17 via a private gravel road located within a 50' wide right-of-way. The two (2) existing curb cuts at this area will be consolidated into one (1) access constructed to VTrans A-76 Standards for Town and Development Roads. Within the subdivision, each proposed residence will be accessed by an individual gravel drive. The proposed subdivision will not have an

undue adverse impact on the condition, capacity, safety or function of VT Route 17; VTTrans Highway Access Permit #47501 has been issued for this project.

- 6) **Infrastructure, Utilities, Facilities and Services** – VT Route 17 is currently a state highway and will continue to be maintained by the Vermont Agency of Transportation (VTTRANS). Starksboro presently provides fire service to this area and will continue to provide this service. A 20' wide gravel road with hammerhead-T turn-around area is provided for suitable emergency vehicle access. Utilities are currently located within the VT Route 17 right-of-way and will be extended underground for the proposed service connections. Water supply and wastewater disposal will be accommodated on-site.
- 7) **Lighting** – Any new lighting will be typical of rural residential homes and will be installed 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 of the Town of Starksboro Land Use Regulations.
- 8) **Recreation** – The proposed subdivision includes a total of $6.09\pm$ acres of Open Space that will be conserved for the occupants' recreational use. This $6.09\pm$ acres equals approximately 72% of the $8.49\pm$ acre development area (Lots 1-6). Lot 7 provides $1.36\pm$ acres of Open Space as a horseshoe-shaped common area among the homes, while Lot 8 includes $4.73\pm$ acres along Hallock Brook and bounded by the existing woods trails. The individual owners of Lots 1-6 will share ownership of Lot 7, and will have access to the Lot 8 Open Space via existing trails and walking paths.

In accordance with **Section 427.D 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 proposed PUD conforms to the review criteria listed below.

- 1) **Siting and Suitability** – The proposed subdivision will create six (6) new developable parcels on the easterly side of VT Route 17. The proposed residential homes are situated at locations that contain well drained soils and gently sloping to level topography. The proposed subdivision has been designed in accordance with the density and dimensional standards presented in Section 211 of the Starksboro Land Use Regulations. Building envelopes are established on Lots 1-6 as required under sections 254.C and 358.G(1)(b).

- 2) **Natural Features** – The proposed subdivision boundaries are based on existing natural features, site improvements and historic land use to the greatest extent practicable. The location of the existing residence was taken into consideration, along with topographic features and contours, field/forest edges, access, waterways, and infrastructure (i.e. wastewater systems and water supply wells). Proposed Lots 1 & 2 are being proposed along the base of a south sloping hillside that has well drained soils and is well suited for solar gain. Proposed Lots 3-6 will be located within close proximity to an existing tree line in order to blend the structure into the wooded portion of the property. No new development is being proposed within flood hazard areas and the project will not have undue adverse impact on significant wildlife habitat. There are Class II wetlands associated with the parcel and all existing infrastructure will be adequately isolated from any Class II wetlands.

- 3) **Character of the Area and Privacy** – The general character of the area associated with this general area of Starksboro are single-family rural residential homes, businesses and agriculture. As proposed, the subdivision creates six (6) developable lots on the easterly side of VT Route 17 along the edge of an existing field. The proposed homes are clustered responsively to the natural boundaries of the hill to the north and Hallock Brook to the east and south. These natural boundaries act as substantial buffers within the subdivision and between adjoining parcels. As tabulated on survey plat drawing PL-1, the proposed subdivision involves six (6) of the parcel's sixteen (16) total permitted dwelling units. These six units on Lots 1-6 occupy only $8.49\pm$ acres of the $84.89\pm$ acres total parcel area. Therefore, the proposed subdivision will accommodate 37.5% of the parcel's total development potential on only 10% of the total parcel area.

- 4) **Access and Circulation** – The proposed parcels will be accessed from VT Route 17 via a private gravel road located within a 50' wide right-of-way. The two (2) existing curb cuts at this area will be consolidated into one (1) access constructed to VTrans A-76 Standards for Town and Development Roads. Within the subdivision, each proposed residence will be accessed by an individual gravel drive. The proposed subdivision will not have an undue adverse impact on the condition, capacity, safety or function of VT Route 17; VTrans Highway Access Permit #47501 has been issued for this project.

- 5) **Infrastructure, Utilities, Facilities and Services** – VT Route 17 is currently a state highway and will continue to be maintained by the Vermont Agency of Transportation

(VTRANS). Starksboro presently provides fire service to this area and will continue to provide this service. A 20' wide gravel road with hammerhead-T turn-around area is provided for suitable emergency vehicle access. Utilities are currently located within the VT Route 17 right-of-way and will be extended underground for the proposed service connections. Water supply and wastewater disposal will be accommodated on-site.

- 6) **Recreation** – The proposed subdivision includes a total of $6.09\pm$ acres of Open Space that will be conserved for the occupants' recreational use. This $6.09\pm$ acres equals approximately 72% of the $8.49\pm$ acre development area (Lots 1-6). Lot 7 provides $1.36\pm$ acres of Open Space as a horseshoe-shaped common area among the homes, while Lot 8 includes $4.73\pm$ acres along Hallock Brook and bounded by the existing woods trails. The individual owners of Lots 1-6 will share ownership of Lot 7, and will have access to the Lot 8 Open Space area via existing trails and walking paths.
- 7) **Performance Standards** – The proposed project is a residential subdivision that is consistent in character with the surrounding area. Any noise, dust, light, odors or other nuisances are reasonably anticipated to be normal and customary for the proposed residential use, and substantially less nuisance than the passing Route 17 traffic. VTrans has evaluated the proposed project and confirmed that both VT Route 17 and the proposed access are suitable to accommodate the proposed subdivision, and has issued Highway Access Permit #47501. No bulk storage, fuel facilities or dumpsters are proposed. The proposed residences will use individual residential-scale trash & recycling bins that will be screened from off-site view.
- 8) **Site Plan Review Criteria** – The proposed PUD meets the site plan review criteria of section 424.D as follows:
 1. Siting and Design – The general character of the area associated with this general area of Starksboro are single-family rural residential homes, businesses and agriculture. Of the subject parcel's sixteen (16) total potential lots/units, the proposed subdivision will create only six (6) developable lots, which will be situated on the easterly side of VT Route 17 along the edge of an existing field. The proposed homes are clustered responsively to the natural boundaries of the hill to the north and Hallock Brook to the east and south. These natural boundaries act as substantial buffers within the subdivision and between adjoining parcels. Building envelopes are established on each of the developable Lots 1-6.

2. Vehicular Traffic and Circulation – The proposed parcels will be accessed from VT Route 17 via a private gravel road located within a 50' wide right-of-way. The two (2) existing curb cuts at this area will be consolidated into one (1) access constructed to VTrans A-76 Standards for Town and Development Roads. Within the subdivision, each proposed residence will be accessed by an individual gravel drive. The proposed subdivision will not have an undue adverse impact on the condition, capacity, safety or function of VT Route 17; VTrans Highway Access Permit #47501 has been issued for this project.
3. Pedestrian Traffic and Circulation – The proposed subdivision includes a 50' wide right-of-way with a 20' wide private gravel road that will provide suitable access to residential Lots 1-6, as well as the Open Space and remaining lands of Lots 7 & 8. The individual owners of Lots 1-6 will share ownership of Lot 7, and will have access to the Lot 8 Open Space area via existing trails and walking paths.
4. Parking – The proposed residential Lots 1-6 are each configured to accommodate a minimum of two (2) on-site parking spaces. The proposed 20' wide private gravel road is suitable for on-street parallel parking to accommodate any overflow/temporary parking demands.
5. Stormwater and Snow Storage – The proposed residential homes are located on sites that contain well drained soils and gently sloping to level topography. Stormwater runoff will be accommodated by simple disconnection and/or infiltrative Best Management Practices (BMPs), passing through a minimum of 50' vegetated buffer prior to entering receiving waters. The proposed private road's 50' wide right-of-way and individual lot setbacks provide sufficient space for on-site snow storage. A Stormwater Management Plan (drawing SW-1) is included with this application.
6. Lighting – Any new lighting will be typical of rural residential homes and will be installed 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 of the Town of Starksboro Land Use Regulations.

7. Signs – No development advertising signs are proposed. The private road will include a standard E911-compliant road sign, with the road name to be coordinated & approved with/by the Selectboard and E911 Coordinator. Each individual residence will be marked with house numbers per E911 standards.
8. Landscaping – Eight (8) sugar maples are proposed as street trees around the horseshoe, including a cluster of three (3) to accentuate the road entrance. These large trees (75' mature height) allow for larger spacing between them such that the gap at the wastewater easement is better integrated. Seven of the eight proposed trees are located along the inside of the R.O.W. to enhance the edge of the Lot 7 Open Space. Outside of the road R.O.W., each individual owner of residential Lots 1-6 will be able to design and install landscaping in consideration of each individual house design to enhance the property and screen trash & recycling if/as necessary.
9. Energy Conservation – The proposed subdivision is configured as a compact cluster of homes that benefits from the efficient use of shared infrastructure with minimal extension of access & utilities. Each of the six (6) proposed residences will meet the most recent energy conservation standards, including the Vermont Residential Building Energy Standards (VT-RBES).
10. Compatibility with Town Plan and Other Regulations – The subject parcel spans across both the Rural and Upland Forest planning areas. Accordingly, the proposed subdivision is clustered along Route 17 in the Rural planning area. Consistent with the goals of this area as established in the Town Plan, the project will provide six (6) new homes at a low overall density with minimal impact to environmental quality. As a Planned Unit Development (PUD), the proposed subdivision includes a total of $6.09\pm$ acres of Open Space that will be conserved for the occupants' recreational use. This $6.09\pm$ acres equals approximately 72% of the $8.49\pm$ acre development area (Lots 1-6).

In accordance with **Section 358 Planned Unit Developments (PUDs)** 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.

358.A Definition and Purpose – The proposed PUD is a holistic, well-planned alternative to conventional subdivision design involving larger lots that are more spread

out with longer roads/drives and fragmentation of wildlife habitat. Instead, the proposed project accommodates over one-third of the total development potential on only 10% of the parcel area, located responsively to existing natural and man-made features/constraints. As a Planned Unit Development (PUD), a total of $6.09\pm$ acres of Open Space will be conserved for the occupants' recreational use. This $6.09\pm$ acres equals approximately 72% of the $8.49\pm$ acre development area (Lots 1-6) and is configured to be accessible and functional for the residents.

358.B Applicability – The proposed subdivision is required to be designed as a PUD in accordance with LUR section 254.A (subdivision of 4 or more lots in the ASRR district).

358.C Mixed-Use Development – N/A; the proposed subdivision involves Single-Family Residential use.

358.D Modification of Dimensional Standards – While the subject parcel spans across multiple zoning districts, the proposed Lots 1-6 residences are located within the ASRR district. Therefore, Lots 1-6 are configured to comply with the ASRR dimensional standards, including minimum setbacks at the project perimeter and from ponds, streams and wetlands. In accordance with the provisions of 358.G(1)(a), Lot 6 is permitted to be $2.16\pm$ acres in size (max. 4-acres, at 200% of 2-acre ASRR standard).

358.E Density Bonuses – N/A; no density bonus is requested.

358.F Phased Development – The proposed PUD designates the current development area (Lots 1-6), Open Space areas (Lot 7 & a portion of Lot 8), and the remaining land (Lot 8). Lots 1-6 and the proposed Open Space areas on Lots 7 & 8 will be permitted as a single phase. The remaining land (Lot 8) is the “homestead lot” which is proposed as a deferred lot to remain undeveloped at this time. The subdivision establishes a 50' wide right-of-way for appropriate legal access through the residential subdivision to access the remaining land (Lot 8) beyond.

358.G Development Standards – The proposed PUD is designed as a cluster of homes organized around a horseshoe-shaped common area. The lots sizes range from $1.04\pm$ to $2.16\pm$ acres in size, which is less than 200% of the ASRR maximum size. Each proposed developable lot (Lots 1-6) includes a designated building envelope.

358.H Open Space Standards – The proposed subdivision includes a total $6.09\pm$ acres of Open Space that will be conserved for the occupants’ recreational use. This $6.09\pm$ acres equals approximately 72% of the $8.49\pm$ acre development area (Lots 1-6). Lot 7 provides $1.36\pm$ acres of Open Space as a horseshoe-shaped common area among the homes, while Lot 8 includes $4.73\pm$ acres along Hallock Brook and bounded by the existing woods trails.

358.I Subdivision Standards – The proposed subdivision includes the required easements and boundary information/monumentation. Draft legal documents for property deeds and maintenance of shared infrastructure and common areas are included with this application.

Alan & Nancy Norris
VT Route 17
Starksboro, VT 05487
SPAN # 615-193-10815



Adjoining Property Owners

SPAN # 615-193-11079

Kelly M. & Kathleen A. Norris Revocable Trust

2951 VT Route 17
Starksboro, VT 05487

SPAN # 615-193-11095

Mark & Michele Cruise

2403 Buttonwood Road
Berwyn, PA 19312

SPAN # 615-193-10754

Gordon T. & Nancy Ann Schaedel

3275 VT Route 17
Starksboro, VT 05487

SPAN # 615-193-10097

Kit & Karen Harris

3556 VT Route 17
Starksboro, VT 05487

SPAN # 615-193-10444

Alan Kirkpatrick

864 Jim Dwire Road
Bristol, VT 05443

SPAN # 615-193-10332

William E. & Linda A. Hanf

763 Jim Dwire Road
Bristol, VT 05443

SPAN # 615-193-10552

Bart & Kristen Miceli

637 Jim Dwire Road
Bristol, VT 05443

SPAN # 615-193-10370

Jody A. Higgs

537 Jim Dwire Road
Bristol, VT 05443

SPAN # 615-193-11070

Thomas Building & Design, Inc.

839 Jerusalem Road

Bristol, VT 05443

SPAN # 615-193-10668

Charles & Jennifer Lovett

348 Sam Stokes Road

Starksboro, VT 05487



State of Vermont
Policy, Planning & Intermodal Development Division
Policy, Planning and Research Bureau
Development Review & Permitting Services Section
Barre City Place, 219 North Main Street [phone] 802-636-0037
Barre, VT 05641 [ttd] 800-253-0191
vtrans.vermont.gov

Agency of Transportation

Exhibit F

Town of Starksboro
RECEIVED
7/8/2026

December 19, 2025

Alan D. & Nancy E. Norris
PO Box 368
Hinesburg, VT 05461
Via email: adnorris@gmavt.net

Subject: Starksboro, VT17, L.S. 0146+80 ~ 0152+06 RT
PERMIT #47501, ACCESS FOR SUBDIVISION

Dear Alan & Nancy,

Your application for a permit to work within the State Highway right-of-way to remove two existing gravel drives, construct a new access per standard A-76, improve an existing field drive per standard B-71A and perform grading to achieve sight distance, to serve a 9-lot subdivision on 84.89+/- acres, at the location indicated, has been processed by this office and is enclosed.

Pursuant to Title 19 VSA § 1111(b), authorization for these accesses is strictly contingent upon their compliance with all local ordinances and regulations relating to highways and land use. Furthermore, under Title 19 VSA § 1111(g), the agency or a municipal designee may suspend this authorization if the accesses fail to comply with such ordinances and regulations. To enforce a suspension, the agency may also, at its discretion, physically close the accesses.

This permit addresses only access to, work within, and drainage affecting the State highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

Please note the following required actions on your part, as detailed in the attached Special Conditions:

- Before beginning construction, you are required to contact District Transportation Office #5 at (802) 655-1580 for a preconstruction meeting.
- You are required to record the enclosed Notice of Permit Action in the town land records and submit a recorded copy to us by 1/19/2026.
- After construction is complete, you are required to contact District 5 again for an inspection / acceptance.

Sincerely,

DocuSigned by:
A handwritten signature in blue ink that reads "Ed Pierce".
AC082480A0D6459...
Ed Pierce

Permit Coordinator (802) 498-8946

Enclosures

cc: District Transportation Office #5
Barnard & Gervais, LLC

PERMIT ID# 47501

FOR AGENCY USE ONLY

Town: Starksboro
Route: VT 17
Mile Marker: 2.78 - 2.88
Log Station: 146+80 - 152+06 RT

VERMONT AGENCY OF TRANSPORTATION
State Highway Access and Work Permit

Exhibit F

Owner's/Applicant's Name, Address, E-mail & Phone No. Alan D. & Nancy E. Norris
P.O. Box 368, Hinesburg, VT 05461 adnorris@gmavt.net 802-734-8717
Co-Applicant's Name, Address, E-mail & Phone No. (if different from above)

The location of work (town, highway route, distance to nearest mile marker or intersection & which side)
Starksboro; easterly side of VT Rte. 17, approx. 0.45 mi. north of the intersection w/ Robert Young Rd.
Description of work to be performed in the highway right-of-way (attach plan)
1. Existing gravel drive to be improved to a private road (Location 'B' on site plan)
2. Existing field access to be improved to a gravel drive (Location 'C' on site plan)
3. Grading as indicated to maintain 550' sight distances.

Property Deed Reference Book: 99 Page: 174 (only required for Permit Application for access)
Fee \$ (fees do not apply for residential or agricultural purposes)
Is a Zoning Permit required? Yes [X] No [] - If Yes, #
Is a 30 VSA § 248 permit required? Yes [] No [X] - If Yes, #
Is an Act 250 permit required? Yes [] No [X] - If Yes, #
Other permit(s) required? Yes [] No [] - If Yes, name and # of each Wastewater (WW-9-####), Cong
Date applicant expects work to begin April 16 20 27
Owner/Applicant: Alan Norris Position Title: Owner
(Print name above)

Sign in Shaded area: [Signature] Date: 10/27/2025
Co-Applicant: Nancy Norris Position Title: Owner
(Print name above)
Sign in Shaded area: [Signature] Date: 10/27/2025

INSTRUCTIONS: -Contact the Development Review and Permitting Services Section (802.636.0037) or your local area Transportation Maintenance District Office to determine your issuing authority. The issuing authority will determine what plans, fee and other documents are required to be submitted with your Vermont Statutes Annotated, Title 19, Section 1111, permit application request.
- Original signatures are required on an original Form. The Owner/Applicant and Co-Applicant (if applicable) declares under the pains and penalty of perjury that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.
FEE: -See Fee Schedule for applicable administrative processing and application review fee.

PERMIT APPROVAL

REMOVE TWO EXISTING GRAVEL DRIVES, CONSTRUCT A NEW ACCESS PER STANDARD A-76, IMPROVE AN EXISTING FIELD DRIVE PER STANDARD B-71A AND PERFORM GRADING TO ACHIEVE SIGHT DISTANCE, TO SERVE A 9-LOT SUBDIVISION ON 84.89+/- ACRES

The work is subject to the restrictions and conditions on the reverse page, plus the Special Conditions stated on the attached page(s).
Date work is to be completed DECEMBER 1, 2027 Date work accepted:

Signed by: [Signature]
By 10220048B424498... Issued Date 12/19/2025
Authorized Representative for Secretary of Transportation By: DTA or Designee

NOTICE: This permit covers only the Vermont Agency of Transportation's jurisdiction over this highway under Vermont Statutes Annotated, Title 19, Section 1111. It does not release the petitioner from the requirements of any other statutes, ordinances, rules or regulations. This permit addresses only access to, work within, and drainage affecting the state highway. It does not address other possible transportation issues, such as access to town highways, use of private roads, and use of railroad crossings. If relevant to the proposed development, such issues must be addressed separately.

No work shall be done under this permit until the owner/applicant has contacted the District Transportation Office at:
(802) 655-1580

July 1, 2016 (All previously dated editions are not valid)

RESTRICTIONS AND CONDITIONS

DEFINITIONS:

- “Agency” means the Vermont Agency of Transportation (a/k/a VTrans).
- “Engineer” means the authorized agent of the Secretary of Transportation.
- “Owner/Applicant” means the party(s) to whom the permit is to be issued.
- “Co-Applicant” means the party who performs the work, if other than Owner/Applicant or a secondary Owner/Applicant under a joint permit application.
- “Permit Holder” means the party who currently owns the lands abutting the highway that are the subject of the permit.

Exhibit F

GENERAL:

By accepting this permit, or doing any work hereunder, the Owner/Applicant agrees to comply with all of the restrictions and conditions and any imposed special conditions. If the Owner/Applicant is aggrieved by the restrictions and conditions or special conditions of the permit, they shall submit a written request for consideration to the Engineer within 30-days of permit issuance and prior to starting any work. No work will be authorized by the Agency, or performed under the permit, until the dispute is fully resolved.

Vermont Statutes Annotated, Title 30, Chapter 86 (“Dig Safe”) requires notice to Dig Safe before starting excavation activities. The Permit Holder or his/her contractor must telephone Dig Safe at 811 at least 48 hours (excluding Saturdays, Sundays and legal holidays) before, but not more than 30 days before, starting excavation activities at any location. In addition, please note that the Agency and many municipalities are not members of Dig Safe and will need to have their utility facilities investigated with due diligence prior to starting excavation activities in or on the State Highway right-of-way.

The Permit Holder is to have a supervisory representative present any time work is being done in or on the State Highway right-of-way. A copy of this permit and Special Conditions must be in the possession of the individual performing this work for the Permit Holder.

Except with the specific, written permission of the District Transportation Administrator, all work in the State Highway right-of-way shall be performed during normal daylight hours and shall cease on Sunday, on all holidays (which shall include the day before and the day following), during or after severe storms, and between December 1 and April 15. These limitations will not apply for the purposes of maintenance, emergency repairs, or proper protections of the work which includes, but not limited to, the curing of concrete and the repairing and servicing of equipment.

The Owner/Applicant shall be responsible for all damages to persons or property resulting from any work done under this permit, even if the Applicant’s Contractor performs the work. All references to the Owner/Applicant also pertain to the Co-Applicant.

The Owner/Applicant must comply with all federal and state statutes or regulations and all local ordinances controlling occupancy of public highways. In the event of a conflict, the more restrictive provision shall apply.

The Owner/Applicant must, in every case where there is a possibility of injury to persons or property from blasting, use a pre-approved Blasting Plan. All existing utility facilities shall be protected from damage or injury.

The Owner/Applicant shall erect and maintain barriers needed to protect the traveling public. The barriers shall be properly lighted at night and must be MUTCD (Manual on Uniform Traffic Control Devices) compliant.

All temporary and permanent traffic control measures and devices shall be MUTCD compliant.

The Owner/Applicant shall not do any work or place any structures or obstacles within the State Highway right-of-way, except as authorized by this permit.

The Owner/Applicant may pay the entire cost of the salary, subsistence and traveling expenses of any inspector appointed by the Engineer to supervise such work.

The Engineer may modify or revoke the permit at any time for safety-related reasons, without rendering the Agency or the State of Vermont liable in any way.

In addition to any other enforcement powers that may be provided for by the law, the Engineer may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Engineer may physically close the work area and take corrective action to protect the safety of the highway users.

The Permit Holder shall be responsible to rebuild, repair, restore and make good all injuries or damage to any portion of the highway right-of-way that has been brought about by the execution of the permitted work, for a minimum period of eighteen (18) months after final inspection by the District.

Any approved variance from the permitted plans is to be recorded on "as-builts" with copies provided to both the Chief of Permitting Services and the District Transportation Administrator.

ACCESS:

This permit (if for access) does not become effective until the owner/applicant records in the office of the appropriate municipal clerk, the attached “Notice of Permit Action”

As development occurs on land abutting the highways, the Agency may revoke a permit for access and require the construction of other access improvements such as the combination of access points by adjoining owners.

Under Vermont Statutes Annotated, Title 19, Section 1111, no deed purporting to subdivide land abutting a state highway can be recorded unless all the abutting lots so created are in accordance with the standards of Section 1111.

The Permit Holder acknowledges and agrees that neither this permit nor any prior pattern of use creates an ownership interest or other form of right in a particular configuration or number of accesses to or through the highway right-of-way, and that the right of access consists merely of a right to reasonable access the general system of streets, and is not a right to the most convenient access or any specific configuration of access.

DRAINAGE:

The Owner/Applicant shall install catch basins and outlets as may be necessary, in the opinion of the Engineer, to preclude interference with the drainage of the state highway. Direct connections shall not be allowed without written approval.

UTILITY WORK; CUTTING AND TRIMMING TREES:

The Owner/Applicant shall obtain the written consent of the adjoining owners or occupants or, in the alternative, an order from the State Transportation Board in accordance with, Vermont Statutes Annotated, Title 30, Section 2506, regarding cutting of or injury to trees.

In general, all utilities shall be located adjacent to the State Highway right-of-way boundary line and shall be installed without damaging the highway or the highway right-of-way. No pole, push-brace, guy wire or other aboveground facilities shall be placed closer than 10 feet to the edge of traveled-way. If the proposed utility facilities are in conflict with the above, each location is subject to the approval of the Engineer.

Poles and appurtenances shall be located out of conflict with intersection sight distance, guardrail, ditches, signs, culverts, etc.

Where the cutting or trimming of trees is authorized by permit, all debris resulting from such cutting and trimming shall be removed from the State Highway right-of-way.

Open cut excavation for highway crossings is NOT the option of the Applicant, and may be utilized only where attempted jacking, drilling, or tunneling methods fail or are impractical. The Owner/Applicant shall obtain an appropriate modification of the highway permit from the Engineer before making an open cut.

JOINT PERMITS:

A joint permit application is required when more than one party will be involved with the construction, maintenance, and/or operation of the facility being constructed under this permit. Examples include, but are not limited to, joint ownership or occupancy of a utility pole line and construction of a municipal utility line by a contractor. Both utility companies, and in the second case, the municipality and the contractor, must be joint applicants.

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



Exhibit F

October 28, 2025

Ed Pierce, Permit Coordinator
Policy, Planning and Intermodal Development
Development Review and Permitting Services
Vermont Agency of Transportation
219 N. Main Street
Barre, VT 05641

Subject: Alan D. & Nancy E. Norris, Nine-Lot Subdivision & Planned Unit Development,
2798 VT Route 17, Starksboro, VT – Access and Work Permit Application

Dear Ed:

I am writing on behalf of Alan D. & Nancy E. Norris to request your review of the enclosed Access and Work Permit application relative to their 84.89± acre parcel located at 2798 VT Route 17 in Starksboro. The proposed subdivision access plan includes two (2) access points as follows:

South Access – To serve proposed Lots 1-7 & 9.

North Access – To serve proposed Lot 8.

As per our September 22, 2025 site visit, the Site Plan and Sight Distance Profiles have been prepared to demonstrate that the required 550' of sight distance is provided for both access points. As we discussed, there are multiple reasons why the proposed access locations are necessary to provide reasonable access to the subject property. To support your evaluation, listed below is a summary of the pertinent site conditions & constraints:

1. Parcel Size & Frontage – The subject parcel is 84.89± acres in size with 2,809± feet of frontage along VT Route 17. No other legal access is available around the remaining perimeter of the parcel.
2. Existing Access Points – The proposed access locations are existing accesses that will be improved; both have been in use historically for the subject property. The access to serve the proposed subdivision already exists and previously served a gravel pit, agricultural field, and farm house dating back 100+ years.
3. Steep Slopes – The area north of the proposed subdivision road is not accessible from the proposed subdivision road. Upon entering the proposed subdivision road, two homes (Lots 1 & 2) are proposed along/into the toe of the hill to the north. The south face of this hill is approximately 15% slope, which is too steep for access without effectively removing a substantial portion of the hill.
4. Gravel Pit – The presence of the former gravel pit to the northeast restricts access around the northeast side of the hill.

Hinesburg: 10523 VT Route 116, P.O. Box 133, Hinesburg, VT 05461; Phone (802) 482-2597
Enosburg Falls: 167 Main Street Suite 10, P.O. Box 820, Enosburg Falls, VT 05450; Phone (802) 933-5168

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



5. Sight Distance – Adequate sight distance (550') is provided for both access locations.

Exhibit F

In accordance with the Access and Work Permit requirements, the following items are respectfully submitted:

1. VT AOT – State Highway Access and Work Permit Application.
2. Drawing SP-1 – Overall Subdivision Access Plan (10-24-2025).
3. Drawing SP-2 – Subdivision Access Plan: Sight Distance Profiles (10-24-2025).
4. Minor Commercial Development Fee of \$250.

Please review the included information and let me know if there are any other items that are required for your evaluation. In the meantime, should you have any questions or comments regarding the application, please do not hesitate to give me a call at (802) 482-2597.

Sincerely,

Jason S. Barnard
Licensed Designer #126179

c: Alan D. & Nancy E. Norris

Alan D. & Nancy E. Norris
Starksboro, VT17, L.S. 0146+80 ~ 0152+06 RT
December 19, 2025
Page 1 of 5

SPECIAL CONDITIONS

This permit is granted subject to the restrictions and conditions on the back of the permit, with particular attention given to the Special Conditions listed below. This permit pertains only to the authority exercised by the Vermont Agency of Transportation (Agency) under Vermont Statutes Annotated, Title 19, Section 1111, and does not relieve the Permit Holder from the requirements of otherwise applicable statutes, rules, regulations or ordinances (e.g., Act 250, zoning, etc.). The Permit Holder shall observe and comply with all Federal and State laws and local bylaws, ordinances, and regulations in any manner affecting the conduct of the work and the action or operation of those engaged in the work, including all orders or decrees as exist at present and those which may be enacted later by bodies or tribunals having jurisdiction or authority over the work, and the Permit Holder shall defend, indemnify, and save harmless the State and all its officers, agents, and employees against any claim or liability arising from or based on the violation of any such law, bylaws, ordinances, regulations, order, or decree, whether by the Permit Holder in person, by an employee of the Permit Holder, by a person or entity hired by the Permit Holder, or by a Subcontractor or supplier.

The Permit Holder shall accomplish all work under this permit in accordance with the attached:

- a. Standard Drawings A-76 and B-71A
- b. the attached plans "Proposed Nine-Lot Subdivision & Planned Unit Development – Alan D. & Nancy E. Norris" by Barnard & Gervais, LLC dated 12/18/2025.

A preconstruction meeting to discuss work to be completed must be held prior to the Permit Holder's employees or contractor beginning work. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such meeting.

Please note that the Vermont Agency of Transportation is not a member of Dig Safe. The Permit Holder shall also contact Dan Ertel, State Signal Supervisor, at (802) 343-2188. Mr. Ertel will need to locate and mark all existing buried utility facilities owned by the Agency near the location of the proposed work.

Roadway shoulder areas must be maintained free of unnecessary obstructions, including parked vehicles, at all times while work is being performed under this permit.

Two-way traffic shall be maintained at all times unless permission is granted from the District Transportation Administrator. Whenever two-way, one-lane controlled traffic is authorized to be maintained by the Applicant's Contractor, **the traveling public shall not be delayed more than 10 minutes.**

All grading within the State Highway right-of-way associated with the proposed construction shall be subject to inspection and approval by the District Transportation Administrator or his or her staff. The Permit Holder shall be responsible for ensuring that all grading work in or on the State Highway right-of-way complies with applicable statutes, rules, regulations or ordinances.

In areas to be grass covered, the Permit Holder shall restore turf by preparing the area and applying the necessary topsoil, limestone, fertilizer, seed, and mulch, all to the satisfaction of the District

Alan D. & Nancy E. Norris
Starksboro, VT17, L.S. 0146+80 ~ 0152+06 RT
December 19, 2025
Page 2 of 5

Exhibit F

Transportation Administrator. The Permit Holder shall be responsible for ensuring that all turf restoration work in or on the State Highway right-of-way is in compliance with applicable statutes, rules, regulations or ordinances.

In the event that area lighting proves to be a hazard to the traveling public, the Permit Holder will be ordered to remove or modify it at his or her expense to the satisfaction of the District Transportation Administrator.

Upon completion of the work, the Permit Holder shall be responsible to schedule and hold a final inspection. The Permit Holder is required to notify the District Transportation Administrator five (5) working days in advance of such inspection.

ACCESS

The proposed A-76 access at MM 2.79 is approved to serve the 7-lot Planned Unit Development and Lot 9. The proposed B-71A access at MM 2.88 is approved to serve one single-family dwelling on Lot 8. Future development beyond what is shown on the plans requires VTrans approval.

This permit does not become effective until the Permit Holder records, in the office of the appropriate municipal clerk, the attached "Notice of Permit Action". The Permit Holder, and their assigns and successors in interest, are obligated by this permit to complete, operate and maintain the access(es) in accordance with the Special Conditions.

The Permit Holder shall file a municipal clerk certified copy of the recorded "Notice of Permit Action" within one (1) month of the permit issuance date in the Office of the Development Review and Permitting Services Section.

The conditions of this permit and the land uses permitted herein in using the State highway access shall run with the land and are binding upon and enforceable against the Applicant and their successors and assigns.

No change shall be made to the design, operation or use of the approved access(es) without a permit amendment issued by the Agency of Transportation or a guidance document from the Development Review and Permitting Services Section that a permit amendment is not required.

The access must be constructed in such a manner as to prevent water from flowing onto the State Highway. If the access is not constructed satisfactorily, the District Transportation Administrator can order reconstruction of the access at the Permit Holder's expense.

This access will serve as the only access to this property and to any future subdivisions of this property unless approved otherwise by the Agency. The Permit Holder is required to allow a connection and to grant an associated right to pass between the access and adjoining properties (in the future) that will result in a combination of accesses to serve more than one property or lot. By issuance of this permit, the Agency revokes all previous permits for access to this property.

Alan D. & Nancy E. Norris
Starksboro, VT17, L.S. 0146+80 ~ 0152+06 RT
December 19, 2025
Page 3 of 5

In the event traffic from this project increases to the point where traffic signals, additional lanes for turning or any other modifications are necessary, the Permit Holder shall bear the expense of such improvements or facilities. The Agency may require the Permit Holder to update or provide a traffic study to determine if additional modifications are necessary.

The Permit Holder is responsible for access maintenance (beyond the edge of paved shoulder). "Access maintenance" will include, but not be limited to, the surface of the access, the replacement and maintenance of the culvert, as necessary, the trimming of vegetation, and the removal of snow banks to provide corner sight distance.

In conformance with Vermont Statutes Annotated, Title 19, Section 1111(f), the Agency may eliminate this access in the future where development has burdened the highway system to such an extent that a frontage road or other access improvements (which may serve more than one property or lot) must be constructed to alleviate this burden. The Permit Holder shall bear the expense of the frontage road or other access improvements. The Agency shall determine the need of a frontage road or other improvements based upon and justified by standard Agency procedures.

The Permit Holder shall pave the A-76 access serving the 7-lot Planned Unit Development from the edge of paved shoulder to a point 50' from the white line.

In the event of the Permit Holder's failure to complete all the work, approved under this permit, by the "work completion date," the Agency, in addition to any other enforcement powers that may be provided for by law, may suspend this permit until compliance is obtained. If there is continued use or activity after suspension, the Agency may physically close the driveway or access point if, in the Agency's opinion, safety of highways users is or may be affected.

TRAFFIC CONTROL

The Permit Holder shall verify the appropriate safety measures needed, prior to construction, so proper devices and/or personnel are available when and as needed. Traffic control devices, shall be in conformance with the MUTCD, Agency standards and any additional traffic control deemed necessary by the District Transportation Administrator. The Permit Holder's failure to utilize proper measures shall be considered sufficient grounds for the District Transportation Administrator to order cessation of the work immediately.

The Permit Holder will perform construction in such a way as to minimize conflicts with normal highway traffic. When two-way traffic cannot be maintained, the Permit Holder shall provide a sign package that conforms to the MUTCD or Agency standards, as well as trained Flaggers. The District Transportation Administrator may require a similar sign package with trained Flaggers whenever it is deemed necessary for the protection of the traveling public. In addition, the District Transportation Administrator may require the presence of Uniform Traffic Officers (UTOs); moreover, the presence of UTOs shall not excuse the Permit Holder from its obligation to provide the sign package and Flaggers.

When traffic control becomes so complex that the traffic control cannot be accomplished using Agency standards, the Permit Holder must submit a traffic control plan to the Agency's Permitting Services office for Agency approval prior to beginning work.

Alan D. & Nancy E. Norris
Starksboro, VT17, L.S. 0146+80 ~ 0152+06 RT
December 19, 2025
Page 4 of 5

The Permit Holder shall ensure that all workers exposed to the risks of moving highway traffic and/or construction equipment wear high-visibility safety apparel meeting the requirements of ISEA (International Safety Equipment Association) "American National Standards for High-Visibility Safety Apparel," and labeled as ANSI (American National Standards Institute) 107-2004, or latest revisions, for Performance Class 2 or 3 requirements. A competent person - one designated by the Permit Holder's Contractor to be responsible for worker safety within the activity area of the State highway right-of-way - shall select the appropriate class of garment. The Engineer may suspend this permit until compliance is obtained.

Independence; Liability: The Permit Holder will act in an independent capacity and not as officers or employees of the State.

The Permit Holder shall defend the State and its officers and employees against all claims or suits arising in whole or in part from any act or omission of the Permit Holder or of any agent of the Permit Holder. The State shall notify the Permit Holder in the event of any such claim or suit, and the Permit Holder shall immediately retain counsel and otherwise provide a complete defense against the entire claim or suit.

After a final judgment or settlement, the Permit Holder may request recoupment of specific defense costs and may file suit in the Washington Superior Court requesting recoupment. The Permit Holder shall be entitled to recoup costs only upon a showing that such costs were entirely unrelated to the defense of any claim arising from an act or omission of the Permit Holder.

The Permit Holder shall indemnify the State and its officers and employees in the event that the State, its officers or employees become legally obligated to pay any damages or losses arising from any act or omission of the Permit Holder.

Insurance: Before beginning any work under this Permit the Permit Holder must provide certificates of insurance to show that the following minimum coverages are in effect. It is the responsibility of the Permit Holder to maintain current certificates of insurance on file with the State for the duration of work under the Permit. No warranty is made that the coverages and limits listed herein are adequate to cover and protect the interests of the Permit Holder for the Permit Holder's operations. These are solely minimums that have been established to protect the interests of the State.

Workers' Compensation: With respect to all operations performed under the Permit, the Permit Holder shall carry workers' compensation insurance in accordance with the laws of the State of Vermont.

General Liability and Property Damage: With respect to all operations performed under the Permit, the Permit Holder shall carry general liability insurance having all major divisions of coverage including, but not limited to:

Premises - Operations
Products and Completed Operations
Personal Injury Liability
Contractual Liability

The policy shall be on an occurrence form and limits shall not be less than:

Exhibit F

Alan D. & Nancy E. Norris
Starksboro, VT17, L.S. 0146+80 ~ 0152+06 RT
December 19, 2025
Page 5 of 5

\$2,000,000 Per Occurrence
\$2,000,000 General Aggregate
\$2,000,000 Products/Completed Operations Aggregate
\$ 50,000 Fire/Legal Liability

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

Automotive Liability: The Permit Holder shall carry automotive liability insurance covering all motor vehicles, including hired and non-owned coverage, used in connection with the Permit. Limits of coverage shall not be less than: \$1,000,000 combined single limit.

Permit Holder shall name the State of Vermont and its officers and employees as additional insureds for liability arising out of this Permit.

VERMONT AGENCY OF TRANSPORTATION **NOTICE OF PERMIT ACTION**

Grantor (Owner/Applicant): ALAN D. & NANCY E. NORRIS
Address: Street: PO BOX 368
City/State/ZIP: HINESBURG, VT 05461

Exhibit F

Location of Work:

<u>Location Start</u>	
Town:	Starksboro
Route:	VT17
Log Station/MM:	0146+80 ~ 0152+06 / 2.78 + 2.88

<u>Location End</u>	
Town:	
Route:	
Log Station/MM:	

Property Deed Reference: Book: 99 Page: 174
Additional Book: Additional Page:

Permit ID #: 47501

Description of Work: REMOVE TWO EXISTING GRAVEL DRIVES, CONSTRUCT A NEW ACCESS PER STANDARD A-76, IMPROVE AN EXISTING FIELD DRIVE PER STANDARD B-71A AND PERFORM GRADING TO ACHIEVE SIGHT DISTANCE, TO SERVE A 9-LOT SUBDIVISION ON 84.89+/- ACRES

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

Action Date: December 19, 2025

Signature:
Signed by:

10220048B424498...

 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 _____ Clerk's Office
 Received _____ at _____ a.m./p.m.
 and recorded in Book _____ on Page _____
 of land records. _____
 Attest: _____
 Assistant Town/City Clerk

ZONING INFORMATION ¹			
ZONING DISTRICTS			
AGRICULTURAL, SCENIC & RURAL RESIDENTIAL (ASRR), LOW DENSITY RESIDENTIAL & COMMERCIAL (LDRC), HIGH DENSITY RESIDENTIAL & COMMERCIAL (HDRC), WATERSHED PROTECTION (WP), FLOOD HAZARD OVERLAY (FHO)			
DIMENSIONAL REQUIREMENTS			
ASRR DISTRICT:			
RESIDENTIAL DENSITY:	1 DU/ 10 AC MAX.	RESIDENTIAL DENSITY:	2 DU/ AC MAX.
LOT SIZE (RESIDENTIAL):	1/2 - 2 AC OR >25 AC	LOT SIZE (RESIDENTIAL):	1 AC MIN.
LOT SIZE (NONRESIDENTIAL):	2 AC MIN.	LOT SIZE (NONRESIDENTIAL):	1 AC MIN.
LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.	LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.
LOT FRONTAGE (LOT 2 TO <5 AC):	250 FT. MIN.	LOT FRONTAGE (LOT 2 TO <5 AC):	150 FT. MIN.
LOT FRONTAGE (LOT 5 TO <10 AC):	350 FT. MIN.	LOT FRONTAGE (LOT 5 TO <10 AC):	150 FT. MIN.
LOT FRONTAGE (LOT >10 AC):	500 FT. MIN.	LOT FRONTAGE (LOT >10 AC):	150 FT. MIN.
LOT COVERAGE (RESIDENTIAL):	20% MAX.	LOT COVERAGE (RESIDENTIAL):	NO MAX.
LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 20%	LOT COVERAGE (NONRESIDENTIAL):	NO MAX.
SETBACK - ROAD CENTERLINE:	OR 3 AC MAX.	SETBACK - ROAD CENTERLINE:	50 FT. MIN.
SETBACK - ADJ. PROP. (RES.):	100 FT. MIN.	SETBACK - ADJ. PROP. (RES.):	10 FT. MIN.
SETBACK - ADJ. PROP. (NONRES.):	20 FT. MIN.	SETBACK - ADJ. PROP. (NONRES.):	20 FT. MIN.
BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	50 FT. MIN.	BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	5,000 SQ. FT. MAX.
BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.	BUILDING FOOTPRINT (ALL OTHER BLDGS.):	10,000 SQ. FT. MAX.
BUILDING HEIGHT:	NO MAX.	BUILDING HEIGHT:	35 FT. MAX.
LDRC DISTRICT:			
RESIDENTIAL DENSITY:	1 DU/ 5 AC MAX.	RESIDENTIAL DENSITY:	1 DU/ 25 AC MAX.
LOT SIZE (RESIDENTIAL):	1 AC MIN.	LOT SIZE (RESIDENTIAL):	25 ACRE MIN.
LOT SIZE (NONRESIDENTIAL):	5 AC MIN.	LOT SIZE (NONRESIDENTIAL):	25 ACRE MIN.
LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.	LOT FRONTAGE (LOT <2 AC):	500 FT. MIN.
LOT FRONTAGE (LOT 2 TO <5 AC):	150 FT. MIN.	LOT FRONTAGE (LOT 2 TO <5 AC):	500 FT. MIN.
LOT FRONTAGE (LOT 5 TO <10 AC):	200 FT. MIN.	LOT FRONTAGE (LOT 5 TO <10 AC):	500 FT. MIN.
LOT FRONTAGE (LOT >10 AC):	200 FT. MIN.	LOT FRONTAGE (LOT >10 AC):	500 FT. MIN.
LOT COVERAGE (RESIDENTIAL):	20% MAX.	LOT COVERAGE (RESIDENTIAL):	10% MAX.
LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 20%	LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 5%
SETBACK - ROAD CENTERLINE:	OR 3 ACRES MAX.	SETBACK - ROAD CENTERLINE:	75 FT. MIN.
SETBACK - ADJ. PROP. (RES.):	75 FT. MIN.	SETBACK - ADJ. PROP. (RES.):	20 FT. MIN.
SETBACK - ADJ. PROP. (NONRES.):	20 FT. MIN.	SETBACK - ADJ. PROP. (NONRES.):	50 FT. MIN.
BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	50 FT. MIN.	BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	NO MAX.
BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.	BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.
BUILDING HEIGHT:	35 FT. MAX.	BUILDING HEIGHT:	35 FT. MAX.
FHO DISTRICT: (SEE STARKSBORO LUDR CHAPTER 280)			

¹PER TOWN OF STARKSBORO LAND USE AND DEVELOPMENT REGULATIONS ADOPTED JANUARY 7, 2020.

PROJECT NOTES:

1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. SECTION 1403. PROJECT PERIMETER LINES ARE BASED ON TAX MAP BOUNDARIES PROVIDED BY THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.

2. THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN JULY 2025.

3. THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD88 (GEOID12B) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12I 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 CONTRACTING 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.

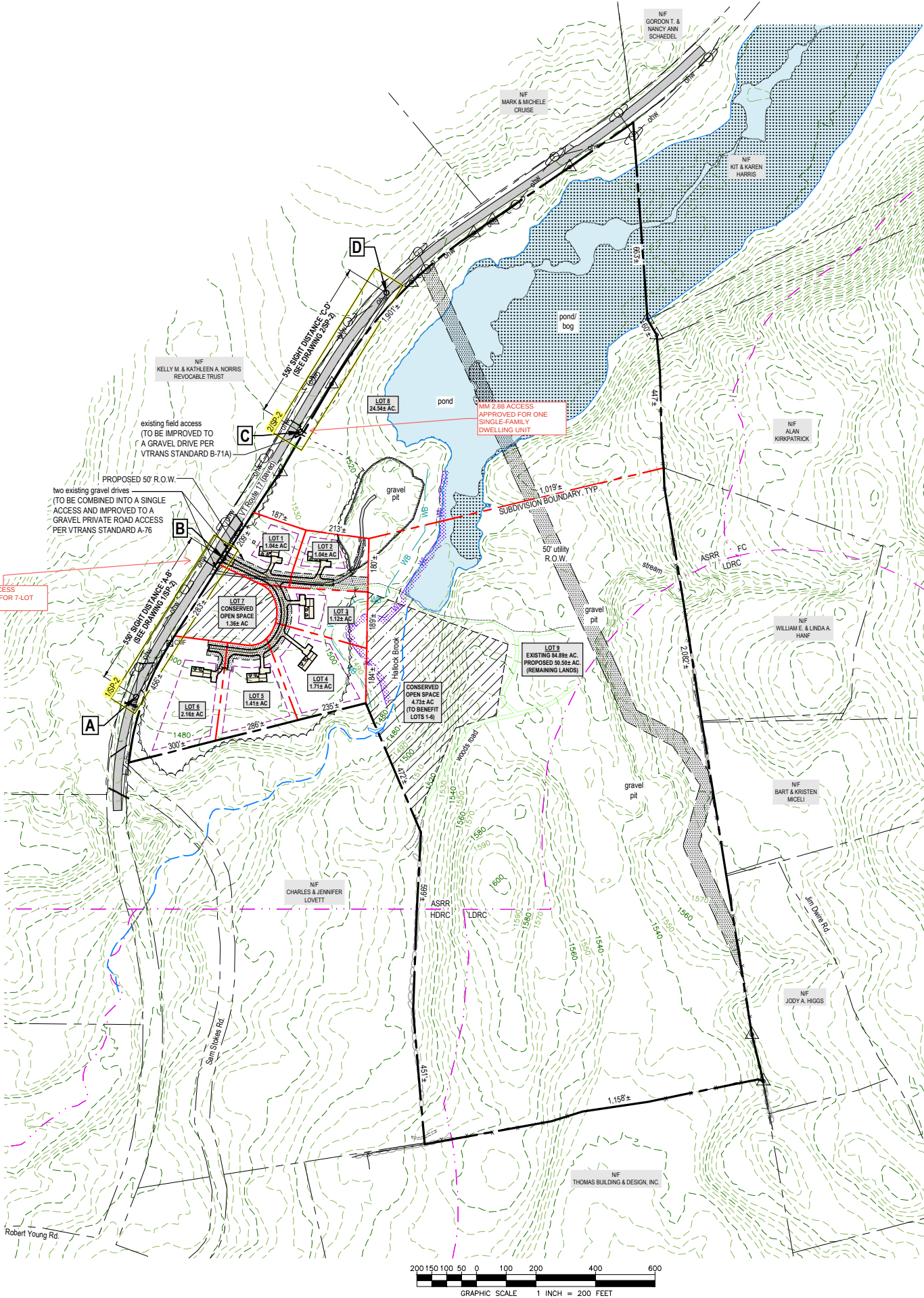
7. A FORMAL WETLANDS DELINEATION WAS COMPLETED BY DEREK THIBODEAU OF BARNARD & GERVAIS, LLC IN 2025. THE WETLAND DELINEATION FLAGS WERE LOCATED DURING THE FIELD SURVEY WITH A SURVEY GRADE GPS UNIT AND ARE BASED ON STATE PLANE GRID. THE WETLAND DELINEATION WAS VERIFIED BY ZAPATA COURAGE OF THE STATE OF VERMONT WETLANDS OFFICE IN AUGUST, 2025.

8. BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.

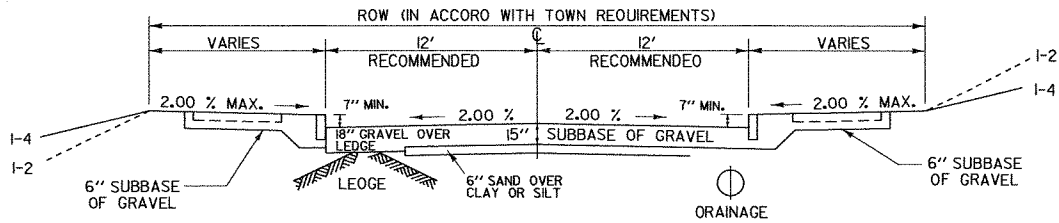
9. ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.

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.

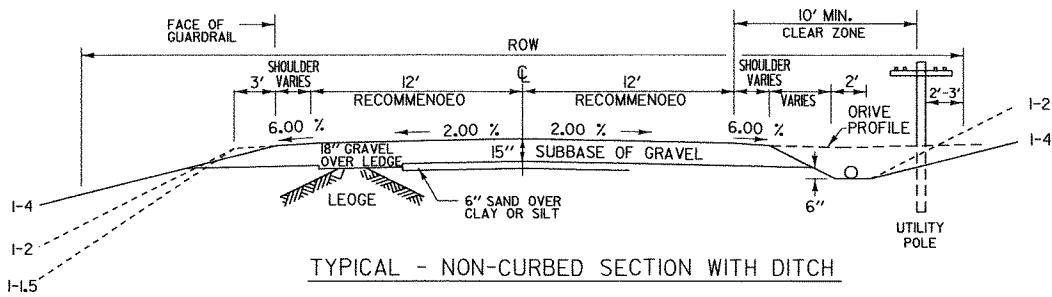
11. AS SHOWN, THE PROJECT CONTAINS 35,890 SF OF PROPOSED IMPERVIOUS SURFACE AREA.



ROADWAY TYPICALS



TYPICAL - CURBED SECTION WITH 5' SIDEWALKS



TYPICAL - NON-CURBED SECTION WITH DITCH

GENERAL NOTES FOR LOCAL ROADS

1. SUBBASE, SAND CUSHION AND SUBGRADE SHOULD BE CONSTRUCTED AND COMPACTED TO THE DIMENSIONS SHOWN IN ACCORDANCE WITH VDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. WHERE LOCAL ORDINANCES HAVE BEEN ADOPTED RELATIVE TO ROAD DIMENSIONS AND CONSTRUCTION, THEY SHOULD GOVERN. THE DIMENSIONS SUGGESTED ARE INTENDED TO BE APPLIED ONLY IN LOW TRAFFIC VOLUME CONDITIONS (AVERAGE DAILY TRAFFIC LESS THAN 250 VEHICLES PER DAY), AND WHERE HEAVY TRUCK TRAFFIC IS INFREQUENT.

2. EXPOSED EARTH SLOPES SHOULD BE SEED, FERTILIZED AND MULCHED IN ACCORDANCE WITH VDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

3. ORAINAGE:
ROADWAY - 18" MINIMUM DIAMETER, OF METAL, REINFORCED CONCRETE OR POLYETHYLENE PIPE, WITH DROP INLETS OR CATCH BASINS, AS REQUIRED. HYDRAULIC ANALYSIS TO DETERMINE APPROPRIATE PIPE DIAMETER IS RECOMMENDED FOR ALL LIVE STREAM CROSSINGS AND ELSEWHERE WHERE LARGE STORM FLOWS MAY BE EXPECTED.

ORIVES - 15" MINIMUM DIAMETER, OF METAL, REINFORCED CONCRETE OR POLYETHYLENE PIPE.

UNDERDRAIN - 6" MINIMUM DIAMETER, OF METAL, PVC PLASTIC OR POLYETHYLENE PIPE.

LOCATION, DEPTH AND CONSTRUCTION DETAILS SHOULD FOLLOW PRACTICE SPECIFIED BY LOCAL ORDINANCE OR THE VDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION.

4. HORIZONTAL CURVATURE - THE FOLLOWING WILL APPLY:

DESIGN SPEED	MINIMUM ROAD RURAL ①	MINIMUM ROAD URBAN ②
25 MPH	185 FT.	180 FT.
30 MPH	275 FT.	300 FT.
35 MPH	380 FT.	460 FT.
40 MPH	510 FT.	675 FT.
45 MPH	660 FT.	945 FT.
50 MPH	835 FT.	1280 FT.

- ① BASED ON CROSS SLOPE = 6.0 %
② BASED ON MAINTAINING NORMAL CROWN SECTION THROUGHOUT CURVE :
EFFECTIVE CROSS SLOPE = 2.0 %

FOR OTHER SUPERELEVATION RATES, SEE CHAPTER III OF THE AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS" FOR APPROPRIATE CURVE RADII.

5. GRADE OF ROADS - 10% MAXIMUM GRADE SUGGESTED, ALTHOUGH GRADES UP TO 16 % MAY BE ALLOWED IN MOUNTAINOUS TERRAIN.

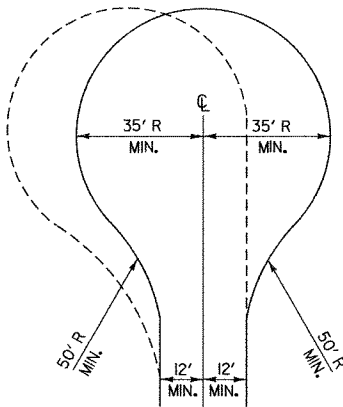
6. GUARD RAIL - PROVIDE GUARD RAIL WITH TREATED WOOD OR STEEL POSTS, OF A DESIGN IN ACCORDANCE WITH VDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION, THE AASHTO ROADSIDE DESIGN GUIDE, AND VDOT STANDARD DRAWINGS. GENERALLY, WHERE SLOPES ARE 1:3 OR STEEPER, AND THE HEIGHT OF DROPOFF AT EDGE OF SHOULDER EXCEEDS 5', GUARD RAIL SHOULD BE INSTALLED. ALSO, WHERE SLOPES ARE 1:3 OR FLATTER, GUARD RAIL MAY NOT BE NEEDED IF THE AREA AT THE BOTTOM OF THE SLOPE IS FREE OF HAZARDS. THE LOCAL VDOT DISTRICT TRANSPORTATION ADMINISTRATOR MAY BE CONTACTED FOR ASSISTANCE.

7. PAVING - ROADS WITH GRADES EXCEEDING 7% SHOULD BE PAVED UNLESS WAIVED BY THE LOCAL GOVERNING BODY. FOR TRAFFIC VOLUMES GREATER THAN, OR EQUAL TO, 250 VEHICLES PER DAY, OR WHERE HEAVY TRUCKS ARE COMMON, A PAVEMENT DESIGN SHOULD BE PERFORMED TO DETERMINE APPROPRIATE THICKNESSES OF SUBBASE AND PAVEMENT.

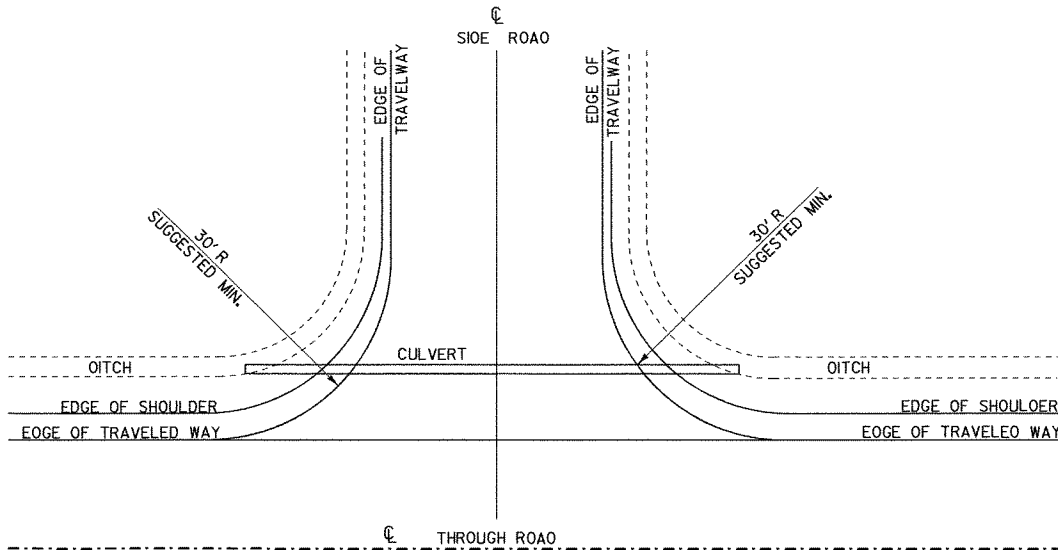
8. TRAVELEWAY AND SHOULDER WIDTHS - WIDTHS SHOWN ON THIS STANDARD ARE FOR LOW SPEED/LOW TRAFFIC VOLUME CONDITIONS. FOR ADDITIONAL GUIDANCE IN THE DESIGN OF LOCAL ROADS AND STREETS, SEE THE LATEST EDITION OF AASHTO'S PUBLICATION "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", OR THE VDOT "VERMONT STATE STANDARDS".

9. UTILITY LINE LOCATION TO CONFORM TO LOCAL REQUIREMENTS.

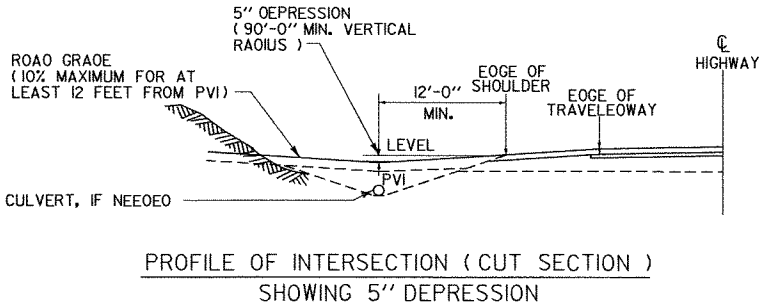
CUL-DE-SAC FOR DEAD END ROADS



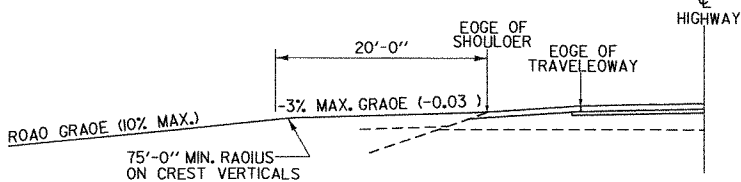
INTERSECTION OF THROUGH ROAD AND SIDE ROAD



FOR THROUGH ROADS WITH SIDEWALKS & CURBING, SEE STANDARDS C2 & C3. PROVIDE DROP INLETS ON EACH SIDE OF SIDE ROAD AT INTERSECTION AS NECESSARY.



PROFILE OF INTERSECTION (CUT SECTION) SHOWING 5' DEPRESSION



PROFILE OF INTERSECTION (FILL SECTION)

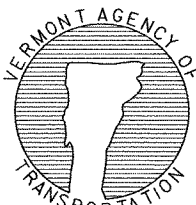
REVISIONS AND CORRECTIONS
JAN. 21, 1971 - ORIGINAL DATE OF ISSUE
MAR. 12, 1971 - DIMENSIONS CHANGED ON TURN-A-ROUND
JULY 13, 1973 - INTERSECTION PROFILES ADDED
DEC. 7, 1993 - REVISED TO REFLECT CURRENT DESIGN CRITERIA
JUNE 1, 1994 - REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.
MAR. 10, 1995 - REISSUED, WITHOUT CHANGE, UNDER NEW SIGNATURES.
MARCH 3, 2003 - REVISED TO REFLECT CURRENT DESIGN CRITERIA

APPROVED

[Signature]
DIRECTOR OF PROGRAM DEVELOPMENT
[Signature]
CHIEF OF UTILITIES
[Signature]
FEDERAL HIGHWAY ADMINISTRATION

STANDARDS FOR TOWN & DEVELOPMENT ROADS

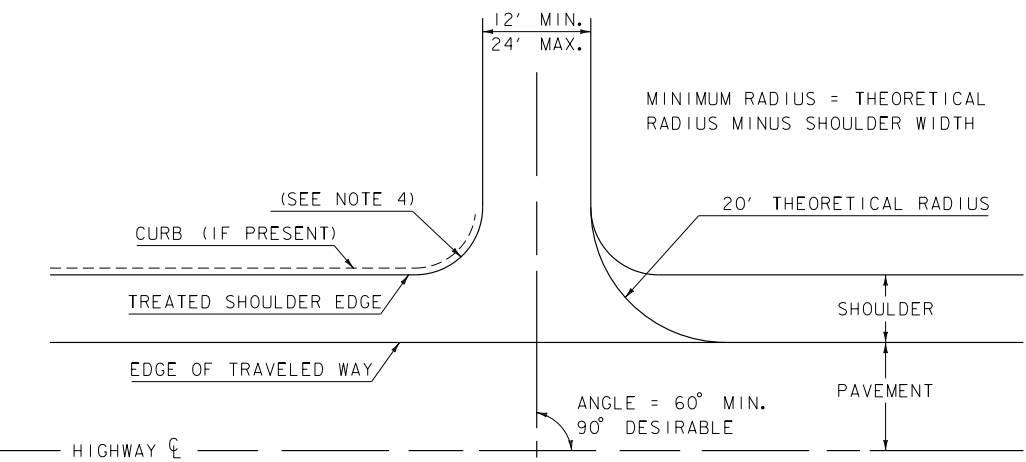
Exhibit F



STANDARD
A-76

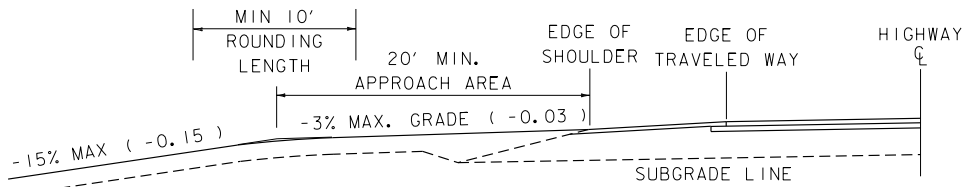
DETAIL A

RESIDENTIAL DRIVE



DETAIL B

PROFILE OF DRIVE INTERSECTION
(FILL SECTION)



1. THIS SHEET IS INTENDED FOR USE BY DESIGNERS ON HIGHWAY PROJECTS AND IN CONJUNCTION WITH A PERMIT FOR WORK WITHIN HIGHWAY RIGHTS OF WAY. ALL CONSTRUCTION REQUIRED BY THE PERMIT AND INDICATED ON THIS SHEET SHALL BE THE RESPONSIBILITY OF THE APPLICANT AND IS SUBJECT TO THE APPROVAL OF THE VERMONT AGENCY OF TRANSPORTATION. WHEN USED WITH THE PLANS FOR A HIGHWAY CONSTRUCTION PROJECT, THIS SHEET IS INTENDED TO BE A GUIDE FOR THE DESIGNER CONCERNING DRIVE WIDTHS, HORIZONTAL, VERTICAL AND GEOMETRIC CHARACTERISTICS.
2. DEPTH OF SUBBASE AND PAVEMENT TO BE THE SAME AS HIGHWAY OR AS SHOWN IN DETAIL D WITHIN THE LIMITS OF THE HIGHWAY RIGHT-OF-WAY.
3. VEHICULAR ACCESS FROM PARKING AREAS TO THE RIGHT-OF-WAY AT OTHER THAN APPROVED ACCESS POINTS WILL BE PREVENTED BY THE CONSTRUCTION OF CURBING OR OTHER SUITABLE PHYSICAL BARRIER.
4. IF CURB IS PRESENT, SEE APPROPRIATE CURB DETAIL STANDARD.
5. CIRCULAR DRAINAGE CULVERTS UNDER DRIVES SHALL HAVE A MINIMUM INSIDE DIAMETER (I.D.) OF 15" OR AS OTHERWISE SHOWN ON THE PLANS. PIPE ARCHES USED UNDER DRIVES SHALL HAVE A MINIMUM INSIDE CROSS-SECTIONAL AREA EQUIVALENT TO THAT PROVIDED BY A 15" CIRCULAR PIPE. IF A CULVERT LARGER THAN 15" IS LOCATED UPSTREAM OF THE PROPOSED CULVERT THEN THE NEW CULVERT SHALL, AT A MINIMUM, MATCH THE SIZE OF THE UPSTREAM CULVERT.
6. THE OFFSET BETWEEN THE PROPERTY LINE AND THE EDGE OF THE DRIVEWAY MAY BE GOVERNED BY LOCAL ZONING LAWS. DRIVEWAY WIDTH RESTRICTIONS SHOWN PERTAIN ONLY TO THE AREA WITHIN THE HIGHWAY R.O.W. OR THE END OF THE TURNING RADIUS WHICHEVER IS GREATEST.
7. DRIVEWAY GRADES STEEPER THAN THOSE SHOWN MAY BE ALLOWED AS LONG AS A 20' APPROACH AREA IS ACHIEVED FOR THE VEHICLE TO PAUSE BEFORE ENTERING THE HIGHWAY.
8. THIS STANDARD APPLIES TO FIELD DRIVES, LOGGING DRIVES, AND RESIDENTIAL ACCESSSES SERVING UP TO TWO SINGLE FAMILY HOMES OR A DUPLEX. FOR LARGER RESIDENTIAL DEVELOPMENTS, SUBDIVISIONS AND OTHER COMMERCIAL ACCESSSES SEE VTRANS STANDARD B-71B.
9. INTERSECTION SIGHT DISTANCES, AND STOPPING SIGHT DISTANCE, EQUAL TO OR GREATER THAN THOSE SHOWN BELOW, SHOULD BE PROVIDED IN BOTH DIRECTIONS FOR ALL DRIVES ENTERING ON PUBLIC HIGHWAYS, UNLESS OTHERWISE APPROVED BY THE AGENCY OF TRANSPORTATION. INTERSECTION SIGHT DISTANCE IS MEASURED FROM A POINT ON THE DRIVE AT LEAST 15 FEET FROM THE EDGE OF TRAVELED WAY OF THE ADJACENT ROADWAY AND MEASURED FROM A HEIGHT OF EYE OF 3.5 FEET ON THE DRIVE TO A HEIGHT OF 3.5 FEET ON THE ROADWAY. STOPPING SIGHT DISTANCE IS MEASURED FROM AN EYE HEIGHT OF 3.5 FEET TO AN OBJECT HEIGHT OF 2.0 FEET ON THE ROADWAY.
10. FOR DRIVEWAY AND INTERSECTION SPACING DISTANCES REFER TO THE "VERMONT AGENCY OF TRANSPORTATION ACCESS MANAGEMENT PROGRAM GUIDELINES" LATEST REVISION.

DETAIL C

PROFILE OF DRIVE INTERSECTION
SHOWING 5" DEPRESSION (CUT SECTION)

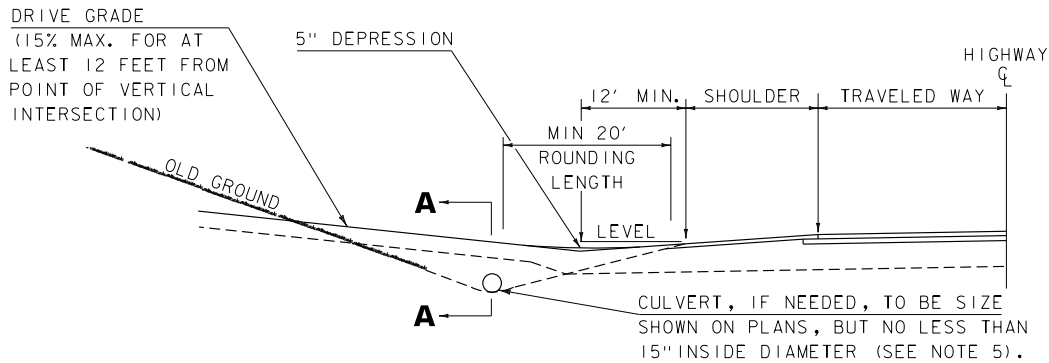
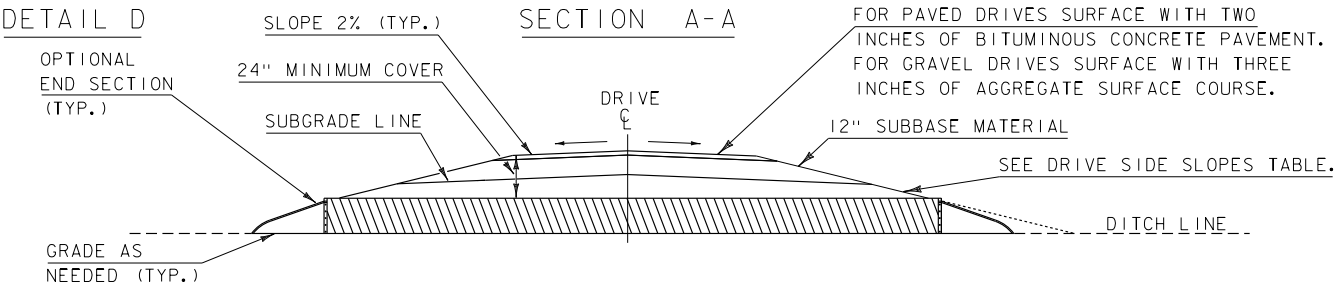


Exhibit F

DETAIL D

SECTION A-A



DRIVE SIDE SLOPES TABLE

LOCATION OF SLOPE	SLOPE RATE
DESIGN SPEED > 40 MPH	1:6 OR FLATTER
URBAN AREAS, OR DESIGN SPEED < 40 MPH	1:4 DESIRABLE 1:2 ALLOWABLE
OUTSIDE CLEAR ZONE	1:2 OR FLATTER

SIGHT DISTANCE TABLE

POSTED SPEED OR DESIGN SPEED (MPH)	MINIMUM STOPPING SIGHT DISTANCE (FT)	MINIMUM INTERSECTION SIGHT DISTANCE (FT)
25	155	280
30	200	335
35	250	390
40	305	445
45	360	500
50	425	555
55	495	610

THE ABOVE VALUES ARE TAKEN FROM THE 2011 AASHTO "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS & STREETS."

REV.	DATE	DESCRIPTION
0	JUL. 1, 2019	ORIGINAL APPROVAL
OTHER STANDARDS REQUIRED:		

RESIDENTIAL DRIVES



STANDARD
B-71A

NORRIS VT17 STARKSBORO 9/22/25 EP

50 FT. MIN.
10 FT. MIN.
20 FT. MIN.
IES.): 5,000 SQ. FT. MAX
GS.): 10,000 SQ. FT. MAX
35 FT. MAX.

1 DU/ 25 AC MAX.
25 ACRE MIN.
25 ACRE MIN.
500 FT. MIN.
500 FT. MIN.
500 FT. MIN.
500 FT. MIN.
10% MAX.
LESSER OF 5%
OR 3 ACRES MAX.

IES.): NO MAX.
GS.): NO MAX.
35 FT. MAX.

0)

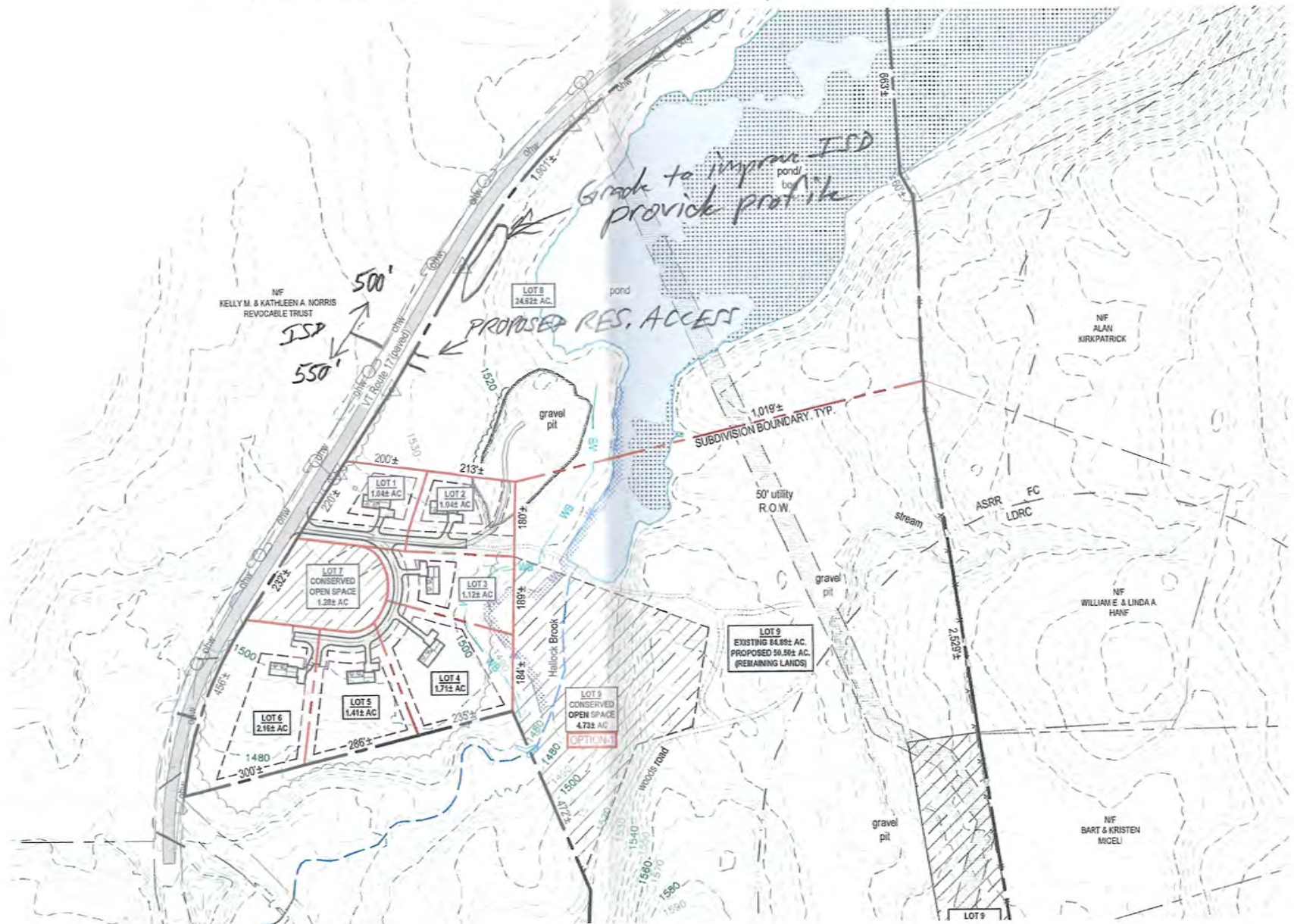


Exhibit F

Norris VT 17 Starksboro
9/22/25 EP

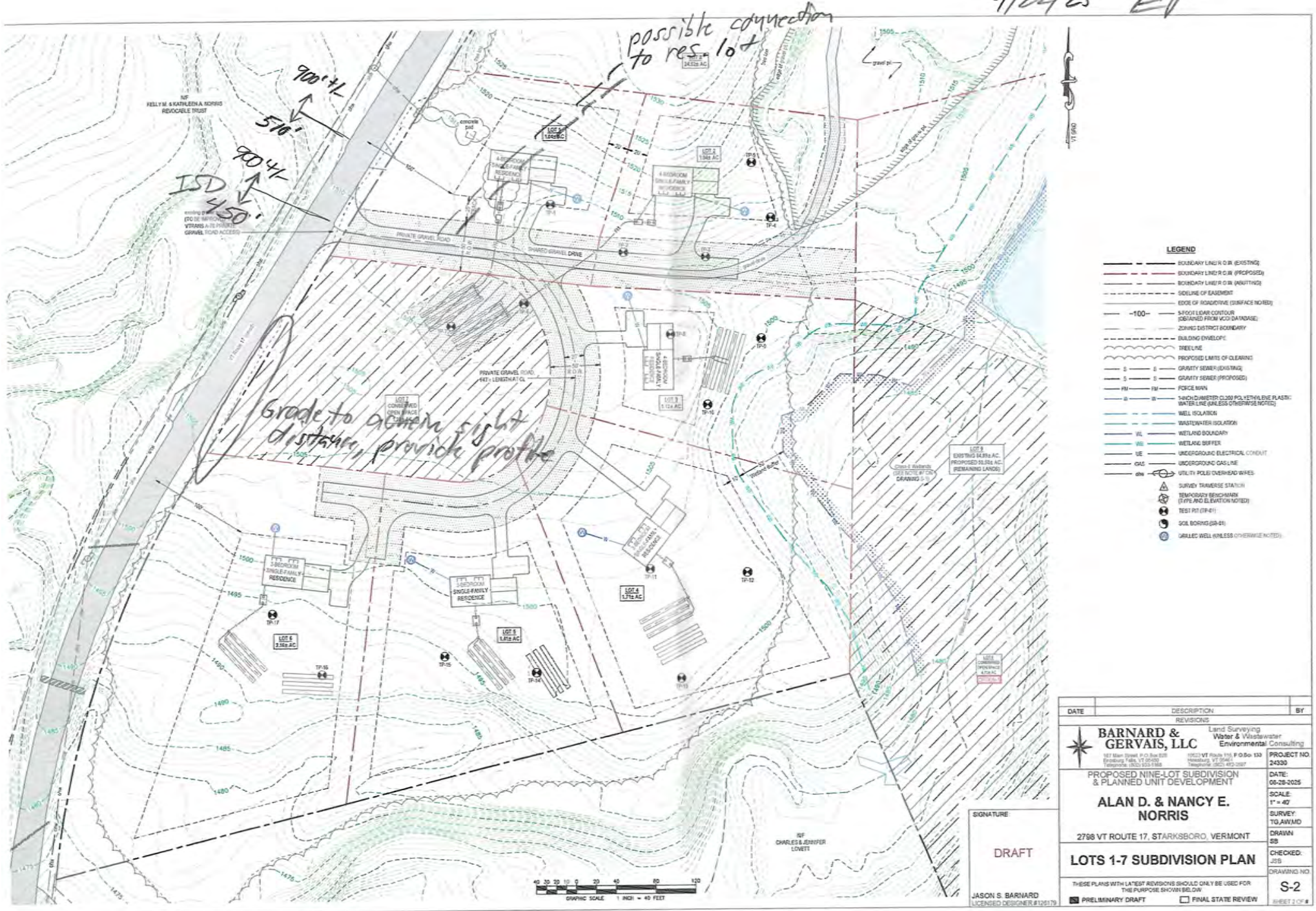


Exhibit F

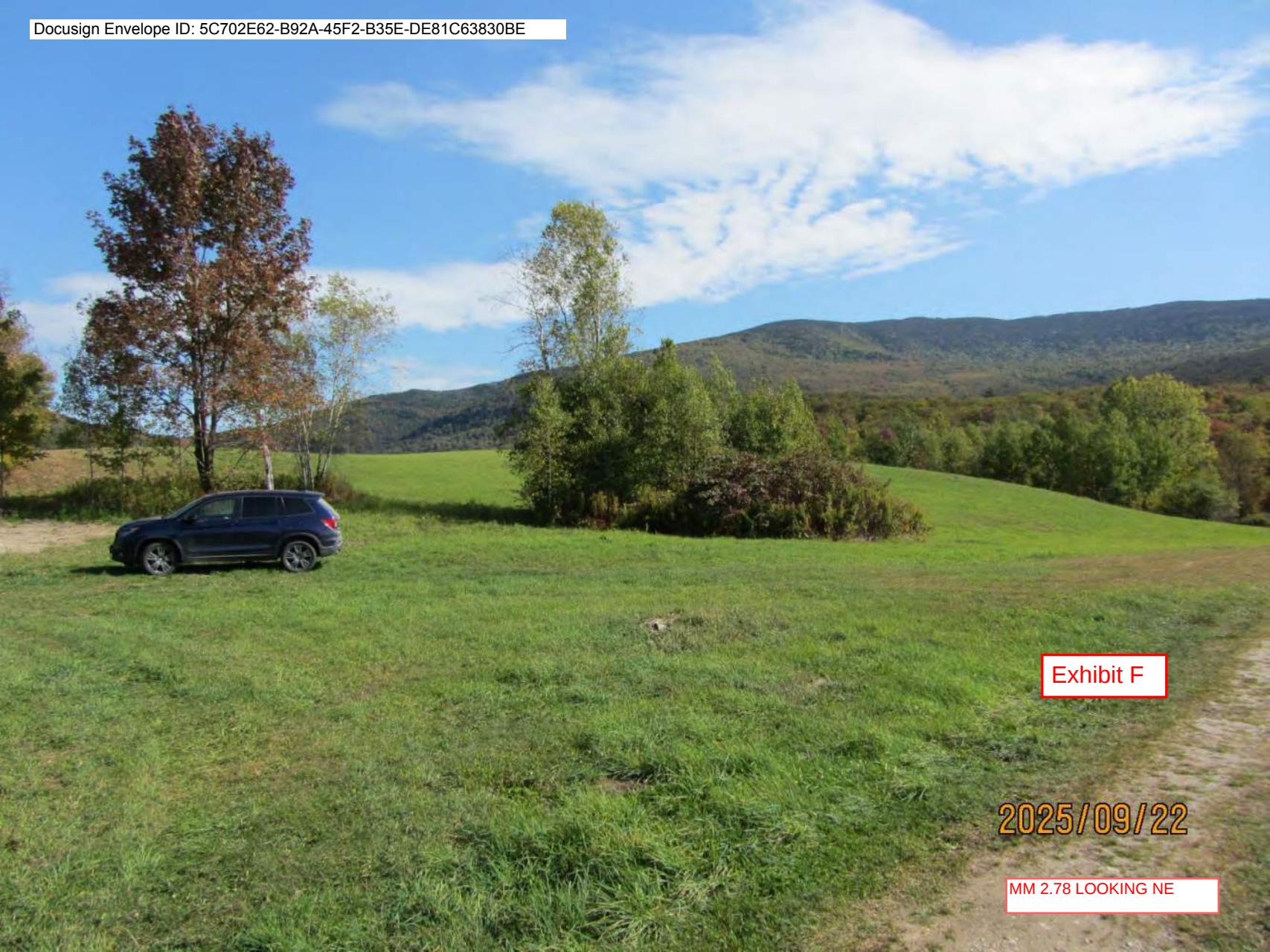


Exhibit F

2025/09/22

MM 2.78 LOOKING NE

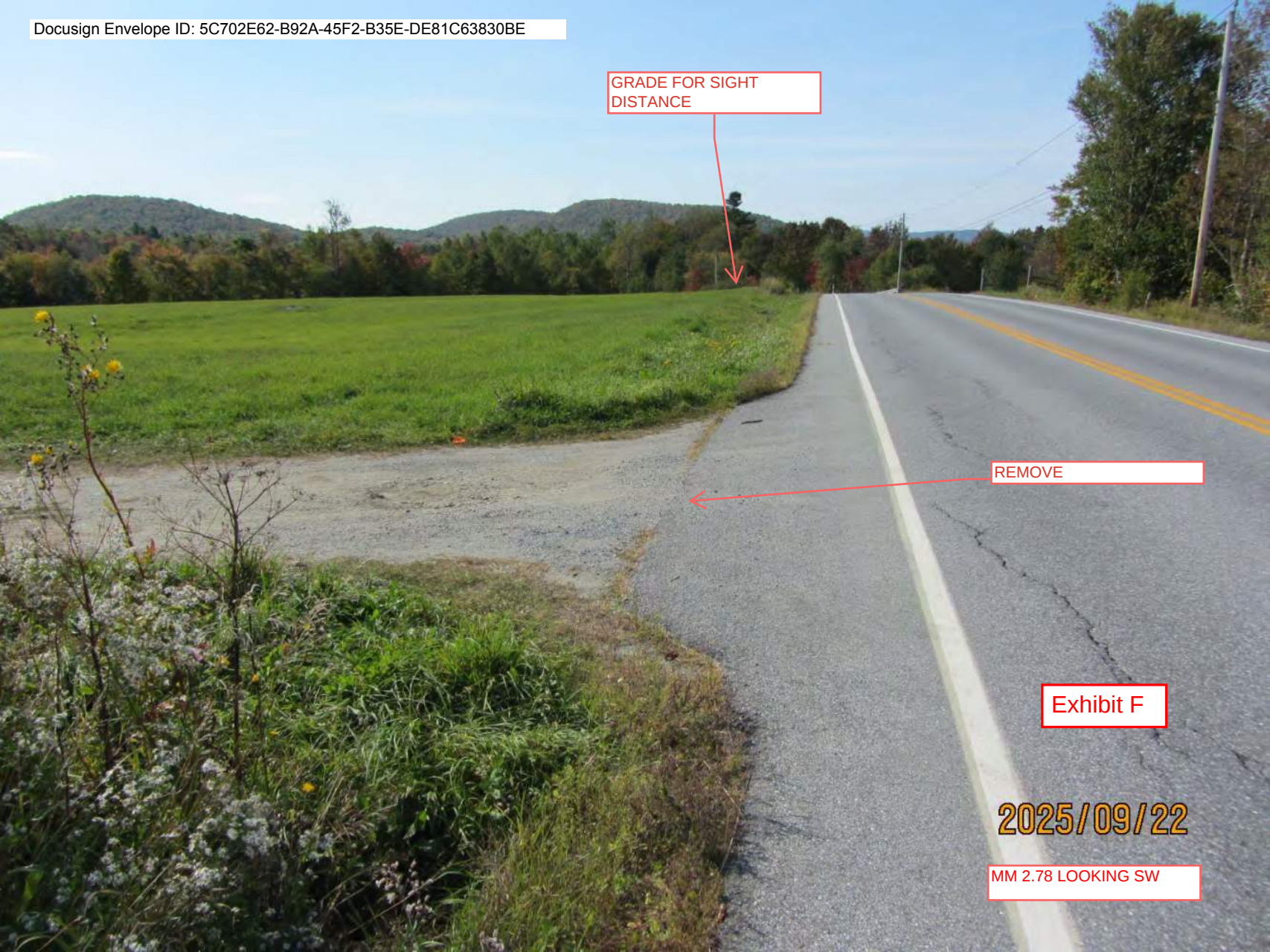
GRADE FOR SIGHT
DISTANCE

REMOVE

Exhibit F

2025/09/22

MM 2.78 LOOKING SW



REMOVE

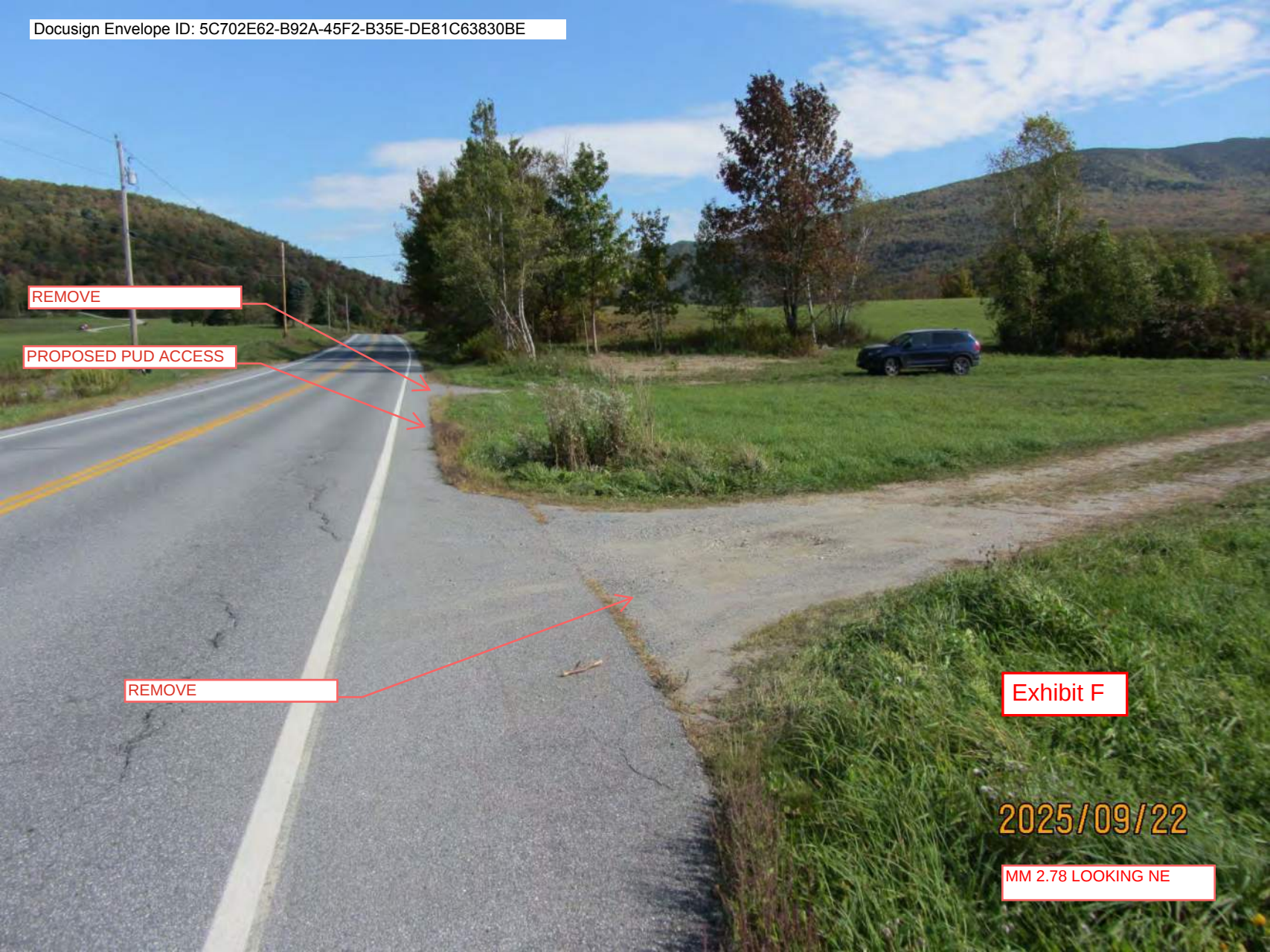
PROPOSED PUD ACCESS

REMOVE

Exhibit F

2025/09/22

MM 2.78 LOOKING NE



GRADE FOR SIGHT
DISTANCE

Exhibit F

2025/09/22

MM 2.88 LOOKING NE



Exhibit F

2025/09/22

MM 2.88 LOOKING SW



Exhibit F

2025/09/22

MM 2.88 LOOKING SOUTH



Vermont Department of Environmental Conservation

Watershed Management Division

One National Life Drive, Main Bldg., 1st Floor

Montpelier, VT 05620

Agency of Natural Resources

[phone] 802-490-6100

[e-mail] ANR.WSMDWetlands@vermont.gov

June 23, 2026

To the Starksboro DRB,

I have reviewed the plan set titled: *Proposed Eight-lot Subdivision & Planned Unit Development for Alan D. & Nancy E. Norris; authored by Barnard & Gervais, LLC; dated 01-29-2026 and revised 06-22-2026.*

I concur with the wetland delineation as presented. Based on the proposed Limits of Disturbance, a Wetland Permit will not be required. A condition of permanent demarcation in the form of boulders along the wetland buffer boundary has been included as per the Program's recommendation.

Please let me know if you have any questions.

Sincerely,

Zapata

Zapata Courage

District Wetlands Ecologist

Zapata.Courage@vermont.gov

802-490-6179

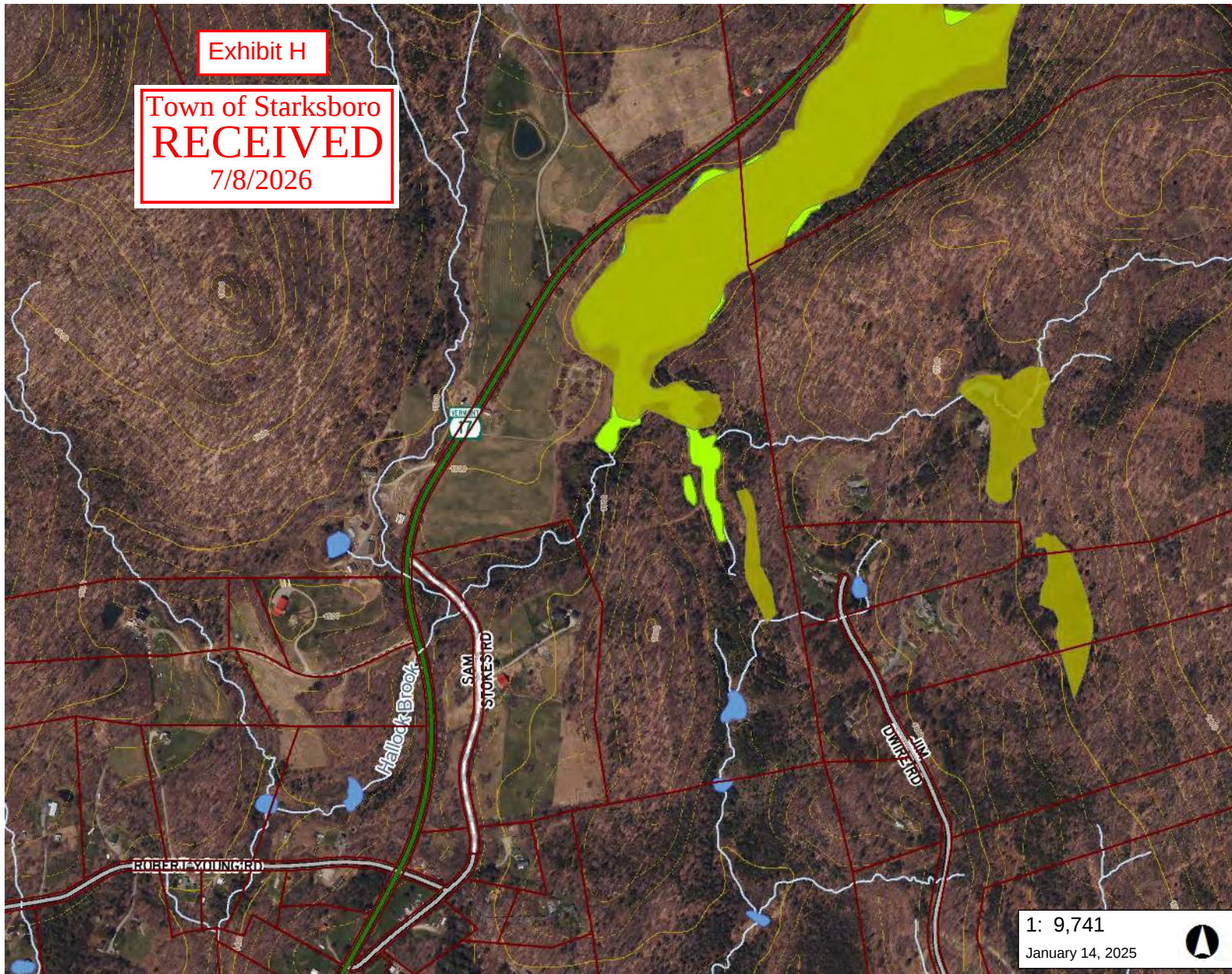
Exhibit G

Town of Starksboro
RECEIVED
7/8/2026



Exhibit H

Town of Starksboro
RECEIVED
7/8/2026



1: 9,741

January 14, 2025



LEGEND

Wetland - VSWI

- Class 1 Wetland
- Class 2 Wetland
- Wetland Buffer

Wetlands Advisory Layer

Parcels (standardized)

Waterbody

Stream

- Stream
- Intermittent Stream

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

Town Boundary

NOTES

Map created using ANR's Natural Resources Atlas

495.0 0 248.00 495.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 812 Ft. 1cm = 97 Meters

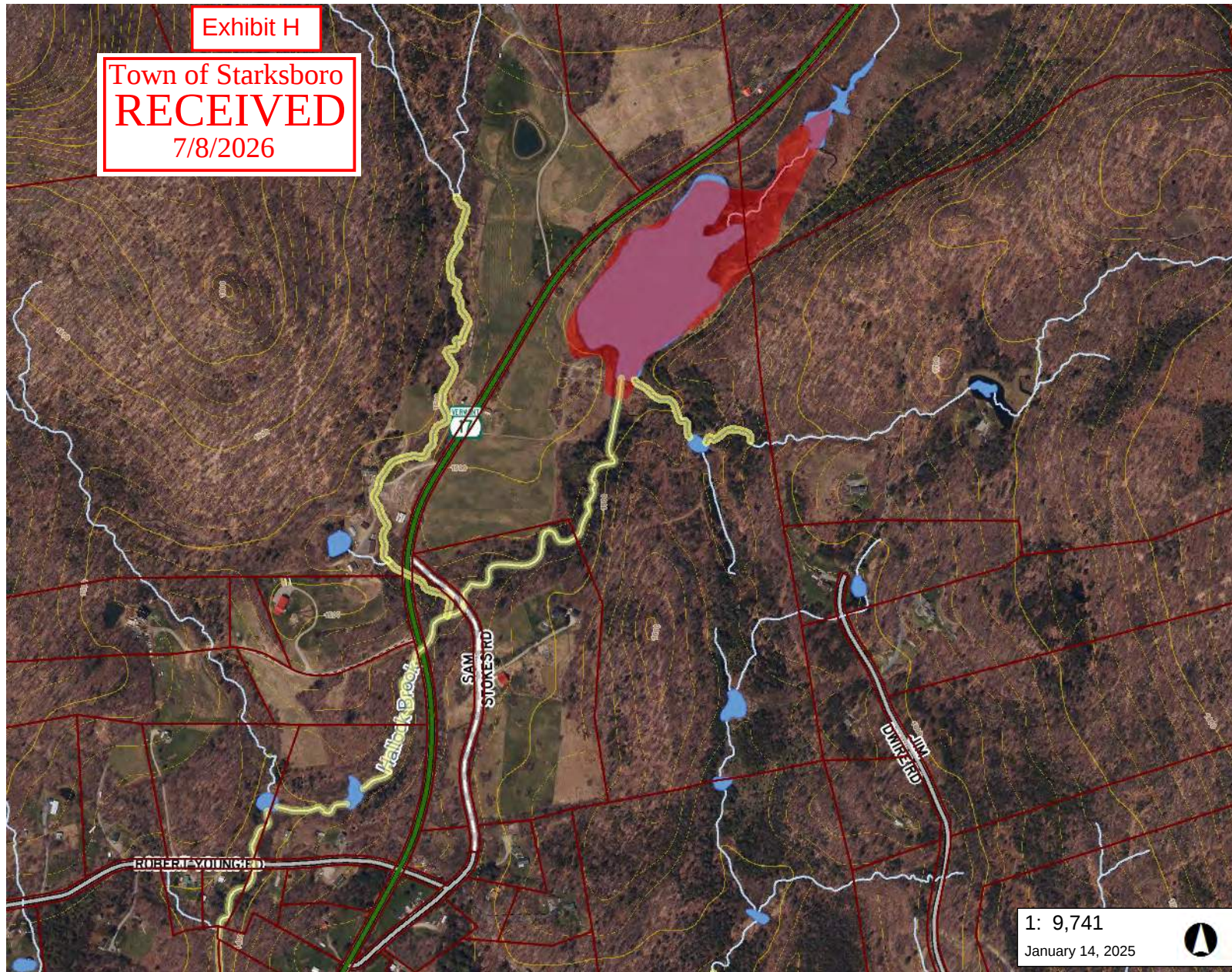
THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.



Exhibit H

Town of Starksboro
RECEIVED
7/8/2026



1: 9,741

January 14, 2025



LEGEND

-  DFIRM Floodways
-  River Corridors (Aug 27, 2019)
 -  .5 - 2 sqmi.
 -  .25-.5 sqmi.
-  River Corridor Easement
-  DFIRM Flood Hazard Areas (C
FEMA-digitized data)
 -  AE (1-percent annual chance flood)
 -  A (1-percent annual chance floodpl)
 -  AO (1-percent annual chance zone
feet)
 -  0.2-percent annual chance flood ha
-  Flood Hazard Areas (Approxim
8/24)
-  Parcels (standardized)
-  Waterbody
-  Stream
 -  Stream
 -  Intermittent Stream
-  Roads
 -  Interstate
 -  US Highway; 1
 -  State Highway
 -  Town Highway (Class 1)
 -  Town Highway (Class 2,3)
 -  Town Highway (Class 4)
 -  State Forest Trail
 -  National Forest Trail

NOTES

Map created using ANR's Natural Resources Atlas

495.0 0 248.00 495.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

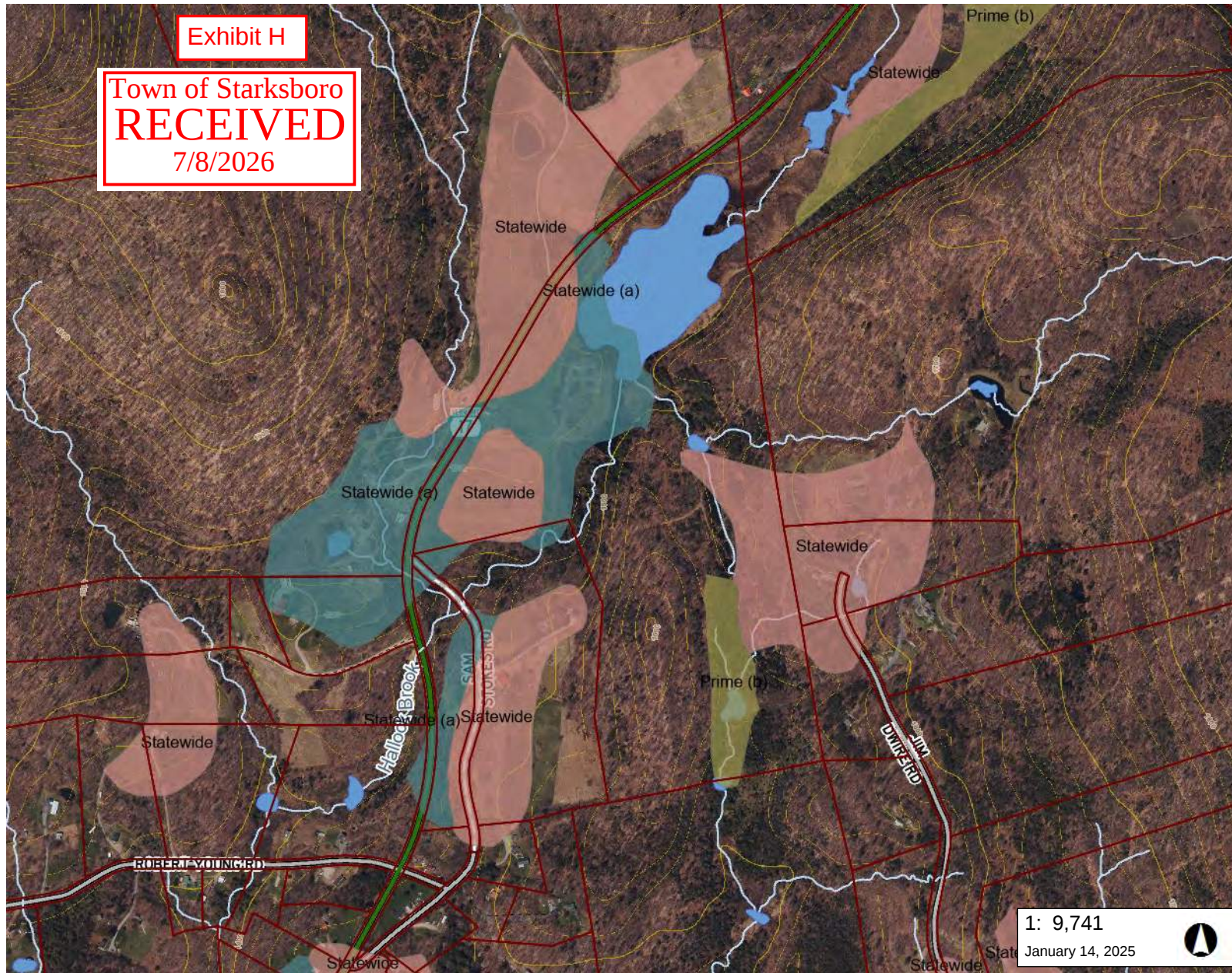
1" = 812 Ft. 1cm = 97 Meters

THIS MAP IS NOT TO BE USED FOR NAVIGATION

DISCLAIMER: This map is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. ANR and the State of Vermont make no representations of any kind, including but not limited to, the warranties of merchantability, or fitness for a particular use, nor are any such warranties to be implied with respect to the data on this map.

Exhibit H

Town of Starksboro
RECEIVED
7/8/2026



1: 9,741

January 14, 2025



LEGEND

Soils - Primary Agricultural

- Local
- Local (b)
- Not rated
- Prime
- Prime (b)
- Prime (f)
- Statewide
- Statewide (a)
- Statewide (b)
- Statewide (c)

Parcels (standardized)

Waterbody

Stream

Stream

Intermittent Stream

Roads

- Interstate
- US Highway; 1
- State Highway
- Town Highway (Class 1)
- Town Highway (Class 2,3)
- Town Highway (Class 4)
- State Forest Trail
- National Forest Trail
- Legal Trail
- Private Road/Driveway
- Proposed Roads

NOTES

Map created using ANR's Natural Resources Atlas

495.0 0 248.00 495.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

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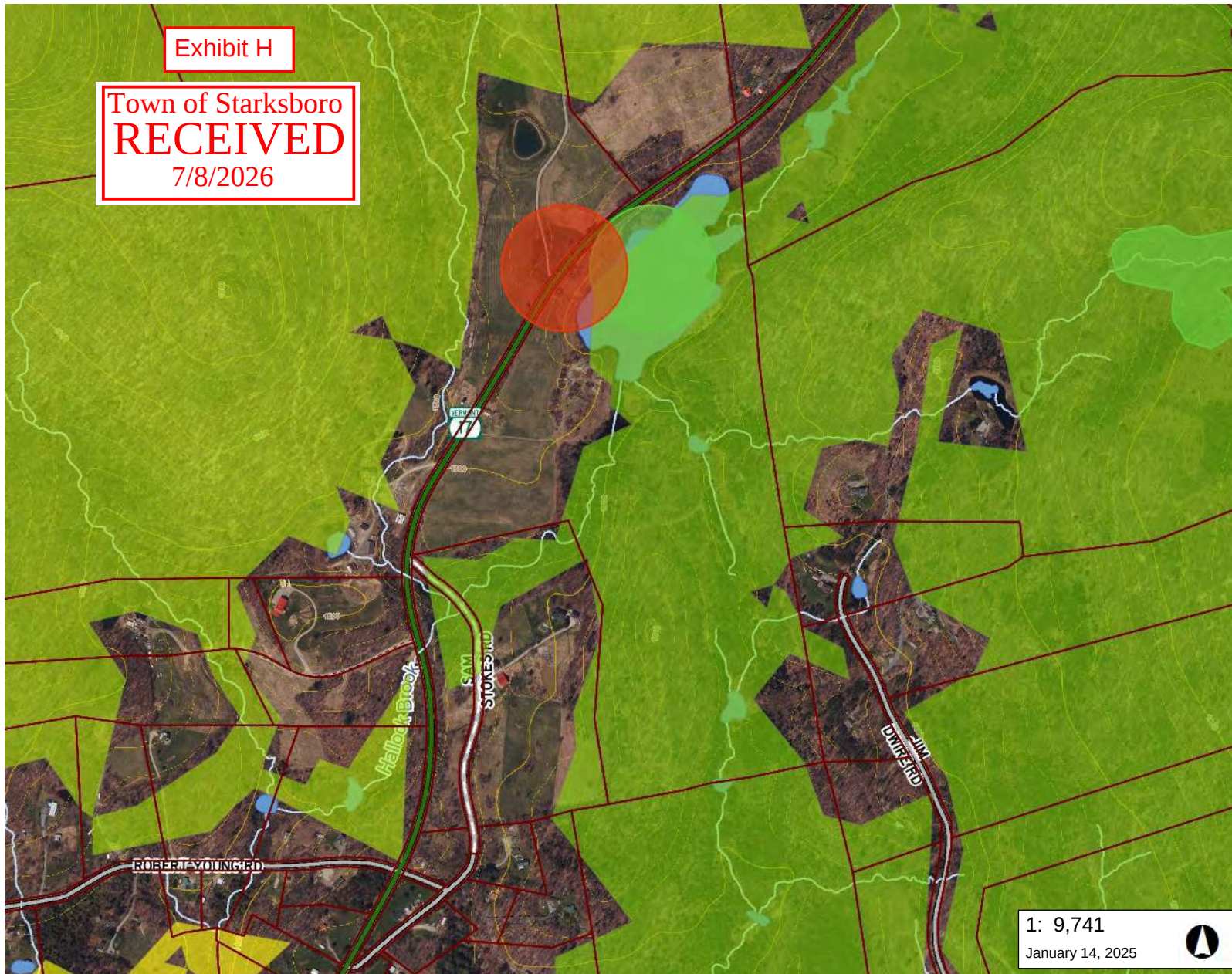
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Exhibit H

Town of Starksboro
RECEIVED
7/8/2026



1: 9,741

January 14, 2025



LEGEND

Uncommon Species and other

Plant

Animal

Natural Community

Rare Threatened and Endange

RTE Animal

RTE Plant

Significant Natural Communities

Deer Wintering Areas

Habitat Blocks

10 - Higher Priority

9

8

7

6

5

4

3

2

1 - Lower Priority

0

Parcels (standardized)

Waterbody

Stream

Stream

Intermittent Stream

Roads

Scale bar

NOTES

Map created using ANR's Natural Resources Atlas

495.0 0 248.00 495.0 Meters

WGS_1984_Web_Mercator_Auxiliary_Sphere

© Vermont Agency of Natural Resources

1" = 812 Ft.

1cm = 97 Meters

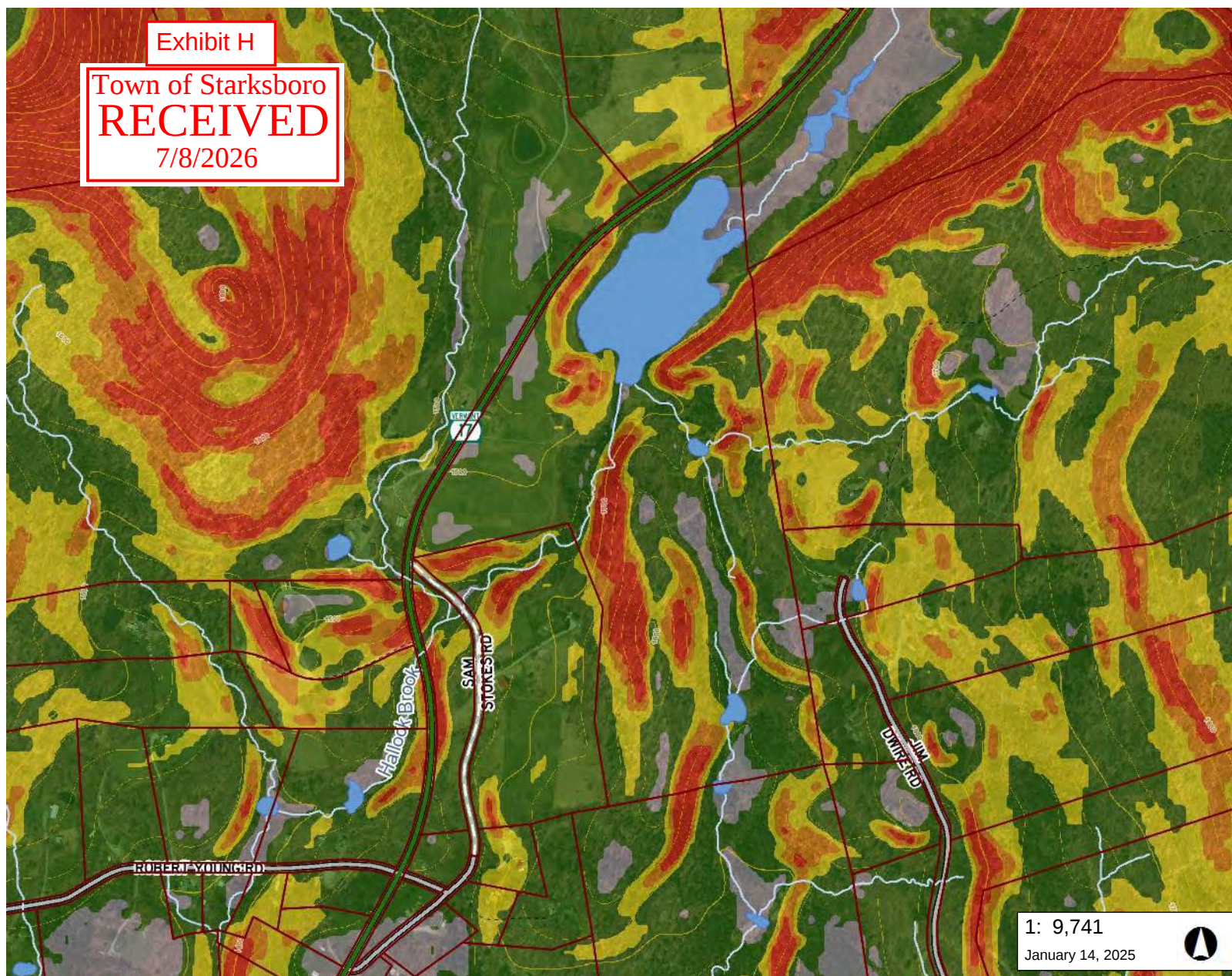
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Exhibit H

Town of Starksboro
RECEIVED

7/8/2026



1: 9,741

January 14, 2025



LEGEND

-  Parcels (standardized)
-  Waterbody
- Stream
 -  Stream
 -  Intermittent Stream
- Roads
 -  Interstate
 -  US Highway; 1
 -  State Highway
 -  Town Highway (Class 1)
 -  Town Highway (Class 2,3)
 -  Town Highway (Class 4)
 -  State Forest Trail
 -  National Forest Trail
 -  Legal Trail
 -  Private Road/Driveway
 -  Proposed Roads
-  Town Boundary
- Slope
 -  <5%
 -  5-15%
 -  15-20%
 -  20-25%
 -  >25%

NOTES

Map created using ANR's Natural Resources Atlas

495.0 0 248.00 495.0 Meters

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© Vermont Agency of Natural Resources

1" = 812 Ft. 1cm = 97 Meters

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ZONING INFORMATION ¹		
ZONING DISTRICTS		
AGRICULTURAL, SCENIC & RURAL RESIDENTIAL (ASRR), LOW DENSITY RESIDENTIAL & COMMERCIAL (LDRC), HIGH DENSITY RESIDENTIAL & COMMERCIAL (HDRC), WATERSHED PROTECTION (WP), FLOOD HAZARD OVERLAY (FHO)		
DIMENSIONAL REQUIREMENTS		
ASRR DISTRICT:		
RESIDENTIAL DENSITY:	1 DU/ 10 AC MAX.	
LOT SIZE (RESIDENTIAL):	1/2 - 2 AC OR >25 AC	
LOT SIZE (NONRESIDENTIAL):	2 AC MIN.	
LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.	
LOT FRONTAGE (LOT 2 TO <5 AC):	250 FT. MIN.	
LOT FRONTAGE (LOT 5 TO <10 AC):	350 FT. MIN.	
LOT FRONTAGE (LOT >10 AC):	500 FT. MIN.	
LOT COVERAGE (RESIDENTIAL):	20% MAX.	
LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 20% OR 3 AC MAX.	
SETBACK - ROAD CENTERLINE:	100 FT. MIN.	
SETBACK - ADJ. PROP. (RES.):	20 FT. MIN.	
SETBACK - ADJ. PROP. (NONRES.):	50 FT. MIN.	
BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	NO MAX.	
BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.	
BUILDING HEIGHT:	35 FT. MAX.	
LDRC DISTRICT:		
RESIDENTIAL DENSITY:	1 DU/ 5 AC MAX.	
LOT SIZE (RESIDENTIAL):	1 AC MIN.	
LOT SIZE (NONRESIDENTIAL):	5 AC MIN.	
LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.	
LOT FRONTAGE (LOT 2 TO <5 AC):	150 FT. MIN.	
LOT FRONTAGE (LOT 5 TO <10 AC):	200 FT. MIN.	
LOT FRONTAGE (LOT >10 AC):	200 FT. MIN.	
LOT COVERAGE (RESIDENTIAL):	20% MAX.	
LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 20% OR 3 ACRES MAX.	
SETBACK - ROAD CENTERLINE:	75 FT. MIN.	
SETBACK - ADJ. PROP. (RES.):	20 FT. MIN.	
SETBACK - ADJ. PROP. (NONRES.):	50 FT. MIN.	
BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	NO MAX.	
BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.	
BUILDING HEIGHT:	35 FT. MAX.	
HDRC DISTRICT:		
RESIDENTIAL DENSITY:	2 DU/ AC MAX.	
LOT SIZE (RESIDENTIAL):	1 AC MIN.	
LOT SIZE (NONRESIDENTIAL):	1 AC MIN.	
LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.	
LOT FRONTAGE (LOT 2 TO <5 AC):	150 FT. MIN.	
LOT FRONTAGE (LOT 5 TO <10 AC):	150 FT. MIN.	
LOT FRONTAGE (LOT >10 AC):	150 FT. MIN.	
LOT COVERAGE (RESIDENTIAL):	NO MAX.	
LOT COVERAGE (NONRESIDENTIAL):	NO MAX.	
SETBACK - ROAD CENTERLINE:	50 FT. MIN.	
SETBACK - ADJ. PROP. (RES.):	10 FT. MIN.	
SETBACK - ADJ. PROP. (NONRES.):	20 FT. MIN.	
BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	5,000 SQ. FT. MAX.	
BUILDING FOOTPRINT (ALL OTHER BLDGS.):	10,000 SQ. FT. MAX.	
BUILDING HEIGHT:	35 FT. MAX.	
WP DISTRICT:		
RESIDENTIAL DENSITY:	1 DU/ 25 AC MAX.	
LOT SIZE (RESIDENTIAL):	25 ACRE MIN.	
LOT SIZE (NONRESIDENTIAL):	25 ACRE MIN.	
LOT FRONTAGE (LOT <2 AC):	500 FT. MIN.	
LOT FRONTAGE (LOT 2 TO <5 AC):	500 FT. MIN.	
LOT FRONTAGE (LOT 5 TO <10 AC):	500 FT. MIN.	
LOT FRONTAGE (LOT >10 AC):	500 FT. MIN.	
LOT COVERAGE (RESIDENTIAL):	10% MAX.	
LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 5% OR 3 ACRES MAX.	
SETBACK - ROAD CENTERLINE:	75 FT. MIN.	
SETBACK - ADJ. PROP. (RES.):	20 FT. MIN.	
SETBACK - ADJ. PROP. (NONRES.):	50 FT. MIN.	
BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	NO MAX.	
BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.	
BUILDING HEIGHT:	35 FT. MAX.	
FHO DISTRICT:		
(SEE STARKSBORO LUDR CHAPTER 280)		

¹PER TOWN OF STARKSBORO LAND USE AND DEVELOPMENT REGULATIONS ADOPTED JANUARY 7, 2020.

PROPOSED SUBDIVISION LOTS		
LOT #	LOT AREA	USE
LOT 1	1.05 AC	RESIDENTIAL
LOT 2	1.04 AC	RESIDENTIAL
LOT 3	1.12 AC	RESIDENTIAL
LOT 4	1.71 AC	RESIDENTIAL
LOT 5	1.41 AC	RESIDENTIAL
LOT 6	2.16 AC	RESIDENTIAL
LOT 7	1.36 AC	OPEN SPACE
LOT 8	75.04 AC	REMAINING LANDS INCL. OPEN SPACE

— — — — —	PROJECT BOUNDARY LINES
— — — — —	PROPOSED BOUNDARY LINES
— — — — —	ABUTTING BOUNDARY LINES
— — — — —	EXISTING EASEMENT/ RIGHT-OF-WAY
— — — — —	PROPOSED EASEMENT/ RIGHT-OF-WAY
— — — — —	PROPOSED BUILDING ENVELOPE
— — — — —	ZONING DISTRICT BOUNDARY
☒ CMF	CONCRETE MONUMENT FOUND
● RBF	REBAR FOUND
● IPF	IRON PIPE FOUND
⊙ RBS	REBAR SET
△	CALCULATED CORNER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
N/F	NOW OR FORMERLY
cb	CURVE DATA - CHORD BEARING
cd	CURVE DATA - CHORD DISTANCE
a	CURVE DATA - ARC LENGTH
r	CURVE DATA - RADIUS
⊙	DRILLED WELL
☼	TREE - HARDWOOD
☼	TREE - SOFTWOOD
— o/w — o/w —	UTILITY POLE & OVERHEAD WIRES
— x — x — x —	BARBED WIRE FENCE
— o — o — o —	STONE WALL
— — — — —	TRAIL
— < — < — < —	BROOK (APPROXIMATE CENTERLINE)
— / / / / / / / / / /	OPEN SPACE BOUNDARY
— w — w — w — w — w — w —	WETLAND BOUNDARY
— w — w — w — w — w — w —	WETLAND BUFFER BOUNDARY

SURVEY REFERENCES:

1. "PROPERTY OF LYNN A. & FRANCIS M. HARVEY, ADDISON COUNTY, STARKSBORO, VT." DATED AUG. 29, 1983 BY RODNEY R. ORVIS LS #539 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #25B.

2. "RESUBDIVISION PLAT FOR: GEORGE E. & BETSY LANE NICKERSON AND ALAN & MARY G. KIRKPATRICK LOCATED IN: ADDISON COUNTY, STARKSBORO, VT." DATED APRIL 8, 1988 BY RODNEY R. ORVIS LS #539 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #48B.

3. "LANDS TO BE CONVEYED TO ELIZABETH W. DAVIS, VT. RTE. 17, STARKSBORO, VERMONT." DATED 22 DECEMBER 1988 BY A.W. HARRIS & ASSOCIATES, STAMPED ALBERT W. HARRIS LS #584 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #63D.

4. "PROPERTY OF LOUIS E. & LISA L. SANCHEZ, ADDISON COUNTY, STARKSBORO, VT." DATED SEPTEMBER 17, 1996 AND REVISED 11-5-96 BY RONALD L. LAROSE LS #272 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #45F.

5. "PLAT SHOWING A SUBDIVISION OF LANDS OF THOMAS BUILDING & DESIGN, INC. JERUSALEM ROAD, STARKSBORO, ADDISON COUNTY, VERMONT." DATED SEPTEMBER 24, 2006 AND REVISED 11/20/08 BY LAROSE SURVEYS, P.C. STAMPED RONALD L. LAROSE LS #272 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #64E.

6. "PLAT SHOWING A PROPOSED SUBDIVISION OF LANDS OF ALAN & NANCY NORRIS, VERMONT ROUTE 17, STARKSBORO, ADDISON COUNTY, VERMONT SHEET 1 OF 2." DATED OCTOBER 24, 2011 AND REVISED 12-20-2012 BY LAROSE SURVEYS, P.C. STAMPED RONALD L. LAROSE LS #272 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #77B.

7. "SURVEY PLAT OF LANDS BELONGING TO ELISSA CLOSE & CHRISTOPHER BRADY, #3556 VT ROUTE 17, TOWN OF STARKSBORO, ADDISON COUNTY, VERMONT." DATED 30 MAY 2014 BY DONALD A. JOHNSTON LS #686 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #78C.

8. "LANDS OF ALAN G. KIRKPATRICK, 864 JIM DWIRE ROAD, STARKSBORO, VERMONT, BOUNDARY LINE ADJUSTMENT SURVEY PLAT." DATED 10-11-2019 BY BARNARD & GERVAIS, LLC STAMPED MICHAEL J. GERVAIS LS #735 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #85D&E.

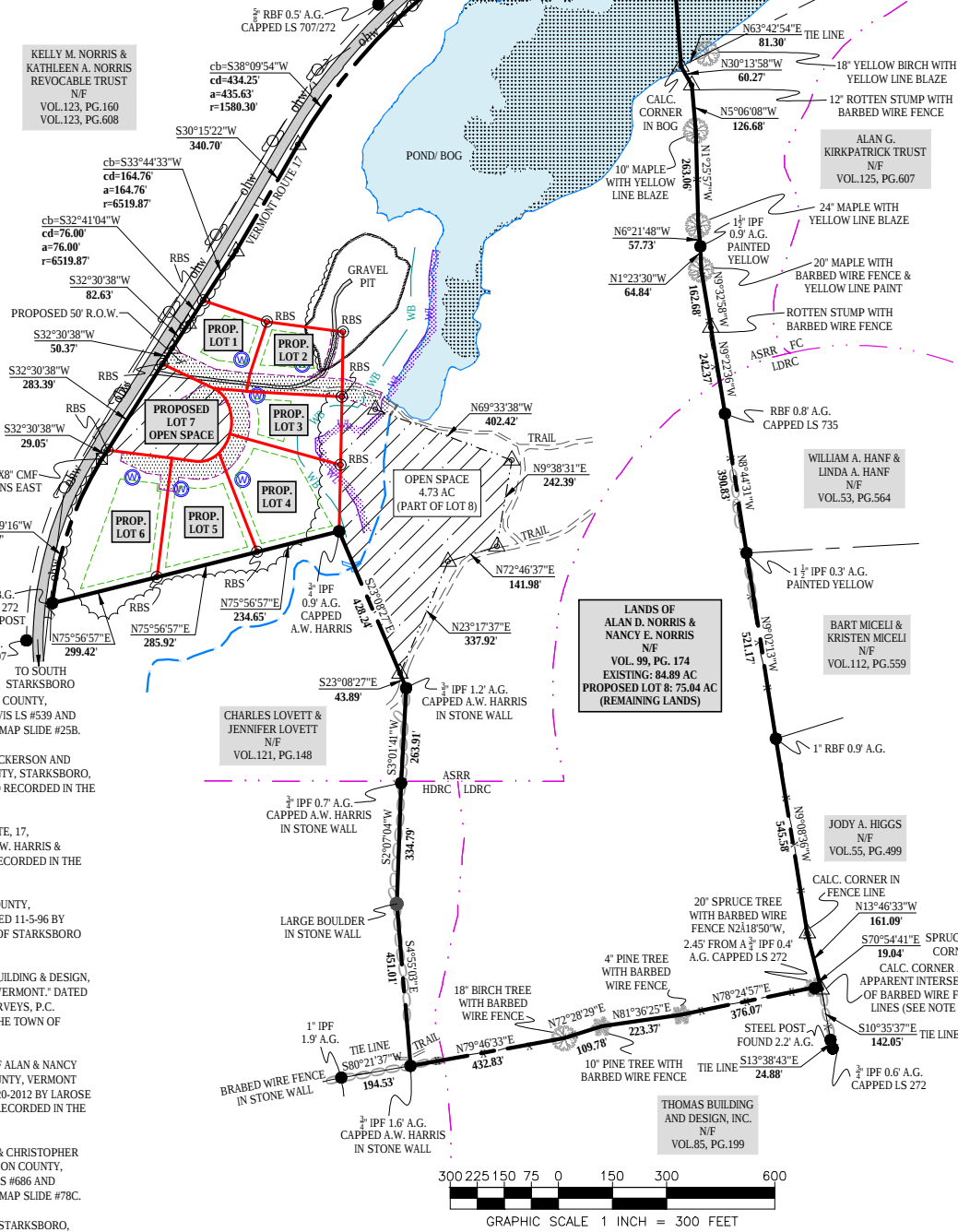
9. "PLAT SHOWING A PROPOSED BOUNDARY LINE ADJUSTMENT BETWEEN LANDS OF ALAN & NANCY NORRIS AND LANDS OF KELLY M. & KATHLEEN A. NORRIS, VERMONT ROUTE 17, STARKSBORO, ADDISON COUNTY, VERMONT." DATED JULY 20, 2020 BY RONALD L. LAROSE LS #272 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #86D.

RESIDENTIAL DENSITY CALCULATION				
ZONING DISTRICT	LOT AREA (ACRES)	MAXIMUM DENSITY (DU/ACRE)	MAXIMUM DWELLING UNITS PERMITTED	
ASRR	56.08	1 DU/ 10 AC	5.61	
LDRC	26.23	1 DU/ 5 AC	5.24	
HDRC	2.58	2 DU/ 1 AC	5.16	
TOTAL			16.01	

NOTE: RESIDENTIAL DENSITY CALCULATION DOES NOT ACCOUNT FOR 30-FOOT EXTENSION OF HIGHER DENSITY DISTRICTS INTO LOWER DENSITY DISTRICTS AS PERMITTED BY SECTION 2.04.B(1) OF THE STARKSBORO LAND USE AND DEVELOPMENT REGULATIONS.

DEVELOPMENT RIGHTS TABLE	
DWELLING UNITS - MAXIMUM PERMITTED:	*16
DWELLING UNITS - PROPOSED:	6
DWELLING UNITS - REMAINING RIGHTS:	10

*PER RESIDENTIAL DENSITY CALCULATION TABLE ABOVE.



THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF STARKSBORO, VERMONT:

THIS ____ DAY OF _____, 20____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.

SIGNED THIS ____ DAY OF _____, 20____.

BY _____, CHAIR

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

07-02-2026
FOR
TOWN OF
STARKSBORO
FINAL REVIEW

PARCEL INFORMATION
OWNER: ALAN D. NORRIS & NANCY E. NORRIS
DEED: VOL.99, PG.174
SPAN: G15-193-10815
PARCEL ID: 10815

THOMAS BUILDING AND DESIGN, INC.
N/F
VOL.85, PG.199

ALAN D. NORRIS & NANCY E. NORRIS
N/F
VOL.53, PG.564

WILLIAM A. HANF & LINDA A. HANF
N/F
VOL.53, PG.564

ALAN G. KIRKPATRICK TRUST
N/F
VOL.125, PG.607

GORDON T. SCHAEDEL & NANCY A. SCHAEDEL
N/F
VOL.54, PG.572

MARK CRUISE & MICHELE CRUISE
N/F
VOL.123, PG.609

KIT N. HARRIS & KAREN E. HARRIS
N/F
VOL.110, PG.226

CHARLES LOVETT & JENNIFER LOVETT
N/F
VOL.121, PG.148

JODY A. HIGGS
N/F
VOL.55, PG.499

BART MICELLI & KRISTEN MICELLI
N/F
VOL.112, PG.559

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.

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THIS ____ DAY OF _____, 20____.

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AT _____ O'CLOCK _____ MINUTES _____ M.

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MAP BOOK _____, PAGE _____, SLIDE# _____.

AT _____ O'CLOCK _____ MINUTES _____ M.

AND RECORDED IN STARKSBORO, VERMONT

ATTEST _____ TOWN CLERK

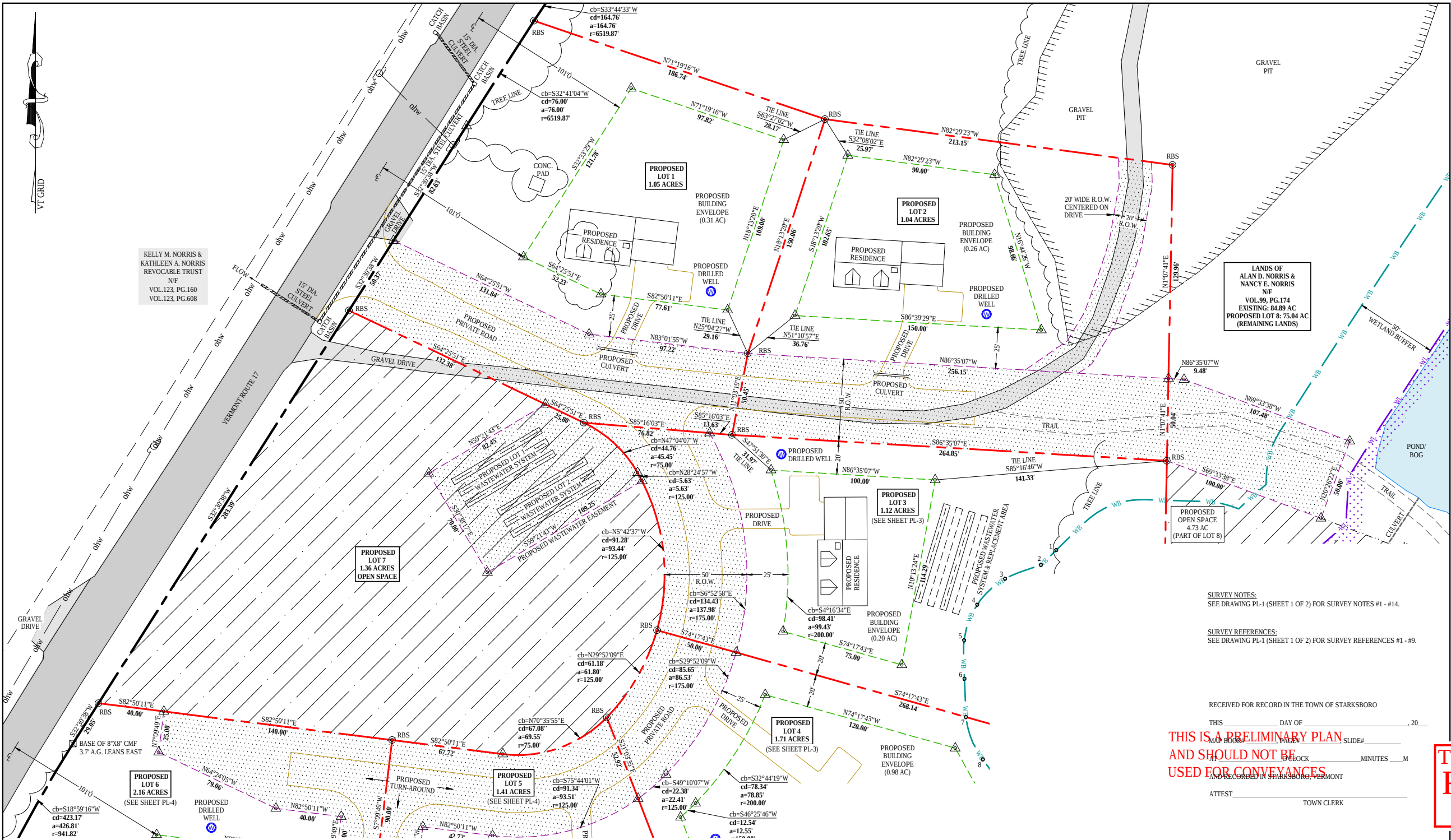
THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONVEYANCES.

RECEIVED FOR RECORD IN THE TOWN OF STARKSBORO

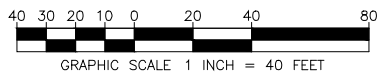
THIS ____ DAY OF _____, 20____.

MAP BOOK _____, PAGE _____, SLIDE# _____.

AT _____



LEGEND	
	PROJECT BOUNDARY LINES
	PROPOSED BOUNDARY LINES
	EXISTING EASEMENT/ RIGHT-OF-WAY
	PROPOSED EASEMENT/ RIGHT-OF-WAY
	PROPOSED BUILDING ENVELOPE
	WETLAND BOUNDARY
	WETLAND BUFFER BOUNDARY - 50'
	UTILITY POLE & OVERHEAD WIRES
	BARBED WIRE FENCE
	STONE WALL
	BLAZED/ PAINTED LINE
	TREE LINE
	TRANSFORMER/ ELECTRICAL PEDESTAL
	DRILLED WELL
	RBF REBAR FOUND
	IPF IRON PIPE FOUND
	RBS REBAR SET
	CALCULATED CORNER
	A.G. ABOVE GRADE
	B.G. BELOW GRADE
	N/F NOW OR FORMERLY
	cb CURVE DATA - CHORD BEARING
	cd CURVE DATA - CHORD DISTANCE
	a CURVE DATA - ARC LENGTH
	r CURVE DATA - RADIUS
	TREE - HARDWOOD
	TREE - SOFTWOOD
	BOULDER



THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF STARKSBORO, VERMONT; THIS ____ DAY OF ____, 20____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS ____ DAY OF ____, 20____, BY _____, CHAIR

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: ALAN D. NORRIS & NANCY E. NORRIS
DEED: VOL.99, PG.174
SPAN: 615-193-10815
PARCEL ID: 10815

07-02-2026
FOR
TOWN OF
STARKSBORO
FINAL REVIEW

SURVEY NOTES:
SEE DRAWING PL-1 (SHEET 1 OF 2) FOR SURVEY NOTES #1 - #14.

SURVEY REFERENCES:
SEE DRAWING PL-1 (SHEET 1 OF 2) FOR SURVEY REFERENCES #1 - #9.

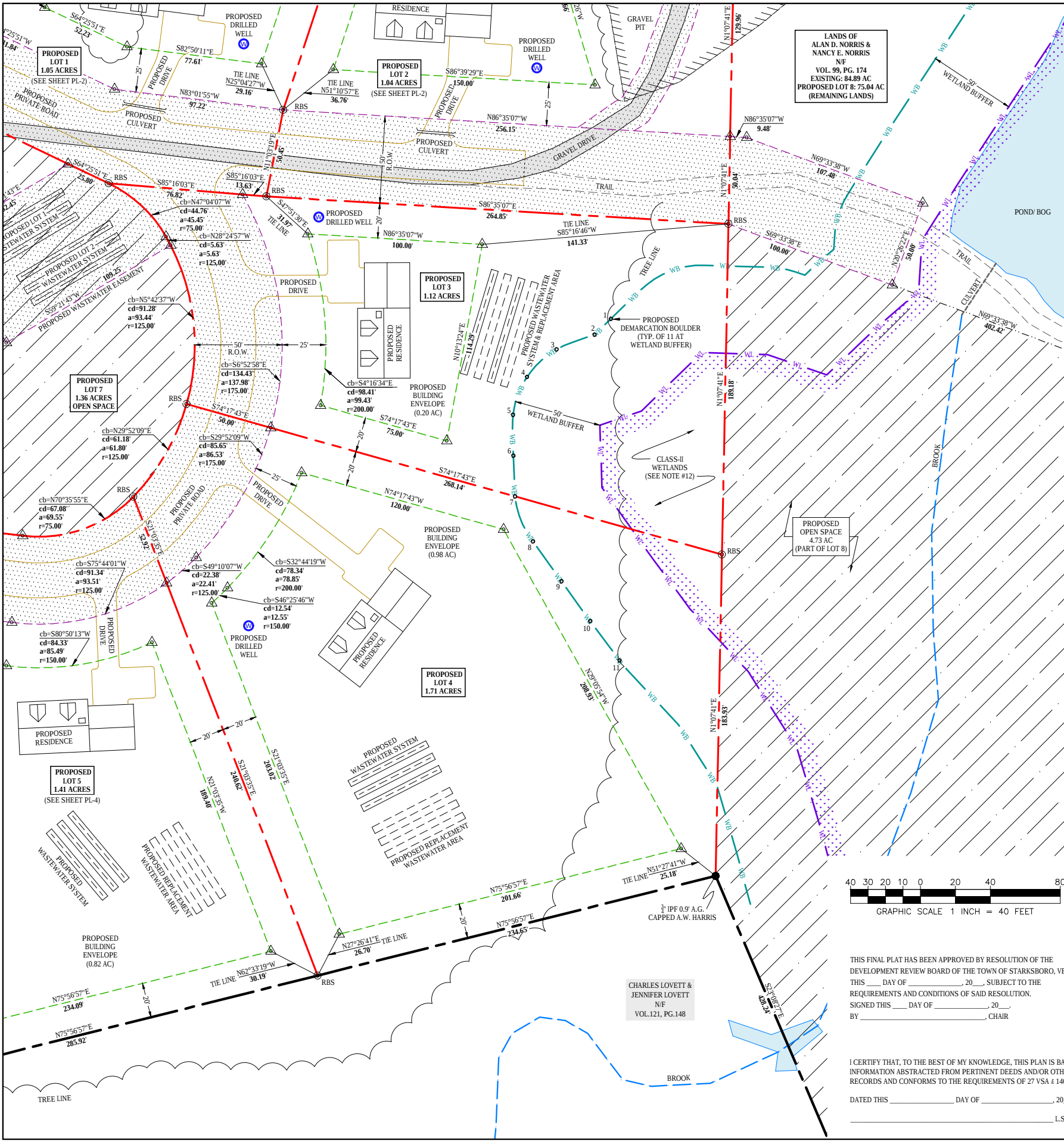
RECEIVED FOR RECORD IN THE TOWN OF STARKSBORO
THIS ____ DAY OF ____, 20____
ATTEST _____ TOWN CLERK

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

07-02-2026	ADD SURVEY NOTES #13 & #14.	SB
06-24-2026	REVISIONS PER TOWN OF STARKSBORO DRB PRELIMINARY APPROVAL.	SB
DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying, Water & Wastewater, Environmental Consulting		
187 Main Street, P.O. Box 820, Enosburg Falls, VT 05450, Telephone: (802) 933-5168		
10233 VT Route 116, P.O. Box 133, Hiram, VT 05443, Telephone: (802) 482-2997		
PROJECT NO. 24330		
DATE: 01-29-2026		
SCALE: 1" = 40'		
SURVEY: TG, AW, MD		
DRAWN: SB, AW		
CHECKED: AW		
DRAWING NO. PL-2		
SHEET 2 OF 4		

Town of Starksboro
RECEIVED
7/8/2026

Exhibit J



SURVEY NOTES:
SEE DRAWING PL-1 (SHEET 1 OF 2) FOR SURVEY NOTES #1 - #14.

SURVEY REFERENCES:
SEE DRAWING PL-1 (SHEET 1 OF 2) FOR SURVEY REFERENCES #1 - #9.

- LEGEND
- PROJECT BOUNDARY LINES
 - PROPOSED BOUNDARY LINES
 - ABUTTING BOUNDARY LINES
 - EXISTING EASEMENT/ RIGHT-OF-WAY
 - PROPOSED EASEMENT/ RIGHT-OF-WAY
 - PROPOSED BUILDING ENVELOPE
 - ZONING DISTRICT BOUNDARY
 - CMF
 - RBF
 - IPF
 - RBS
 - A.G.
 - B.G.
 - N/F
 - cb
 - cd
 - a
 - r
 - Drilled Well
 - Tree - Hardwood
 - Tree - Softwood
 - Boulder
 - Tree Line
 - Utility Pole & Overhead Wires
 - Barbed Wire Fence
 - Stone Wall
 - Trail
 - Brook (Approximate Centerline)
 - Open Space Boundary
 - Wetland Boundary
 - Wetland Buffer Boundary

RECEIVED FOR RECORD IN THE TOWN OF STARKSBORO

THIS _____ DAY OF _____, 20____

MAP BOOK _____, SLIDE# _____

DATE _____, TIME _____, MINUTES _____

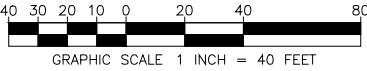
ATTEST _____

TOWN CLERK

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

Exhibit K

Town of Starksboro
RECEIVED
7/8/2026



THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE
DEVELOPMENT REVIEW BOARD OF THE TOWN OF STARKSBORO, VERMONT;
THIS _____ DAY OF _____, 20____, SUBJECT TO THE
REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION.
SIGNED THIS _____ DAY OF _____, 20____,
BY _____, CHAIR

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.

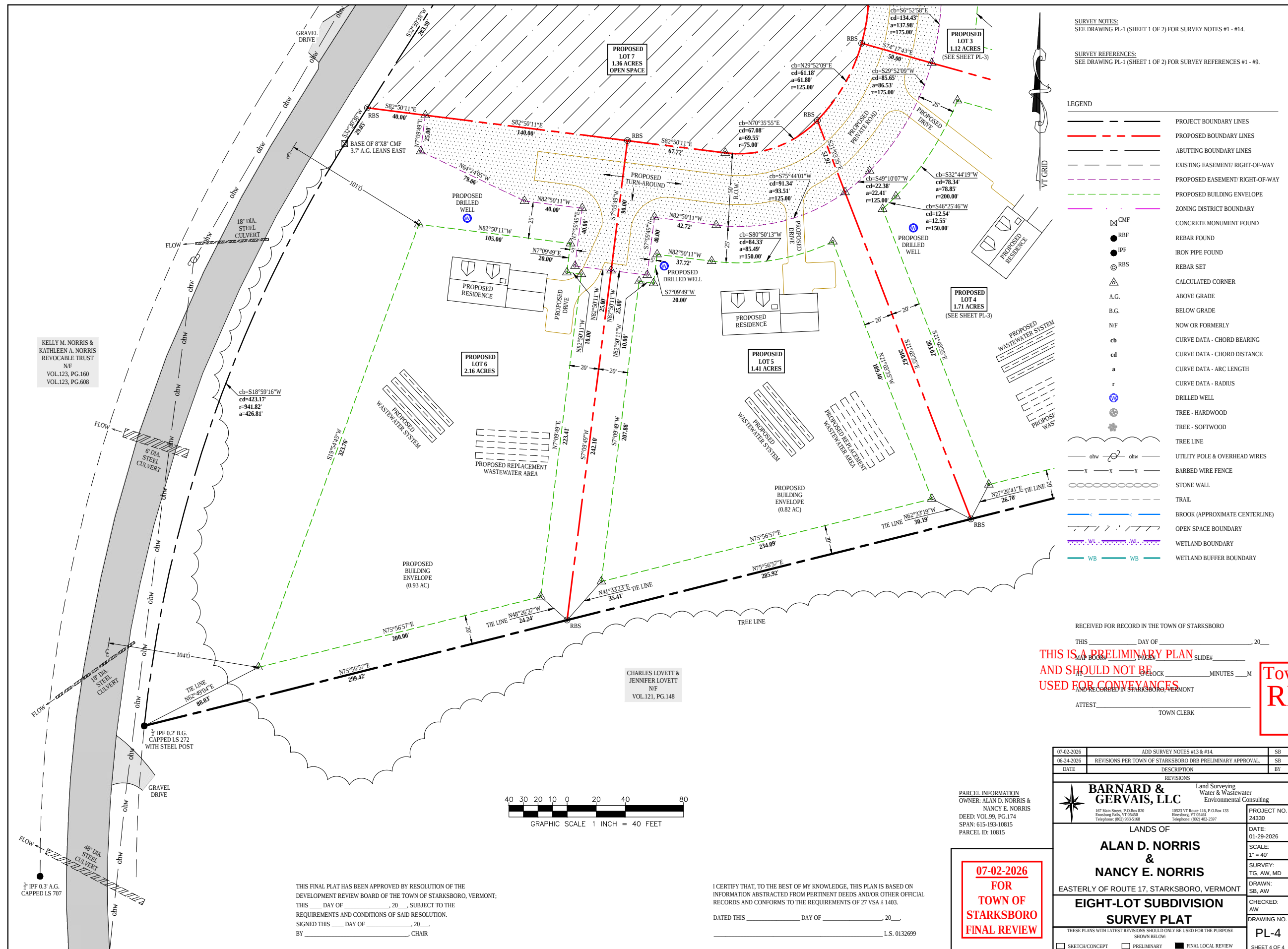
DATED THIS _____ DAY OF _____, 20____

L.S. 0132699

PARCEL INFORMATION
OWNER: ALAN D. NORRIS &
NANCY E. NORRIS
DEED: VOL.99, PG.174
SPAN: 615-193-10815
PARCEL ID: 10815

07-02-2026
FOR
TOWN OF
STARKSBORO
FINAL REVIEW

07-02-2026	ADD SURVEY NOTES #13 & #14.	SB
06-24-2026	REVISIONS PER TOWN OF STARKSBORO DRB PRELIMINARY APPROVAL.	SB
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) 913-5168		
PROJECT NO. 24330		
LANDS OF ALAN D. NORRIS & NANCY E. NORRIS EASTERLY OF ROUTE 17, STARKSBORO, VERMONT		
DATE: 01-29-2026		
SCALE: 1" = 40'		
SURVEY: TG, AW, MD		
DRAWN: SB, AW		
CHECKED: AW		
DRAWING NO. PL-3		
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
☐ SKETCH/CONCEPT	☐ PRELIMINARY	☒ FINAL LOCAL REVIEW
SHEET 3 OF 4		



RECEIVED FOR RECORD IN THE TOWN OF STARKSBORO

THIS _____ DAY OF _____, 20____

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

MAP BOOK# _____ PAGE# _____ SLIDE# _____

AT _____ O'CLOCK _____ MINUTES _____ M

AND RECORDED IN STARKSBORO, VERMONT

ATTEST _____

TOWN CLERK

Exhibit L

Town of Starksboro
RECEIVED
7/8/2026

07-02-2026	ADD SURVEY NOTES #13 & #14	SB
06-24-2026	REVISIONS PER TOWN OF STARKSBORO DRB PRELIMINARY APPROVAL.	SB
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) 833-5108	10232 VT Route 116, P.O.Box 133 Huntburg, VT 05461 Telephone: (802) 482-2297	PROJECT NO. 24330
LANDS OF		DATE: 01-29-2026
ALAN D. NORRIS		SCALE: 1" = 40'
&		SURVEY: TG, AW, MD
NANCY E. NORRIS		DRAWN: SB, AW
EASTERLY OF ROUTE 17, STARKSBORO, VERMONT		CHECKED: AW
EIGHT-LOT SUBDIVISION		DRAWING NO.
SURVEY PLAN		PL-4
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
☐ SKETCH/CONCEPT	☐ PRELIMINARY	☒ FINAL LOCAL REVIEW
SHEET 4 OF 4		

ZONING INFORMATION ¹			
ZONING DISTRICTS			
AGRICULTURAL, SCENIC & RURAL RESIDENTIAL (ASRR), LOW DENSITY RESIDENTIAL & COMMERCIAL (LDRC), HIGH DENSITY RESIDENTIAL & COMMERCIAL (HDRC), WATERSHED PROTECTION (WP), FLOOD HAZARD OVERLAY (FHO)			
DIMENSIONAL REQUIREMENTS			
ASRR DISTRICT:			
RESIDENTIAL DENSITY:	1 DU/ 10 AC MAX.	RESIDENTIAL DENSITY:	2 DU/ AC MAX.
LOT SIZE (RESIDENTIAL):	1/2 - 2 AC OR >25 AC	LOT SIZE (RESIDENTIAL):	1 AC MIN.
LOT SIZE (NONRESIDENTIAL):	2 AC MIN.	LOT SIZE (NONRESIDENTIAL):	1 AC MIN.
LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.	LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.
LOT FRONTAGE (LOT 2 TO <5 AC):	250 FT. MIN.	LOT FRONTAGE (LOT 2 TO <5 AC):	150 FT. MIN.
LOT FRONTAGE (LOT 5 TO <10 AC):	350 FT. MIN.	LOT FRONTAGE (LOT 5 TO <10 AC):	150 FT. MIN.
LOT FRONTAGE (LOT >10 AC):	500 FT. MIN.	LOT FRONTAGE (LOT >10 AC):	150 FT. MIN.
LOT COVERAGE (RESIDENTIAL):	20% MAX.	LOT COVERAGE (RESIDENTIAL):	NO MAX.
LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 20% OR 3 AC MAX.	LOT COVERAGE (NONRESIDENTIAL):	NO MAX.
SETBACK - ROAD CENTERLINE:	100 FT. MIN.	SETBACK - ROAD CENTERLINE:	50 FT. MIN.
SETBACK - ADJ. PROP. (RES.):	20 FT. MIN.	SETBACK - ADJ. PROP. (RES.):	10 FT. MIN.
SETBACK - ADJ. PROP. (NONRES.):	50 FT. MIN.	SETBACK - ADJ. PROP. (NONRES.):	20 FT. MIN.
BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	NO MAX.	BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	5,000 SQ. FT. MAX.
BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.	BUILDING FOOTPRINT (ALL OTHER BLDGS.):	10,000 SQ. FT. MAX.
BUILDING HEIGHT:	35 FT. MAX.	BUILDING HEIGHT:	35 FT. MAX.
LDRC DISTRICT:			
RESIDENTIAL DENSITY:	1 DU/ 5 AC MAX.	RESIDENTIAL DENSITY:	1 DU/ 25 AC MAX.
LOT SIZE (RESIDENTIAL):	1 AC MIN.	LOT SIZE (RESIDENTIAL):	25 ACRE MIN.
LOT SIZE (NONRESIDENTIAL):	5 AC MIN.	LOT SIZE (NONRESIDENTIAL):	25 ACRE MIN.
LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.	LOT FRONTAGE (LOT <2 AC):	500 FT. MIN.
LOT FRONTAGE (LOT 2 TO <5 AC):	150 FT. MIN.	LOT FRONTAGE (LOT 2 TO <5 AC):	500 FT. MIN.
LOT FRONTAGE (LOT 5 TO <10 AC):	200 FT. MIN.	LOT FRONTAGE (LOT 5 TO <10 AC):	500 FT. MIN.
LOT FRONTAGE (LOT >10 AC):	200 FT. MIN.	LOT FRONTAGE (LOT >10 AC):	500 FT. MIN.
LOT COVERAGE (RESIDENTIAL):	20% MAX.	LOT COVERAGE (RESIDENTIAL):	10% MAX.
LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 20% OR 3 ACRES MAX.	LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 5% OR 3 ACRES MAX.
SETBACK - ROAD CENTERLINE:	75 FT. MIN.	SETBACK - ROAD CENTERLINE:	75 FT. MIN.
SETBACK - ADJ. PROP. (RES.):	20 FT. MIN.	SETBACK - ADJ. PROP. (RES.):	20 FT. MIN.
SETBACK - ADJ. PROP. (NONRES.):	50 FT. MIN.	SETBACK - ADJ. PROP. (NONRES.):	50 FT. MIN.
BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	NO MAX.	BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	NO MAX.
BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.	BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.
BUILDING HEIGHT:	35 FT. MAX.	BUILDING HEIGHT:	35 FT. MAX.
FHO DISTRICT: (SEE STARKSBORO LUDR CHAPTER 280)			

¹PER TOWN OF STARKSBORO LAND USE AND DEVELOPMENT REGULATIONS ADOPTED JANUARY 7, 2020.

Exhibit M

Town of Starksboro
RECEIVED
7/8/2026

PROJECT NOTES:

1. THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "LANDS OF ALAN D. & NANCY E. NORRIS, 2798 VT ROUTE 17, STARKSBORO, VERMONT, NINE-LOT SUBDIVISION SURVEY PLAT" BY BARNARD AND GERVAIS, LLC, DATED 01-29-2026 AND REVISED 06-24-2026.

2. THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN JULY 2025.

3. THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID28) 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. THESE 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. A FORMAL WETLANDS DELINEATION WAS COMPLETED BY DEREK THIBODEAU OF BARNARD & GERVAIS, LLC IN 2025. THE WETLAND DELINEATION FLAGS WERE LOCATED DURING THE FIELD SURVEY WITH A SURVEY GRADE GPS UNIT AND ARE BASED ON STATE PLANE GRID. THE WETLAND DELINEATION WAS VERIFIED BY ZAPATA COURAGE OF THE STATE OF VERMONT WETLANDS OFFICE IN AUGUST, 2025.

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 (VOSH) 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.

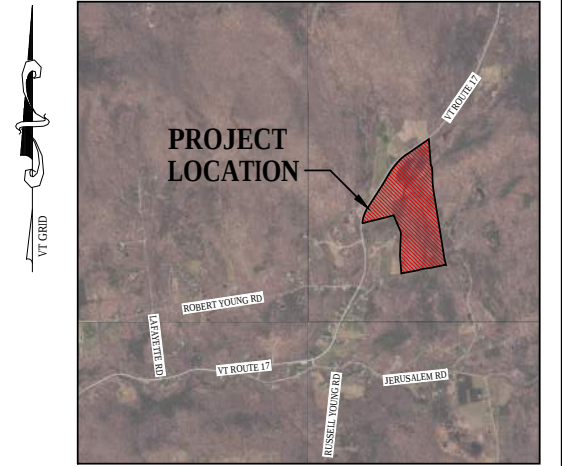
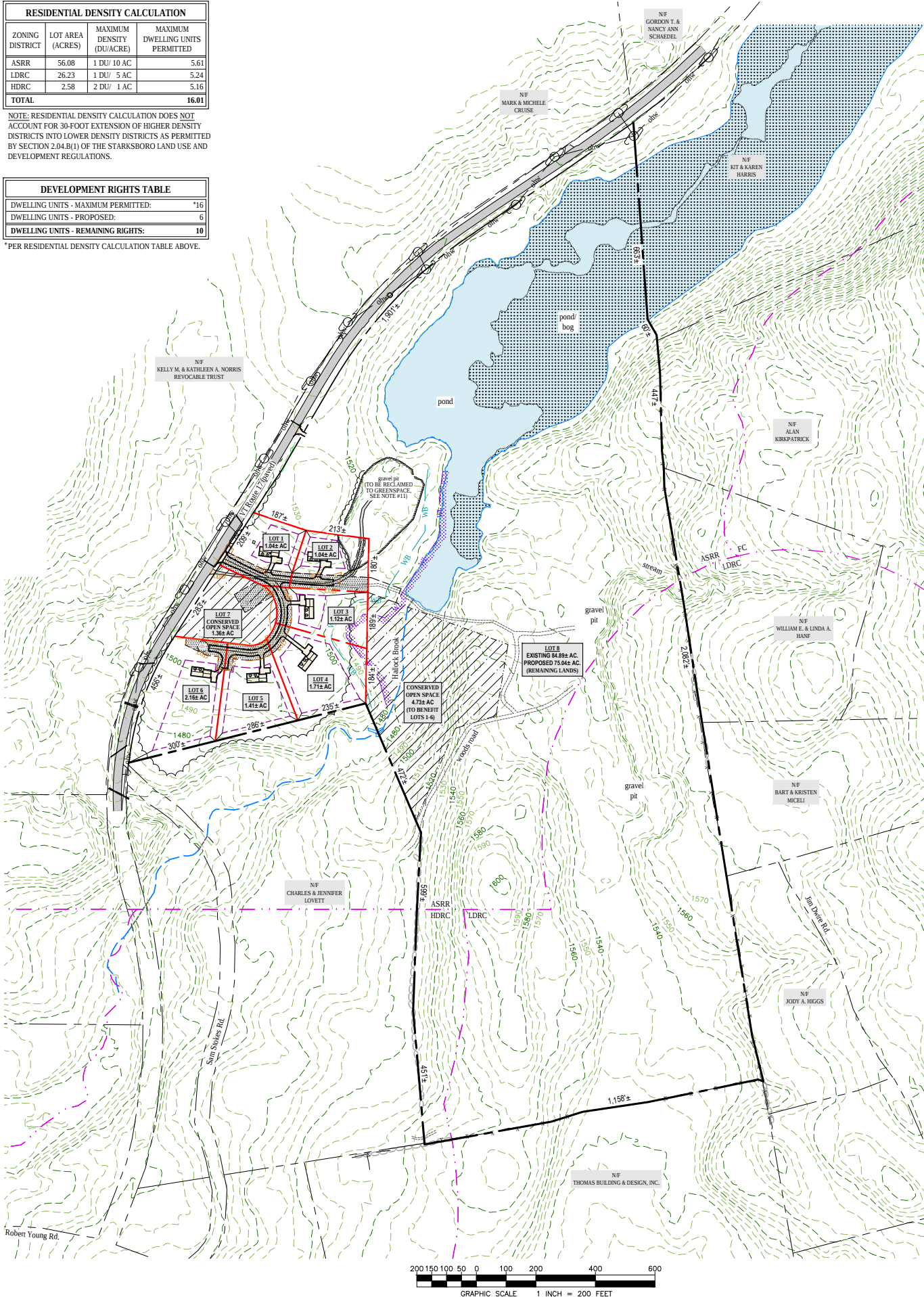
11. AS SHOWN, THE PROJECT CONTAINS 35,850 SF OF PROPOSED NEW IMPERVIOUS SURFACE AREA. THE SUBJECT PROPERTY CURRENTLY CONTAINS AN EXISTING SAND AND GRAVEL PIT THAT INCLUDES IMPERVIOUS AREA. THE LANDOWNER IS PROPOSING TO RECLAIM THE EXISTING GRAVEL PIT AND CONVERT IT BACK TO PREVIOUS SURFACE/GREEN SPACE. AS A RESULT, THE TOTAL AMOUNT OF EXISTING AND PROPOSED IMPERVIOUS AREA WILL BE LESS THAN 1.0 ACRE (43,560 S.F.).

RESIDENTIAL DENSITY CALCULATION			
ZONING DISTRICT	LOT AREA (ACRES)	MAXIMUM DENSITY (DU/ACRE)	MAXIMUM DWELLING UNITS PERMITTED
ASRR	56.08	1 DU/ 10 AC	5.61
LDRC	26.23	1 DU/ 5 AC	5.24
HDRC	2.58	2 DU/ 1 AC	5.16
TOTAL			16.01

NOTE: RESIDENTIAL DENSITY CALCULATION DOES NOT ACCOUNT FOR 30-FOOT EXTENSION OF HIGHER DENSITY DISTRICTS INTO LOWER DENSITY DISTRICTS AS PERMITTED BY SECTION 2.04.B(1) OF THE STARKSBORO LAND USE AND DEVELOPMENT REGULATIONS.

DEVELOPMENT RIGHTS TABLE	
DWELLING UNITS - MAXIMUM PERMITTED:	*16
DWELLING UNITS - PROPOSED:	6
DWELLING UNITS - REMAINING RIGHTS:	10

*PER RESIDENTIAL DENSITY CALCULATION TABLE ABOVE.



Project Location Map
Not to Scale

LEGEND

- BOUNDARY LINE/ R.O.W. (EXISTING)
- BOUNDARY LINE/ R.O.W. (PROPOSED)
- BOUNDARY LINE/ R.O.W. (ABUTTING)
- SIDELINE OF EASEMENT
- EDGE OF ROAD/DRIVE (SURFACE NOTED)
- 100 5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
- ZONING DISTRICT BOUNDARY
- BUILDING ENVELOPE
- TREE LINE
- PROPOSED LIMITS OF CLEARING
- 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
- UTILITY POLE/ OVERHEAD WIRES
- SURVEY TRAVERSE STATION
- TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
- TEST PIT (TP-01)
- SOIL BORING (SB-01)
- DRILLED WELL (UNLESS OTHERWISE NOTED)

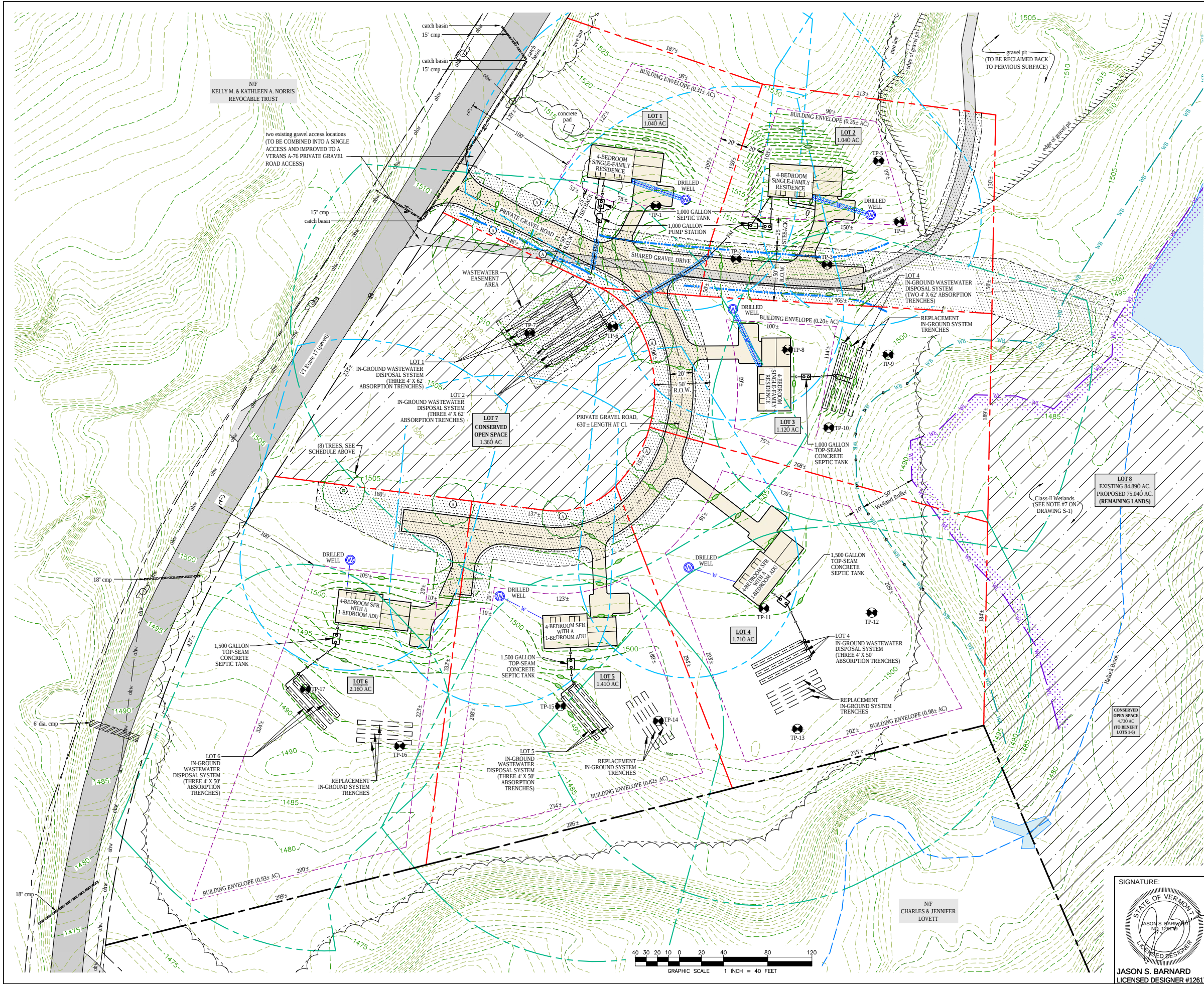
07-02-2026	Add drawing SW-3 (sheet 12 of 12).	SB
06-24-2026	Revisions per Town of Starksboro DRB Preliminary Approval.	SB
02-19-2026	Wetland Buffer Demarcation.	SB
DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 923-5168	10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 462-2597	PROJECT NO. 24330
PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT		DATE: 01-29-2026
ALAN D. & NANCY E. NORRIS		SCALE: 1" = 200'
2798 VT ROUTE 17, STARKSBORO, VERMONT		SURVEY: TG,AW,MD
DRAWN: SB		CHECKED: JSB
OVERALL SUBDIVISION PLAN		DRAWING NO. S-1
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		SHEET 1 OF 12
☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW		

OWNER:
ALAN D. & NANCY E. NORRIS
DEED: VOL. 99, PG. 174
SPAN # 615-193-10815
PARCEL ID # 10815
ACRES: 84.88±

SIGNATURE:



JASON S. BARNARD
LICENSED DESIGNER #126179



PLANT SCHEDULE			
KEY	SCI. NAME	COMMON NAME	QTY. SIZE
○	Acer saccharum	SUGAR MAPLE	8 6'

NOTE: NEW TREES SHALL BE PLANTED AND ESTABLISHED IN ACCORDANCE WITH THE "PROTECTING THE INVESTMENT" TREE PLANTING SPECIFICATIONS FURNISHED BY THE VERMONT URBAN & COMMUNITY FORESTRY PROGRAM.

Exhibit N

Town of Starksboro
RECEIVED
7/8/2026

LEGEND

- BOUNDARY LINE/ R.O.W. (EXISTING)
- BOUNDARY LINE/ R.O.W. (PROPOSED)
- BOUNDARY LINE/ R.O.W. (ABUTTING)
- SIDELINE OF EASEMENT
- EDGE OF ROAD/DRIVE (SURFACE NOTED)
- 100- 5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
- ZONING DISTRICT BOUNDARY
- BUILDING ENVELOPE
- TREE LINE
- PROPOSED LIMITS OF CLEARING
- S S GRAVITY SEWER (EXISTING)
- S S GRAVITY SEWER (PROPOSED)
- FM FM FORCE MAIN
- W W 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
- WELL ISOLATION
- WASTEWATER ISOLATION
- WL WL WETLAND BOUNDARY
- WB WB WETLAND BUFFER
- UE UE UNDERGROUND ELECTRICAL CONDUIT
- GAS UNDERGROUND GAS LINE
- ohw ohw UTILITY POLE/ OVERHEAD WIRES
- △ SURVEY TRAVERSE STATION
- ⊙ TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
- ⊙ TEST PIT (TP-01)
- ⊙ SOIL BORING (SB-01)
- ⊙ DRILLED WELL (UNLESS OTHERWISE NOTED)

07-02-2026	Add drawing SW-3 (sheet 12 of 12).	SB
06-24-2026	Revisions per Town of Starksboro DRB Preliminary Approval.	SB
02-19-2026	Wetland Buffer Demarcation.	SB
DATE	DESCRIPTION	BY

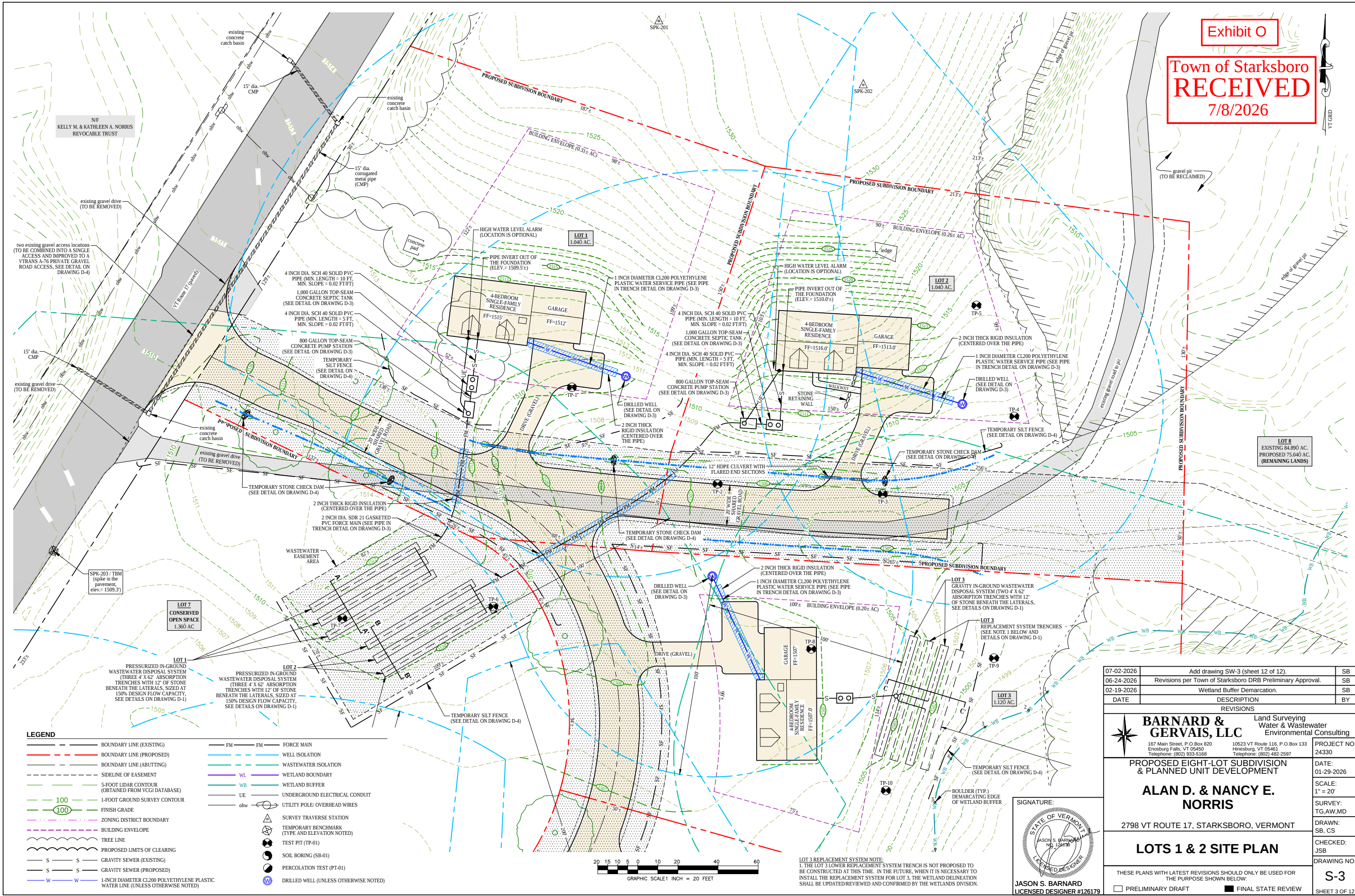
**BARNARD & GERVAIS, LLC**
167 Main Street, P.O. Box 820
Enosburg Falls, VT 05450
Telephone: (802) 933-5168

Land Surveying
Water & Wastewater
Environmental Consulting
10523 VT Route 116, P.O. Box 133
Hinesburg, VT 05461
Telephone: (802) 482-2597

PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT		DATE: 01-29-2026
ALAN D. & NANCY E. NORRIS		SCALE: 1" = 40'
2798 VT ROUTE 17, STARKSBORO, VERMONT		SURVEY: TG,AW,MD
LOTS 1-7 SUBDIVISION PLAN		DRAWN: SB, CS
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		CHECKED: JSB
☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW		DRAWING NO. S-2
		SHEET 2 OF 12

Exhibit O

Town of Starksboro
RECEIVED
7/8/2026



LEGEND	
	BOUNDARY LINE (EXISTING)
	BOUNDARY LINE (PROPOSED)
	BOUNDARY LINE (ABUTTING)
	SIDELINE OF EASEMENT
	5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	1-FOOT GROUND SURVEY CONTOUR
	FINISH GRADE
	ZONING DISTRICT BOUNDARY
	BUILDING ENVELOPE
	TREE LINE
	PROPOSED LIMITS OF CLEARING
	GRAVITY SEWER (EXISTING)
	GRAVITY SEWER (PROPOSED)
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	FORCE MAIN
	WELL ISOLATION
	WASTEWATER ISOLATION
	WETLAND BOUNDARY
	WETLAND BUFFER
	UNDERGROUND ELECTRICAL CONDUIT
	UTILITY POLE/ OVERHEAD WIRES
	SURVEY TRAVERSE STATION
	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	TEST PIT (TP-01)
	SOIL BORING (SB-01)
	PERCOLATION TEST (PT-01)
	DRILLED WELL (UNLESS OTHERWISE NOTED)

LOT 3 REPLACEMENT SYSTEM NOTE:
1. THE LOT 3 LOWER REPLACEMENT SYSTEM TRENCH IS NOT PROPOSED TO BE CONSTRUCTED AT THIS TIME. IN THE FUTURE, WHEN IT IS NECESSARY TO INSTALL THE REPLACEMENT SYSTEM FOR LOT 3, THE WETLAND DELINEATION SHALL BE UPDATED/REVIEWED AND CONFIRMED BY THE WETLANDS DIVISION.

07-02-2026	Add drawing SW-3 (sheet 12 of 12).	SB
06-24-2026	Revisions per Town of Starksboro DRB Preliminary Approval.	SB
02-19-2026	Wetland Buffer Demarcation.	SB
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) 933-5188 10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597		
PROJECT NO. 24330		DATE: 01-29-2026
SCALE: 1" = 20'		SURVEY: TG,AW,MD
DRAWN: SB, CS		CHECKED: JSB
DRAWING NO. S-3		SHEET 3 OF 12

PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT

ALAN D. & NANCY E. NORRIS

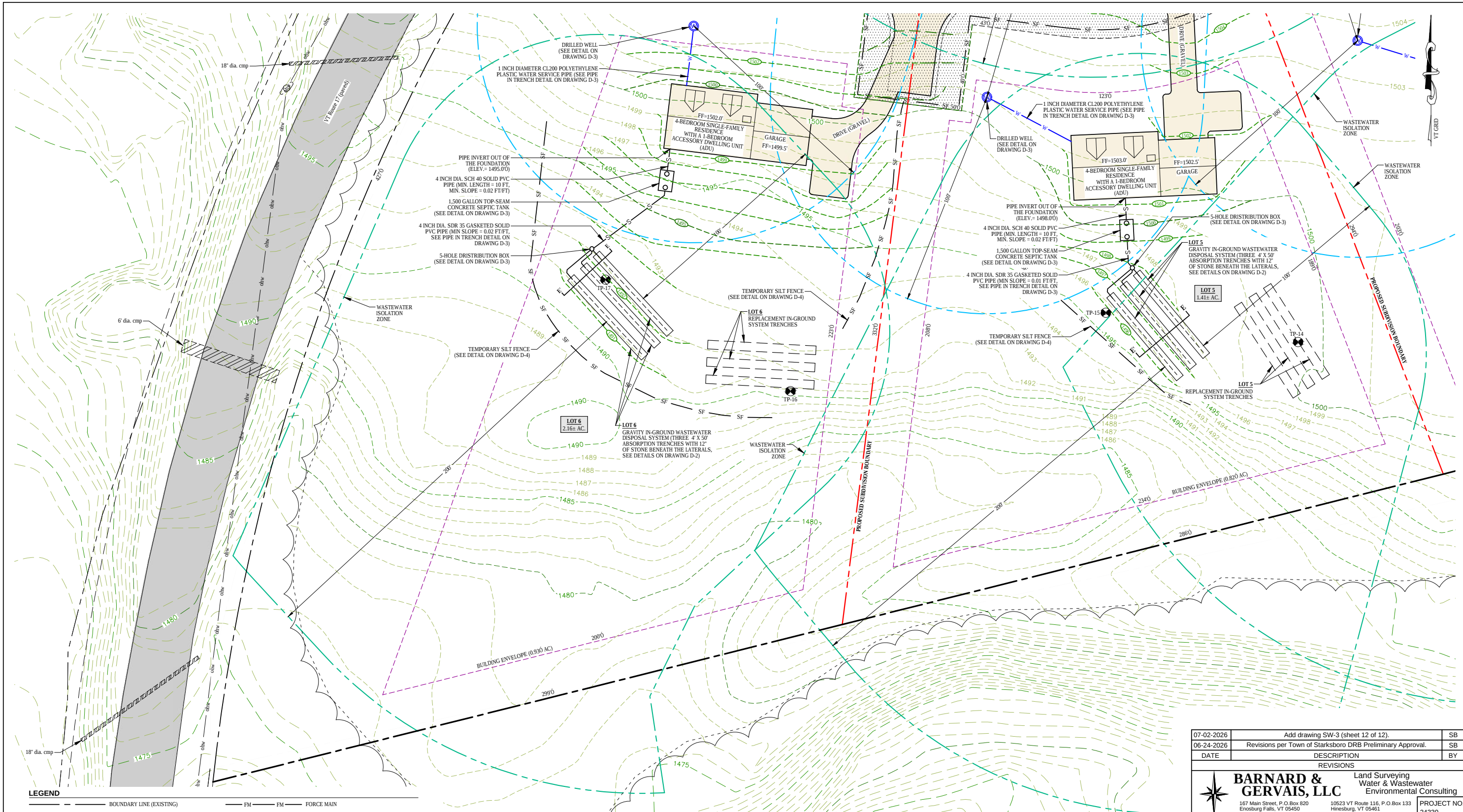
2798 VT ROUTE 17, STARKSBORO, VERMONT

THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:

☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW

SIGNATURE:

JASON S. BARNARD
LICENSED DESIGNER #126179



- LEGEND**
- | | | | | |
|-----------|--|----|----|--|
| — | BOUNDARY LINE (EXISTING) | FM | FM | FORCE MAIN |
| - - - | BOUNDARY LINE (PROPOSED) | W | W | WELL ISOLATION |
| - · - · - | BOUNDARY LINE (ABUTTING) | W | W | WASTEWATER ISOLATION |
| - · - · - | TOWN LINE | W | W | WETLAND BOUNDARY |
| - · - · - | SIDELINE OF EASEMENT | W | W | WETLAND BUFFER |
| - · - · - | 5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE) | W | W | UNDERGROUND ELECTRICAL CONDUIT |
| - · - · - | ZONING DISTRICT BOUNDARY | W | W | UTILITY POLE / OVERHEAD WIRES |
| - · - · - | BUILDING ENVELOPE | W | W | SURVEY TRAVERSE STATION |
| - · - · - | TREE LINE | W | W | TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED) |
| - · - · - | PROPOSED LIMITS OF CLEARING | W | W | TEST PIT (TP-01) |
| - · - · - | | W | W | SOIL BORING (SB-01) |
| - · - · - | | W | W | PERCOLATION TEST (PT-01) |
| - · - · - | | W | W | DRILLED WELL (UNLESS OTHERWISE NOTED) |

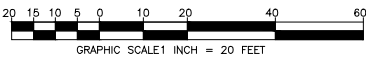


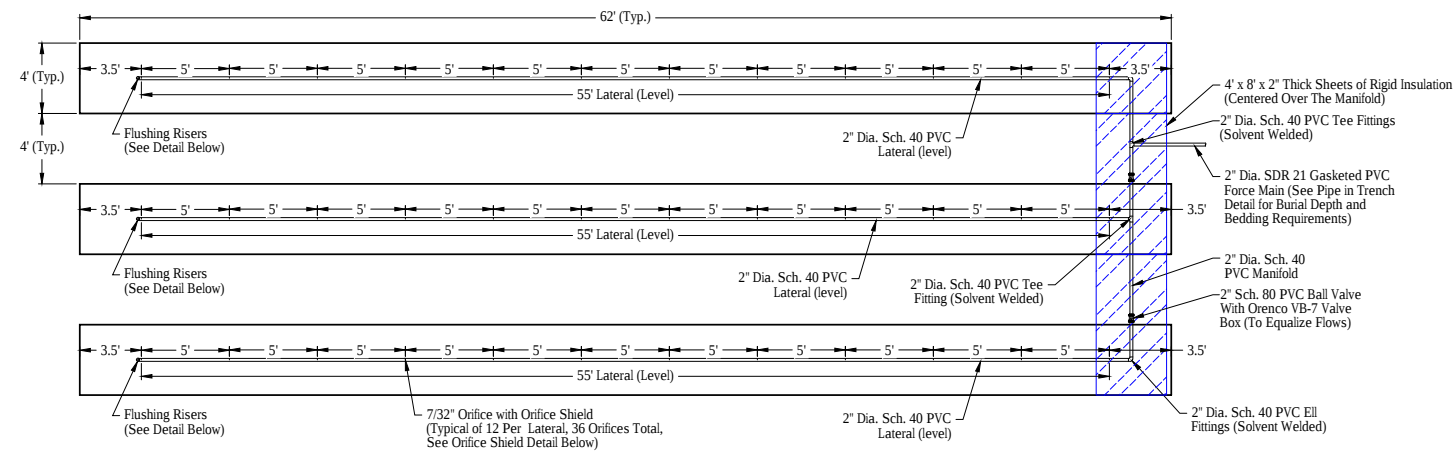
Exhibit Q

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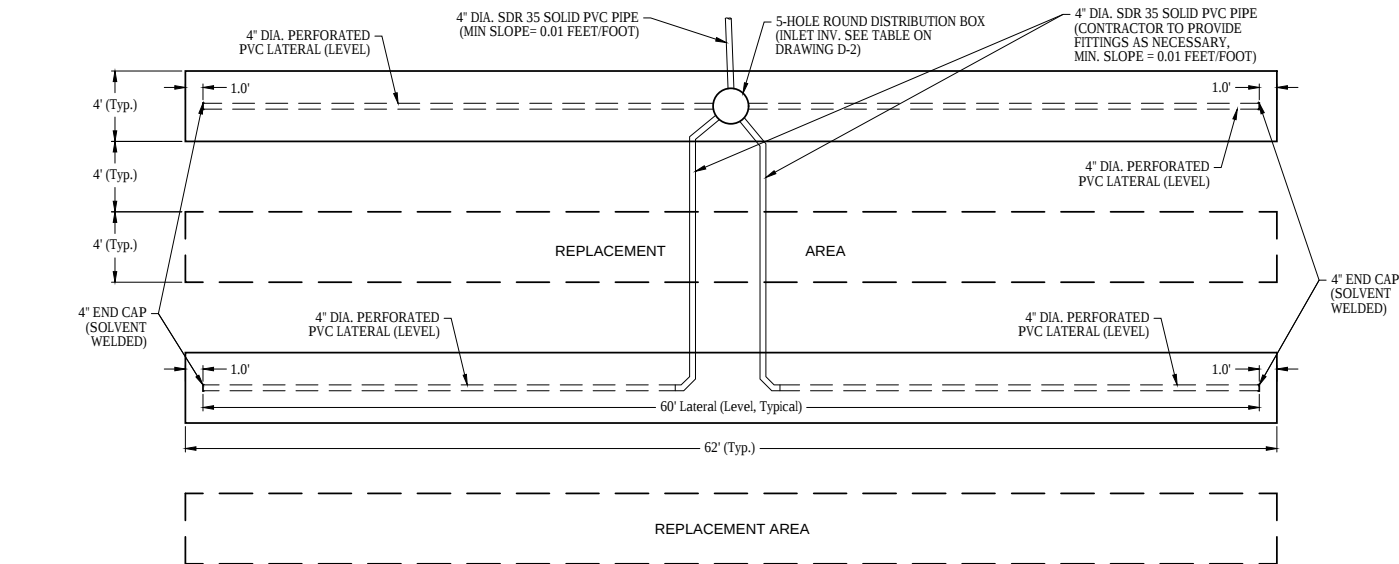
SIGNATURE:

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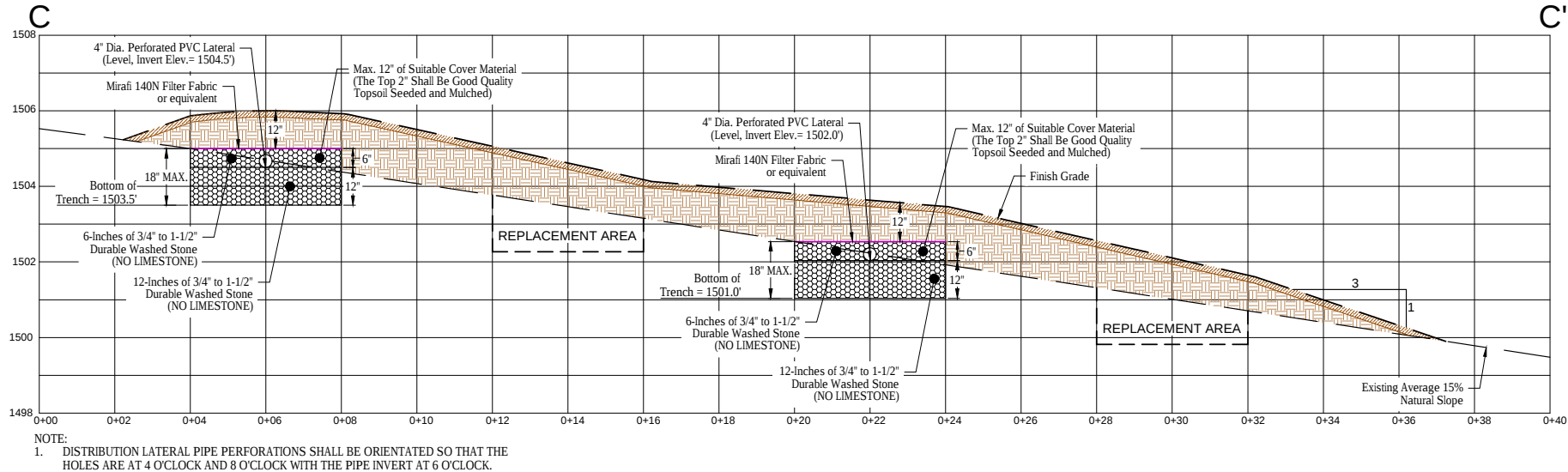
07-02-2026	Add drawing SW-3 (sheet 12 of 12).	SB
06-24-2026	Revisions per Town of Starksboro DRB Preliminary Approval.	SB
DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting 167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168 10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597		
PROJECT NO. 24330		DATE: 01-29-2026
PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT		SCALE: 1" = 20'
ALAN D. & NANCY E. NORRIS		SURVEY: TG,AW,MD
2798 VT ROUTE 17, STARKSBORO, VERMONT		DRAWN: SB, CS
LOTS 5 & 6 SITE PLAN		CHECKED: JSB
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWING NO. S-5
☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW		SHEET 5 OF 12



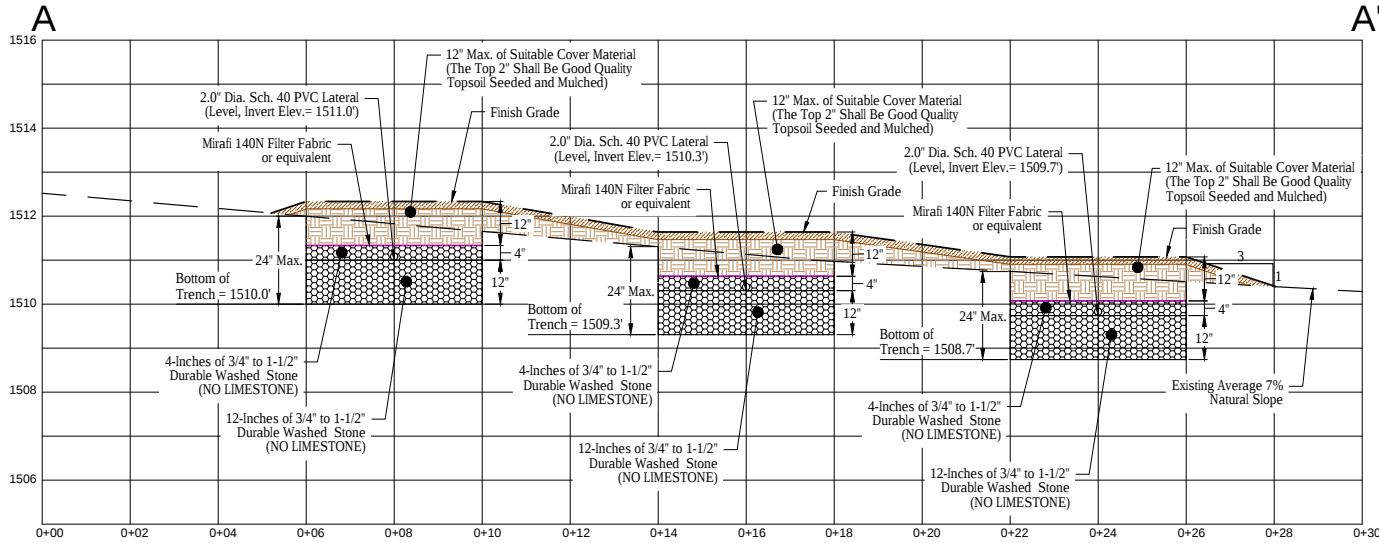
LOTS 1 & 2 PRESSURIZED IN-GROUND WASTEWATER DISPOSAL SYSTEM PLAN VIEW DETAIL
SCALE: 1-INCH = 5-Feet



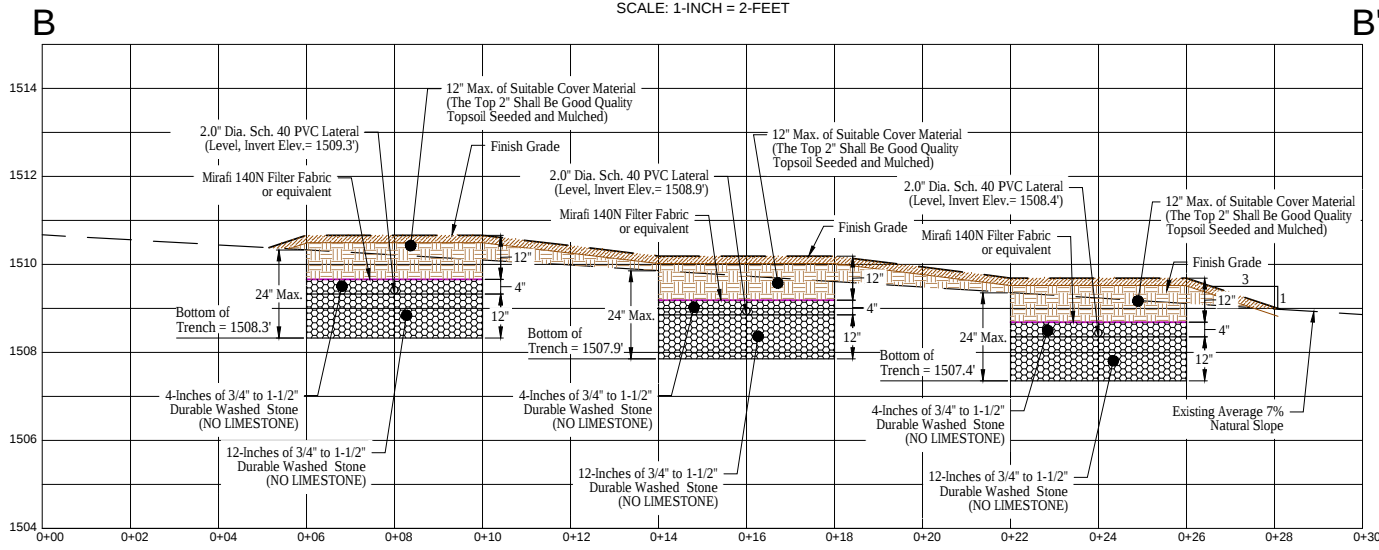
LOT 3 - GRAVITY-FED IN-GROUND WASTEWATER DISPOSAL SYSTEM PLAN VIEW DETAIL
SCALE: 1-INCH = 5-Feet



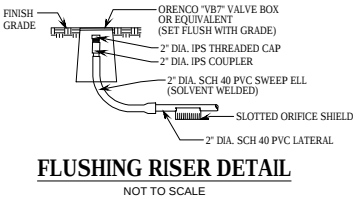
LOT 3 - GRAVITY IN-GROUND WASTEWATER DISPOSAL SYSTEM SECTION
SCALE: 1-INCH = 2-Feet



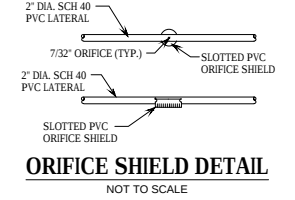
LOT 1 - PRESSURIZED IN-GROUND WASTEWATER DISPOSAL SYSTEM SECTION DETAIL
SCALE: 1-INCH = 2-Feet



LOT 2 - PRESSURIZED IN-GROUND WASTEWATER DISPOSAL SYSTEM SECTION DETAIL
SCALE: 1-INCH = 2-Feet



FLUSHING RISER DETAIL
NOT TO SCALE



ORIFICE SHIELD DETAIL
NOT TO SCALE

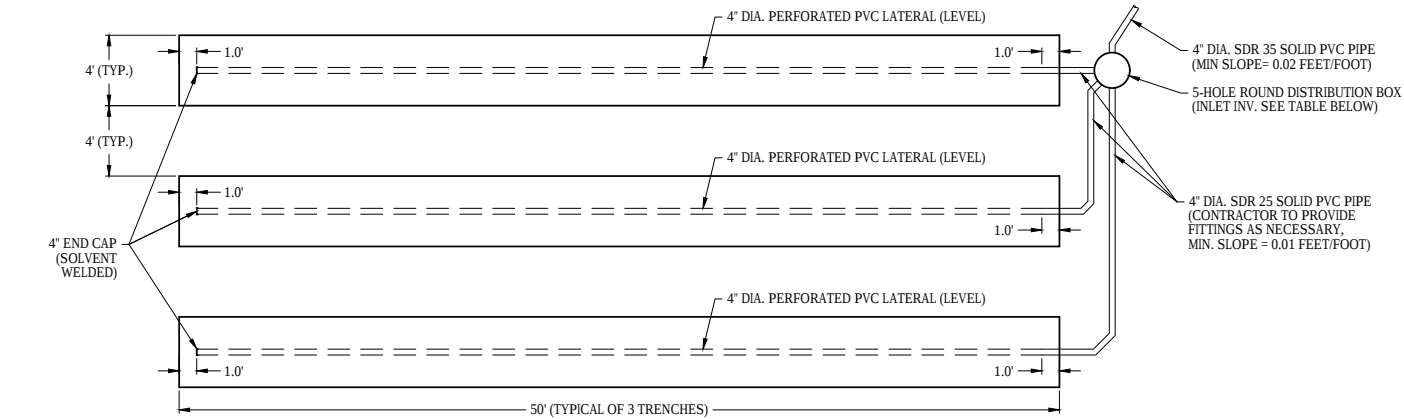
SIGNATURE:

JASON S. BARNARD
LICENSED DESIGNER #126179

Exhibit R

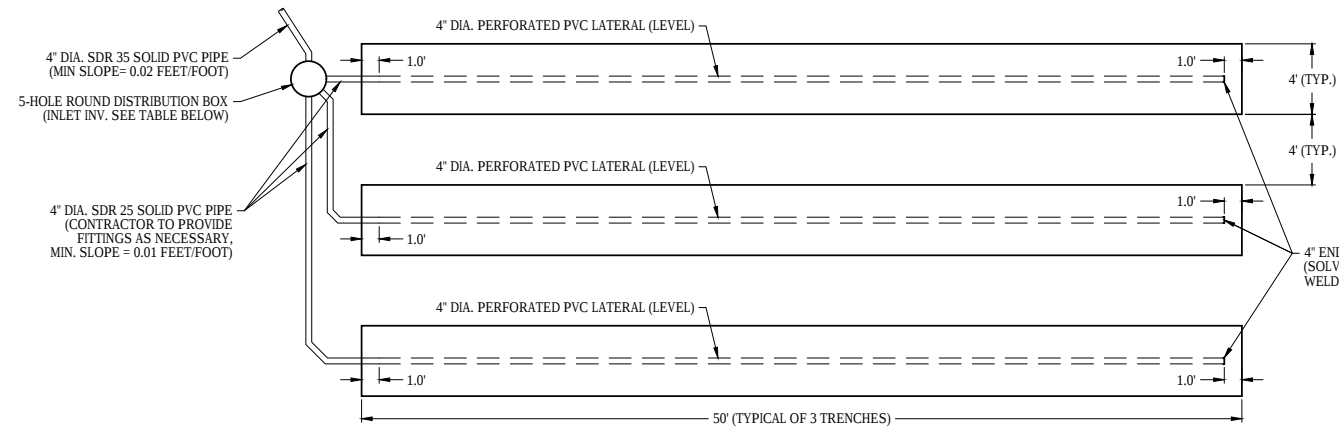
Town of Starksboro
RECEIVED
7/8/2026

07-02-2026	Add drawing SW-3 (sheet 12 of 13) & SW-4 (sheet 13 of 13).	SB
06-24-2026	Revisions per Town of Starksboro DRB Preliminary Approval.	SB
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. 24330		DATE: 01-20-2026
PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT		SCALE: AS NOTED
ALAN D. & NANCY E. NORRIS		SURVEY: TG,AW,MD
2798 VT ROUTE 17, STARKSBORO, VERMONT		DRAWN: CS
LOTS 1, 2 & 3 WASTEWATER SYSTEM DETAILS		CHECKED: JSB
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWING NO. D-1
☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW		SHEET 6 OF 13



LOT 4 - GRAVITY IN-GROUND WASTEWATER DISPOSAL SYSTEM PLAN VIEW DETAIL

SCALE: 1-INCH = 5-FEET



LOTS 5 & 6 - GRAVITY IN-GROUND WASTEWATER DISPOSAL SYSTEM PLAN VIEW DETAIL

SCALE: 1-INCH = 5-FEET

FORCE MAIN PRESSURE AND LEAKAGE TESTING:

IN ACCORDANCE WITH § 1-1009 OF THE CURRENT EPR:

(b) UPON COMPLETION OF CONSTRUCTION OF A FORCE MAIN, THE FORCE MAIN SHALL BE PRESSURE AND LEAKAGE TESTED TO ENSURE THERE ARE NO LEAKS.

(1) PRESSURE TEST
(A) ALL NEWLY LAID PIPE OR ANY VALVED SECTION THEREOF SHALL BE SUBJECTED TO A HYDROSTATIC PRESSURE OF AT LEAST 1.5 TIMES THE HIGHEST WORKING PRESSURE IN THE SECTION IN ACCORDANCE WITH THE FOLLOWING PROCEDURE:

(i) TEST PRESSURES SHALL:
(i) NOT BE LESS THAN 50 POUNDS PER SQUARE INCH AT THE HIGHEST POINT ALONG THE TEST SECTION;
(ii) NOT EXCEED PIPE OR THRUST RESTRAINT DESIGN PRESSURES;
(iii) BE OF AT LEAST 2-HOUR DURATION;
(iv) NOT VARY BY MORE THAN 5 POUNDS PER SQUARE INCH; AND
(v) NOT EXCEED TWICE THE RATED PRESSURE OF THE TEST SECTION INCLUDES CLOSED GATE VALVES.

(B) EACH VALVED SECTION OF PIPE SHALL BE FILLED WITH WATER SLOWLY AND THE SPECIFIED TEST PRESSURE, BASED ON THE ELEVATION OF THE LOWEST POINT OF THE LINE OR SECTION UNDER TEST AND CORRECTED TO TEST GAUGE, SHALL BE APPLIED BY MEANS OF A PUMP CONNECTED TO THE PIPE.

(C) BEFORE APPLYING THE SPECIFIED TEST PRESSURE, AIR SHALL BE EXPELLED COMPLETELY FROM THE PIPE AND VALVES.

(D) ALL EXPOSED PIPE, FITTINGS, VALVES, AND JOINTS SHALL BE EXAMINED CAREFULLY DURING THE TEST. ANY DAMAGED OR DEFECTIVE PIPE, FITTINGS, OR VALVES THAT ARE DISCOVERED FOLLOWING THE PRESSURE TEST SHALL BE REPAIRED OR REPLACED WITH SOUND MATERIAL AND THE TEST SHALL BE REPEATED.

(2) LEAKAGE TEST
(A) LEAKAGE TEST SHALL BE CONDUCTED CONCURRENTLY WITH THE PRESSURE TEST.

(B) LEAKAGE SHALL BE DETERMINED BY THE QUANTITY OF WATER THAT MUST BE SUPPLIED INTO THE NEWLY LAID PIPE, OR ANY VALVED SECTION THEREOF, TO MAINTAIN PRESSURE WITHIN 5 POUNDS PER SQUARE INCH OF THE SPECIFIED TEST PRESSURE AFTER THE AIR IN THE PIPELINE HAS BEEN EXPELLED AND THE PIPE HAS BEEN FILLED.

(C) NO PIPE INSTALLATION WILL BE ACCEPTED IF THE LEAKAGE IS GREATER THAN THAT DETERMINED BY THE FOLLOWING FORMULA:

$$L = (N)(D)(\sqrt{P}) \div 7400$$

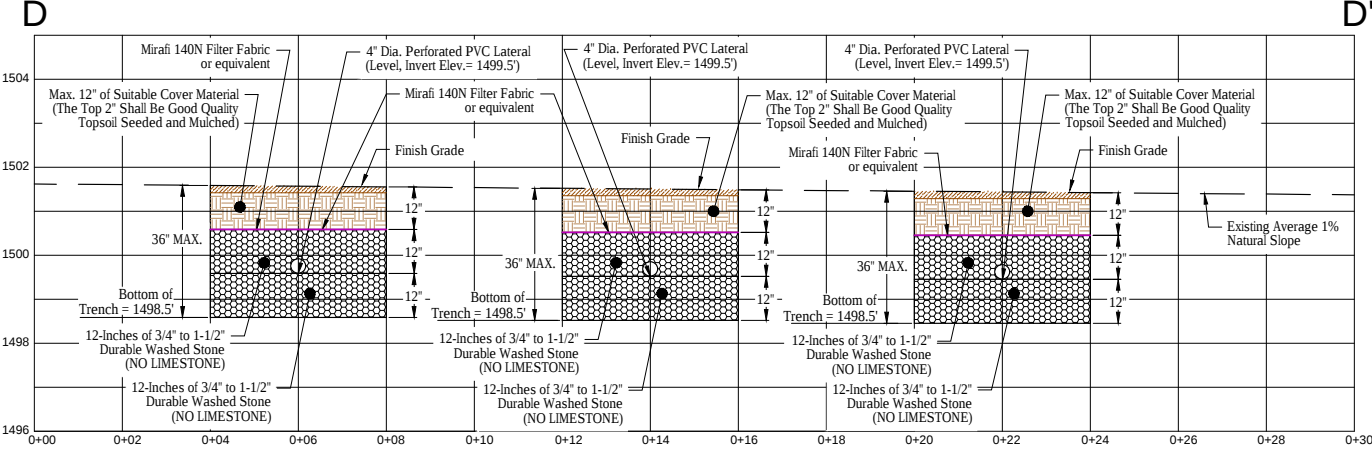
WHERE:

L IS THE ALLOWABLE LEAKAGE, IN GALLONS PER HOUR;
N IS THE NUMBER OF JOINTS IN THE LENGTH OF PIPELINE TESTED;
D IS THE NOMINAL DIAMETER OF THE PIPE, IN INCHES; AND
P IS THE AVERAGE TEST PRESSURE DURING THE LEAKAGE TEST, IN POUNDS PER SQUARE INCH GAUGE.

(c) FORCE MAINS SHALL BE COVERED WITH SUFFICIENT EARTH OR OTHER INSULATION TO PREVENT FREEZING.

WASTEWATER DISPOSAL SYSTEM CONSTRUCTION AND MAINTENANCE NOTES

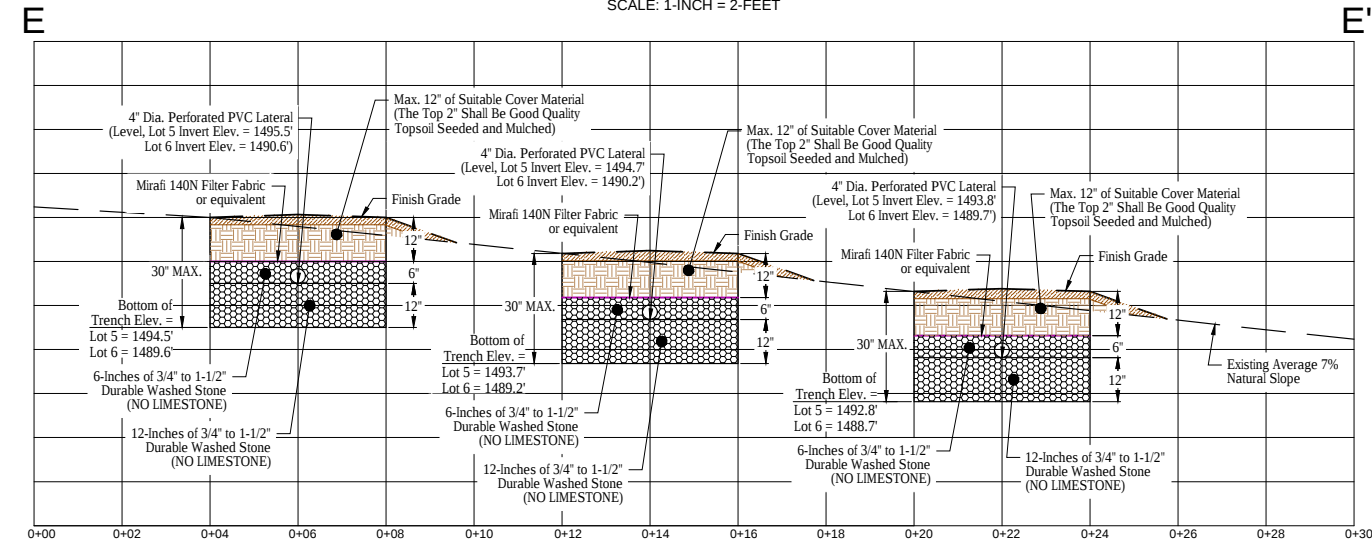
- THE PRESSURIZED IN-GROUND WASTEWATER SYSTEM SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.
- THE PRESSURIZED IN-GROUND WASTEWATER DISPOSAL SYSTEM LOCATION SHALL BE STAKED OUT BY THE DESIGNER PRIOR TO START OF CONSTRUCTION.
- THE DESIGNER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR INSPECTIONS OF THE SEPTIC TANK, PUMP STATION AND PREPARATION OF THE ABSORPTION TRENCHES PRIOR TO PLACING THE SYSTEM STONE AND PRIOR TO FINAL COVERING OF THE WASTEWATER SYSTEM.
- THE DESIGNER SHALL BE NOTIFIED AT LEAST 48 HOURS IN ADVANCE FOR A PRESSURE TEST OF THE IN-GROUND SYSTEM PRESSURE DISTRIBUTION NETWORK.
- THE CONTRACTOR SHALL ADHERE TO VERMONT OCCUPATIONAL HEALTH AND A SAFETY GUIDELINES FOR EXCAVATING AND TRENCH EXCAVATIONS.
- SEPTIC TANK EFFLUENT FILTER SHOULD BE REMOVED AND RINSED BACK INTO THE SEPTIC TANK ONCE A YEAR.
- THE SEPTIC TANK AND PUMP STATION SHALL BE INSPECTED ANNUALLY AND PUMPED OUT AT LEAST EVERY THREE (3) YEARS OR AS NECESSARY TO PREVENT SOLIDS FROM CARRYING OVER TO THE DISPOSAL SYSTEMS.
- FOLLOWING THE PRESSURIZED IN-GROUND WASTEWATER SYSTEM INSTALLATION, FINISH GRADE SHALL BE SEEDED AND MULCHED WITH A CONSERVATION GRASS SEED MIX.
- WATER SOFTENER BACKWASH, SEPTIC TANK ADDITIVES, GREASE OR SANITIZERS SHALL NOT BE INTRODUCED INTO THE WASTEWATER DISPOSAL SYSTEM.



NOTE:
1. DISTRIBUTION LATERAL PIPE PERFORATIONS SHALL BE ORIENTATED SO THAT THE HOLES ARE AT 4 O'CLOCK AND 8 O'CLOCK WITH THE PIPE INVERT AT 6 O'CLOCK.

LOT 4 - GRAVITY IN-GROUND WASTEWATER DISPOSAL SYSTEM SECTION

SCALE: 1-INCH = 2-FEET



NOTE:
1. DISTRIBUTION LATERAL PIPE PERFORATIONS SHALL BE ORIENTATED SO THAT THE HOLES ARE AT 4 O'CLOCK AND 8 O'CLOCK WITH THE PIPE INVERT AT 6 O'CLOCK.

LOTS 5 & 6 - GRAVITY IN-GROUND WASTEWATER DISPOSAL SYSTEM SECTION

SCALE: 1-INCH = 2-FEET

Exhibit S

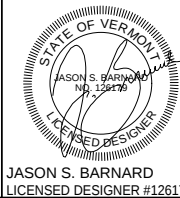
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GRAVITY & PRESSURIZED IN-GROUND CONSTRUCTION INSTRUCTIONS:

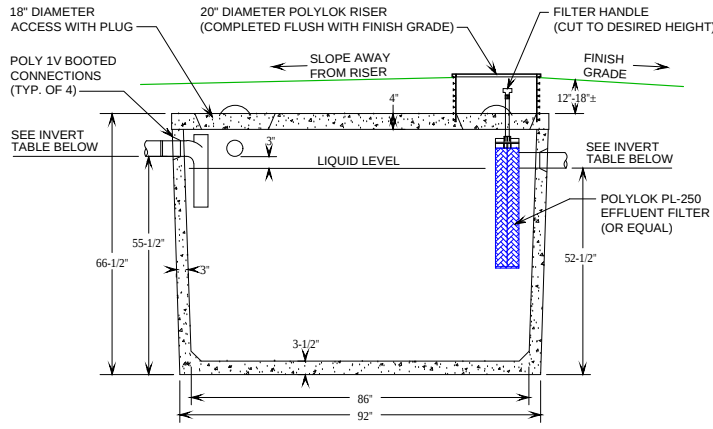
IN-GROUND CONSTRUCTION PROCEDURES ARE JUST AS IMPORTANT AS THE IN-GROUND DESIGN. GOOD DESIGN WITH POOR CONSTRUCTION WILL RESULT IN THE IN-GROUND OPERATING POORLY AND MAY RESULT IN FAILURE. PROPER EQUIPMENT IS ESSENTIAL. SMALL TRACK TYPE EXCAVATORS WORK BEST. WHEEL TYPE TRACTORS ARE TOO DIFFICULT TO MANEUVER IN THE FILL. THE FOLLOWING IS A STEP BY STEP PROCEDURE FOR IN-GROUND CONSTRUCTION WHICH HAS BEEN TRIED AND PROVEN. OTHER TECHNIQUES COULD BE USED AS LONG AS THE BASIC PRINCIPLES OF IN-GROUND DESIGN, OPERATION, AND CONSTRUCTION ARE NOT VIOLATED.

- STAKE OUT THE TRENCH LOCATIONS ON THIS SITE SO THAT THE TRENCHES RUN PERPENDICULAR TO THE DIRECTION OF THE SLOPE. REFERENCE STAKES ARE RECOMMENDED IN CASE CORNER STAKES ARE DISTURBED.
- GRAVITY-FED:** STAKE OUT THE LOCATION OF THE DISTRIBUTION BOX (D-BOX) AND DETERMINE THE INLET ELEVATION WHERE THE GRAVITY SEWER PIPE CONNECTS FROM THE SEPTIC TANK. **PRESSURIZED:** DETERMINE WHERE THE FORCE MAIN FROM THE PUMP CHAMBER CONNECTS TO THE DISTRIBUTION SYSTEM IN THE TRENCHES.
- GRAVITY-FED:** TRENCH AND LAY THE GRAVITY SEWER PIPE FROM THE SEPTIC TANK TO THE D-BOX. **PRESSURIZED:** TRENCH AND LAY THE FORCE MAIN FROM THE PUMP CHAMBER TO THE SYSTEM TRENCHES. LAY THE PIPE 5.5' BELOW THE GROUND SURFACE FOR FROST PROTECTION. WHERE THERE IS LESS THAN 5.5' OF COVER, INSULATE WITH 2" OF RIGID POLYSTYRENE INSULATION 4" WIDE (2' EITHER SIDE OF PIPE, PLACED IN TWO 1" LAYERS WITH STAGGERED JOINTS). ALTERNATIVELY, WHERE THERE IS LESS THAN 5.5' OF SOIL COVER, THE FORCE MAIN CAN BE SLOPED UNIFORMLY BACK TO THE PUMPING CHAMBER SO THAT IT DRAINS AFTER EACH DOSING. CUT AND CAP THE PIPE ONE FOOT BENEATH THE GROUND SURFACE. BACKFILL AND COMPACT SOIL AROUND THE PIPE TO PREVENT BACK SEEPAGE OF EFFLUENT ALONG PIPE. THIS STEP MUST BE DONE BEFORE PLOWING TO AVOID COMPACTING AND DISTURBANCE OF SURFACE.
- INSTALL THE CURTAIN DRAIN (IF SHOWN ON PLANS).
- CHECK THE MOISTURE CONTENT OF THE SOIL AT 7 - 8 INCHES DEEP. IF IT IS TOO WET, SMEARING AND COMPACTION WILL RESULT, THUS REDUCING THE INFILTRATION CAPACITY OF THE SOIL. SOIL MOISTURE CAN BE DETERMINED BY ROLLING A SOIL SAMPLE BETWEEN THE HANDS. IF IT ROLLS INTO A RIBBON, THE SITE IS TOO WET TO PREPARE. IF IT CRUMBLES, SOIL PREPARATION CAN PROCEED.
- PREPARE THE SITE BY CUTTING TREES TO GROUND LEVEL AND REMOVE EXCESS VEGETATION BY MOWING.
- WITH THE BLADE OF A SMALL TRACK TYPE TRACTOR FORM THE TRENCHES. HAND LEVEL THE BOTTOM OF THE TRENCHES. MAKE SURE BOTTOM IS AT THE SAME ELEVATION AND LEVEL.
- PLACE THE COARSE AGGREGATE IN THE TRENCHES. IT SHOULD BE ¾ TO 1 ½ INCH, WASHED, DURABLE AGGREGATE (I.E. NOT LIMESTONE OR MARBLE). LEVEL AGGREGATE TO THE DESIGN DEPTH.
- PLACE THE DISTRIBUTION SYSTEM ON THE AGGREGATE. **GRAVITY FED:** CONNECT THE SEWER PIPE AND LATERALS TO THE DISTRIBUTION BOX. SLOPE MANIFOLD SLIGHTLY TOWARD DISTRIBUTION LATERALS. LAY LATERALS LEVEL, REMOVING RISES AND DIPS. PLACE ORIFICES DOWNWARD AT 4 O'CLOCK AND 8 O'CLOCK POSITIONS WITH THE BOTTOM OF THE LATERAL PIPE(S) AT 6 O'CLOCK. **PRESSURIZED:** CONNECT THE MANIFOLD TO THE FORCE MAIN FROM THE PUMP CHAMBER OR SIPHON CHAMBER. SLOPE MANIFOLD SLIGHTLY TOWARD DISTRIBUTION LATERALS. LAY LATERALS LEVEL, REMOVING RISES AND DIPS. PLACE ORIFICES UPWARDS UNTIL PRESSURE TESTING IS COMPLETE. **INSPECTION REQUIRED AT THIS POINT TO OBSERVE DISCHARGE RATE AND PRESSURE TESTING).**
- PRESSURIZED:** ROTATE ORIFICES DOWNWARD AND PROPERLY CEMENT ALL COMPONENTS. PLACE 2 INCHES OF AGGREGATE OVER THE DISTRIBUTION PIPE.
- PLACE A SYNTHETIC NON-WOVEN FILTER FABRIC (MIRAFI 140N OR EQUIVALENT) OVER THE ENTIRE STONE TRENCH. OVERLAP JOINTS BY 12" MINIMUM. **PRESSURIZED:** PLACE AN 8'X8' MAT OF RIGID POLYSTYRENE INSULATION, 2 INCHES THICK, CENTERED OVER FORCE MAIN RISER. PLACE INSULATION IN TWO LAYERS (1" EACH) AND STAGGER THE JOINT PATTERN.
- PLACE SOIL ON TOP OF THE TRENCH TO A DEPTH OF 1 FOOT (12 INCHES) IN CENTER OF TRENCHES. THIS MAY BE A SUBSOIL OR TOPSOIL. THE TOP 2 INCHES SHALL BE A GOOD QUALITY TOPSOIL. **INSPECTION REQUIRED AT THIS POINT.**
- LANDSCAPE THE LEACHFIELD AREA BY PLANTING GRASS, USING THE BEST VEGETATION ADAPTABLE TO THE AREA. A MIXTURE OF 90% BIRDSFOOT TREFOIL AND 10% TIMOTHY MAY BE DESIRABLE IF THE MOUND IS NOT MANICURED. IF MANICURING IS DESIRED, A COMBINATION OF 60% BLUEGRASS, 30% CREEPING RED FESCUE AND 10% ANNUAL RYE GRASS MAY BE THE DESIRED VEGETATIVE COVER. KEEP ALL TREES AND SHRUBS AWAY FROM THE TOP OF THE LEACHFIELD, AS ROOT SYSTEMS CAN DESTROY THE DISTRIBUTION NETWORK.
- WASTEWATER SYSTEM MAINTENANCE INVOLVES PUMPING THE SEPTIC TANK AND PUMP CHAMBER EVERY 1 TO 3 YEARS TO AVOID CARRYOVER OF SOLIDS INTO THE DISPOSAL SYSTEM. A GOOD WATER CONSERVATION PLAN WITHIN THE HOUSE ASSURES THAT THE DISPOSAL SYSTEM WILL NOT BE OVERLOADED. AVOID EXCESS TRAFFIC ON THE LEACHFIELD AREA. WINTER TRAFFIC ON THE LEACHFIELD SHOULD BE AVOIDED TO MINIMIZE THE FROST PENETRATION. INSPECT PUMP CHAMBER AND SEPTIC TANK EACH YEAR TO DETERMINE THE LEVEL OF SLUDGE ACCUMULATION.

SIGNATURE:



07-02-2026	Add drawing SW-3 (sheet 12 of 13) & SW-4 (sheet 13 of 13).	SB
06-24-2026	Revisions per Town of Starksboro DRB Preliminary Approval.	SB
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		
PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT		DATE: 01-20-2026
ALAN D. & NANCY E. NORRIS		SCALE: AS NOTED
2798 VT ROUTE 17, STARKSBORO, VERMONT		SURVEY: TG,AW,MD
LOTS 4, 5 & 6 WASTEWATER SYSTEM DETAILS AND NOTES		DRAWN: CS
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		CHECKED: JSB
☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW		DRAWING NO. D-2
		SHEET 7 OF 13



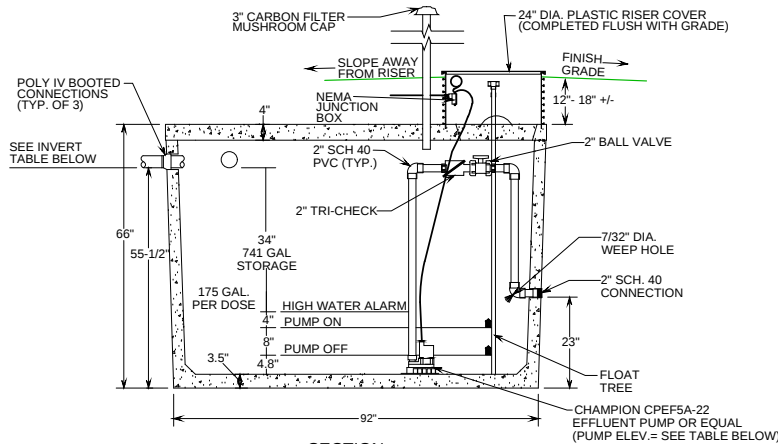
- NOTES:
1. SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF COMPACTED GRANULAR BASE.
 2. AN INLET TEE Baffle IS REQUIRED.
 3. IF WATER-PROOF BOOTED CONNECTIONS ARE NOT USED, ALL PIPE PENETRATIONS SHALL BE SEALED WITH A "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
 4. EFFLUENT FILTER ACCESS SHALL BE COMPLETED FLUSH WITH FINISH GRADE.

LOTS 1, 2 & 3 - 1,000 GALLON TOP-SEAM CONCRETE SEPTIC TANK

NOT TO SCALE

SEPTIC TANK INVERT SCHEDULE

	PIPE INVERT OUT OF THE FOUNDATION	SEPTIC TANK INLET INVERT	SEPTIC TANK OUTLET INVERT
LOT 1	1509.5'±	1509.0'±	1508.75'±
LOT 2	1510.0'±	1509.0'±	1508.75'±
LOT 3	1505.75'±	1505.25'±	1505.0'±



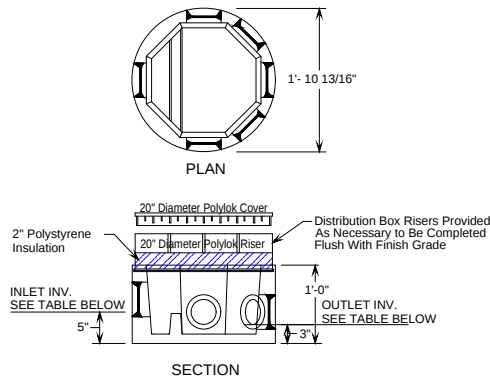
- NOTES:
1. PUMP STATION SHALL BE SET LEVEL ON A MINIMUM OF 6-INCHES OF COMPACTED GRANULAR BASE.
 2. PUMP STATION SECTIONS SHALL HAVE BUTYL RUBBER JOINT SEALER.
 3. IF WATER-PROOF BOOTED PIPE CONNECTIONS ARE NOT USED, PIPE PENETRATIONS SHALL BE SEALED WITH "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
 4. ON/OFF FLOAT SWITCH TO BE SET WITH A 8 INCH SWING SETTING TO PROVIDE A 175 GALLON DOSE VOLUME.
 5. HIGH WATER LEVEL ALARM AND PUMP STATION SHALL BE WIRED BY A LICENSED ELECTRICIAN.
 6. THE HIGH WATER ALARM SHALL BE MOUNTED AT A VISIBLE LOCATION.
 7. THE EFFLUENT PUMP SHALL BE CAPABLE OF: (SEE TABLE BELOW).

LOTS 1 & 2 - 1,000-GALLON TOP-SEAM CONCRETE PUMP STATION

NOT TO SCALE

PUMP STATION INVERT & PRESSURE TABLE

	INLET INVERT ELEVATION	PUMP ELEVATION	GPM	TDH
LOT 1	1509.15'±	1504.9'±	48	22
LOT 2	1507.65'±	1503.4'±	48	25



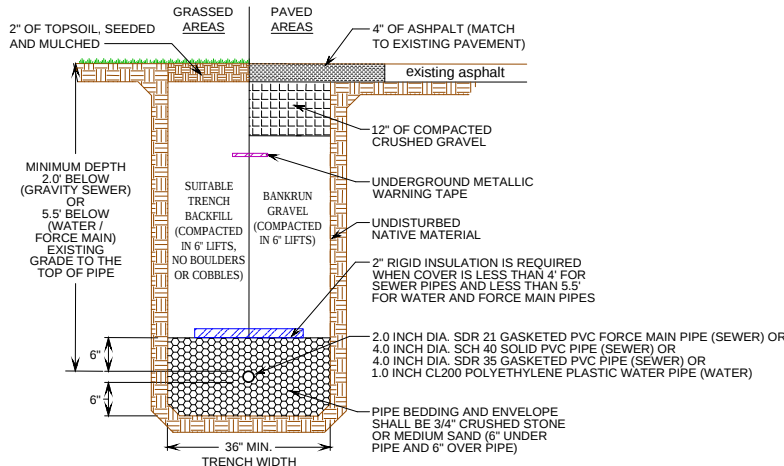
- NOTES:
1. DISTRIBUTION BOX TO BE SET ON 6" OF GRANULAR BASE.
 2. FLOW EQUALIZERS ARE REQUIRED.
 3. D-BOX AND FLOW EQUALIZERS SHALL BE WATER LEVELED.
 4. ALL PIPE PENETRATIONS SHALL BE SEALED WITH A "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
 5. DISTRIBUTION BOX ACCESS COVER SHALL BE COMPLETED FLUSH WITH FINISH GRADE.

LOTS 3, 4, 5 & 6 - 5-OUTLET ROUND CONCRETE DISTRIBUTION BOX

NOT TO SCALE

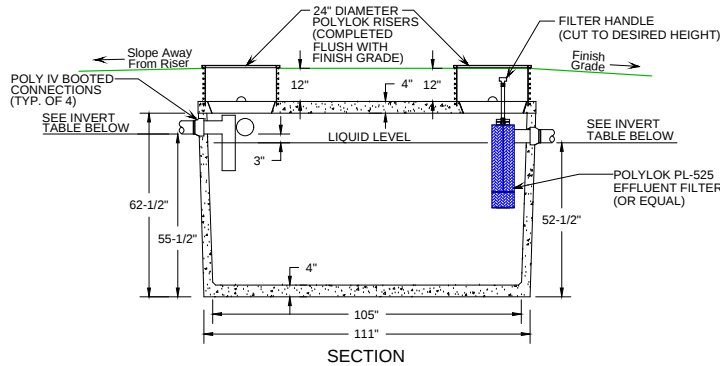
D-BOX INVERT SCHEDULE

	INLET INVERT ELEVATION	OUTLET INVERT ELEVATION
LOT 3	1504.7'±	1504.5'±
LOT 4	1499.7'±	1499.5'±
LOT 5	1496.0'±	1495.8'±
LOT 6	1491.0'±	1490.8'±



GRASSED / PAVED AREA WATER / SEWER PIPE IN TRENCH DETAIL

NOT TO SCALE



- NOTES:
1. SEPTIC TANK SHALL BE SET LEVEL ON A MINIMUM OF SIX INCHES OF COMPACTED GRANULAR BASE.
 2. AN INLET TEE Baffle IS REQUIRED.
 3. IF WATER-PROOF BOOTED CONNECTIONS ARE NOT USED, ALL PIPE PENETRATIONS SHALL BE SEALED WITH A "WATER PLUG" NON-SHRINK HYDRAULIC CEMENT.
 4. EFFLUENT FILTER ACCESS SHALL BE COMPLETED FLUSH WITH FINISH GRADE.

LOTS 4, 5 & 6 - 1,500 GALLON TOP SEAM CONCRETE SEPTIC TANK

NOT TO SCALE

SEPTIC TANK INVERT SCHEDULE

	PIPE INVERT OUT OF THE FOUNDATION	INLET INVERT ELEVATION	OUTLET INVERT ELEVATION
LOT 4	1501.5'±	1501.0'±	1500.75'±
LOT 5	1498.0'±	1497.25'±	1497.0'±
LOT 6	1495.0'±	1494.25'±	1494.0'±

DRILLED WELL LEAKAGE, PRESSURE TESTING AND DISINFECTION:

LEAKAGE & PRESSURE TESTING: (PURSUANT TO §1-1209 OF THE CURRENT EPR)

(A) WATER SERVICE LINES AND WATER SERVICE PIPES SHALL BE PRESSURE TESTED AND LEAKAGE TESTED ACCORDING TO ONE OF THE FOLLOWING PROCEDURES PRIOR TO PLACING THE POTABLE WATER SUPPLY INTO SERVICE:

- (1) VERMONT PLUMBING RULES;
- (2) THE AWWA; OR
- (3) BY PRESSURIZING THE LINES AND PIPES WITH WATER AT THE WORKING PRESSURE OF THE SYSTEM OR GREATER AND HOLD WITHOUT A DROP IN PRESSURE FOR A MINIMUM OF 16 MINUTES.

(B) ATMOSPHERIC STORAGE STRUCTURES SHALL BE LEAKAGE TESTED ACCORDING TO THE FOLLOWING PROCEDURE TO ENSURE WATER LOSS IS EQUAL TO OR LESS THAN 0.05 OF 1 PERCENT OF THE TANK CAPACITY PRIOR TO PLACING THE STRUCTURE INTO SERVICE:

- (1) FILLING THE TANK WITH POTABLE WATER AND LET STAND FOR 24 HOURS; AND
- (2) MEASURING THE LOSS OF WATER OVER 24 HOURS.

(C) IF THE WATER SERVICE LINE, WATER SERVICE PIPE, OR ATMOSPHERIC STORAGE STRUCTURE FAILS THE PRESSURE OR LEAKAGE TEST, THE CAUSE OF THE FAILURE SHALL BE REPAIRED, AND THE LINE, PIPE OR STRUCTURE RETESTED.

DISINFECTION: (PURSUANT TO §1-1210 OF THE CURRENT EPR)

(A) THE DRILLED WELL SHALL BE DISINFECTED PURSUANT TO THE REQUIREMENTS OF SUBSECTION (B), (C), AND (D) PRIOR TO PLACING THE WELL INTO SERVICE AND AFTER ANY SERVICING OR REPAIR OF THE WELL, SUCH AS INSTALLATION OF NEW PIPES, WIRES, CASING, OR PUMPS.

(B) DISINFECTION OF THE DRILLED WELL SHALL BE COMPLETED PURSUANT TO THE RECOMMENDATIONS BY THE VERMONT DEPARTMENT OF HEALTH FOR DISINFECTING A WATER SYSTEM, OR THE FOLLOWING METHOD:

- (1) FLUSH THE WELL UNTIL THE WATER RUNS CLEAR;
- (2) PROVIDE AN ADDITIONAL DOSAGE OF AT LEAST 100 MG/L OF CHLORINE IN THE WELL;
- (3) CIRCULATE THE WATER IN THE WELL AND
- (4) ALLOW THE WATER TO REST IN THE WELL FOR A MINIMUM OF 12 TO 24 HOURS BEFORE DISPOSING OF THE CHLORINATED WATER.

(C) DISINFECTION OF THE WATER SERVICE LINES AND WATER SERVICE PIPES SHALL BE COMPLETED PURSUANT TO THE REQUIREMENTS OF THE VERMONT PLUMBING RULES OR THE FOLLOWING METHOD:

- (1) FILL THE WATER SERVICE LINE OR WATER SERVICE PIPE WITH A WATER/CHLORINE SOLUTION OF 100 MG/L; AND
- (2) ALLOW THE CHLORINATED WATER TO REST IN THE WATER SERVICE LINE OR WATER SERVICE PIPE FOR A MINIMUM OF 24 HOURS BEFORE DISPOSING OF THE CHLORINATED WATER.

(D) DISINFECTION OF WATER STORAGE TANKS SHALL BE COMPLETED PURSUANT TO AWWA STANDARD C652.

(E) CHLORINATED WATER USED TO DISINFECT OR RESULTING FROM DISINFECTION OF THE DRILLED WELL SHALL NOT BE DISCHARGED TO A WASTEWATER SYSTEM OR TO SURFACE WATER. PROPER DISPOSAL OF THE CHLORINATED WATER IS TO THE GROUND SURFACE THROUGH SHEET FLOW THAT INFILTRATES INTO THE SOIL OR DISPOSAL TO A WASTEWATER TREATMENT FACILITY, IF AUTHORIZED BY THE WASTEWATER TREATMENT FACILITY.

DRILLED WELL REQUIRED MINIMUM ISOLATION DISTANCES

1. THESE DISTANCES APPLY TO DRILLED WELLS SERVING A SINGLE-FAMILY RESIDENCE, WITH A MAXIMUM DAILY DEMAND OF LESS THAN 1.9 GPM.

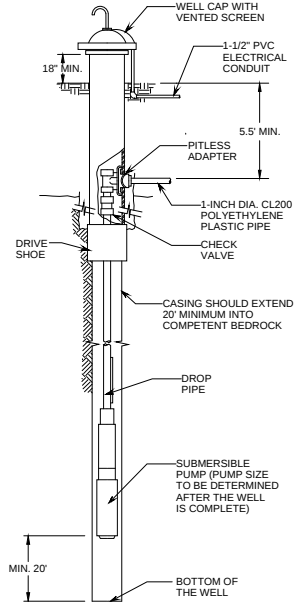
2. THE DRILLED WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH §1-1206 OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, EFFECTIVE NOVEMBER 6, 2023.

POTENTIAL SOURCE OF CONTAMINATION

SEWAGE DISPOSAL FIELD WITH FLOWS <2000 GPD
SUBSURFACE WASTEWATER PIPING
EDGE OF RESIDENTIAL DRIVE SERVING 3 RESIDENCES OR LESS
EDGE OF DRIVEWAY, ROADWAY OR PARKING LOT SERVING 3 OR MORE RESIDENCES
PROPERTY LINE
BUILDINGS
LIMIT OF HERBICIDE APPLICATION ON UTILITY RIGHT-OF-WAY
SURFACE WATER
CONCENTRATED LIVESTOCK HOLDING AREAS AND MANURE STORAGE:
ABOVE GROUND
IN-GROUND CONCRETE/GEOSYNTHETIC LINED EARTHEN LINED
HAZARDOUS OR SOLID WASTE DISPOSAL SITE
NON-SEWAGE WASTEWATER DISPOSAL FIELDS

SEPARATION DISTANCE

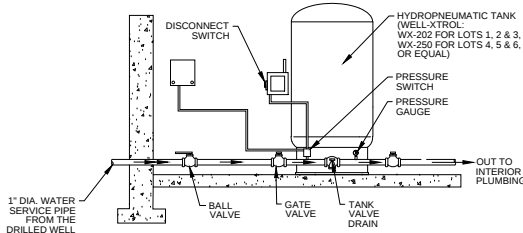
200 FEET IF WELL IS DOWNSLOPE
100 FEET IF WELL IS UPSLOPE
50 FEET
25 FEET
10 FEET
5 FEET
100 FEET
10 FEET
200 FEET
50 FEET
100 FEET
200 FEET
CONTACT DESIGNER
CONTACT DESIGNER



- NOTES:
1. THE DRILLED WELL SHALL BE CONSTRUCTED IN ACCORDANCE WITH §1-1206 OF THE STATE OF VERMONT ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, EFFECTIVE NOVEMBER 6, 2023.
 2. THE DRILLED WELL LOCATION SHALL ADHERE TO THE ISOLATION DISTANCES SHOWN ON THE DRILLED WELL ISOLATION TABLE ON THIS DRAWING.

DRILLED WELL CONSTRUCTION DETAIL

NOT TO SCALE



- NOTES:
1. HYDROPNEUMATIC TANK (TO BE DETERMINED).
 2. PRESSURE SWITCH SETTING 40-60 PSI.

SCHEMATIC ONLY

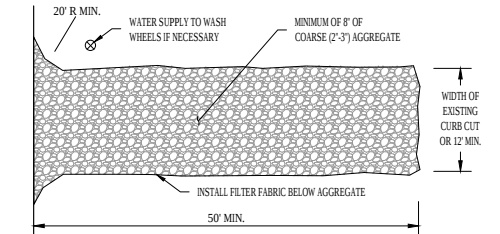
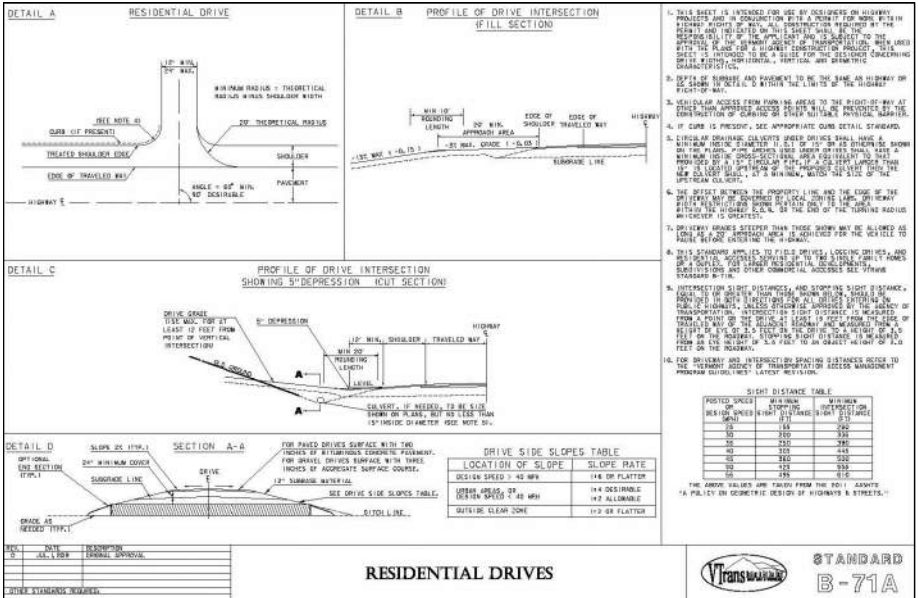
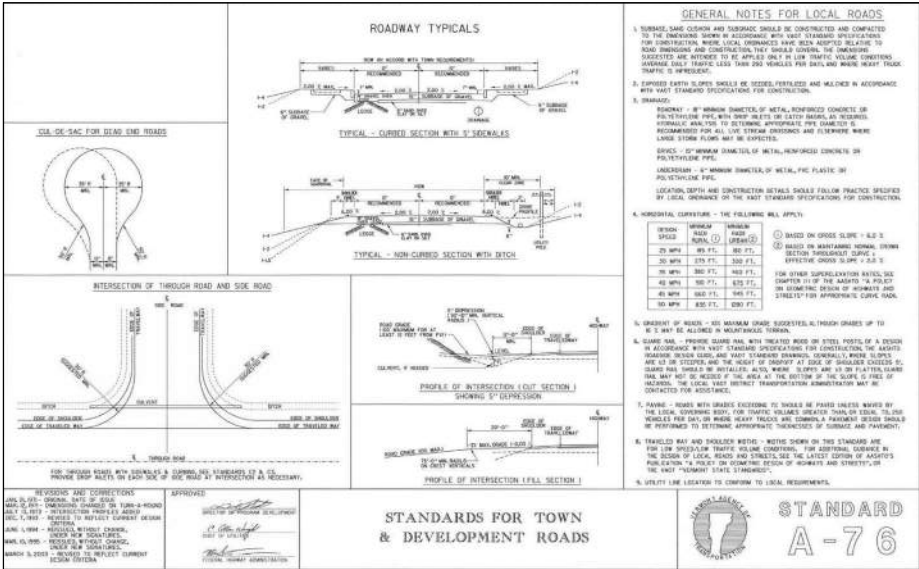
NOTE:
ALL INTERIOR PLUMBING AND WATER DISTRIBUTION DESIGN TO BE PERFORMED ACCORDING TO APPLICABLE PLUMBING CODE BY A LICENSED PROFESSIONAL

TYPICAL COMPONENTS FOR A DRILLED WELL SUBMERSIBLE WELL PUMP WATER SYSTEM

Town of Starksboro
RECEIVED
7/8/2026

Exhibit T

07-02-2026	Add drawing SW-3 (sheet 12 of 13) & SW-4 (sheet 13 of 13).	SB
06-24-2026	Revisions per Town of Starksboro DRB Preliminary Approval.	SB
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. 24330
PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT		DATE: 01-29-2026
ALAN D. & NANCY E. NORRIS		SCALE: AS NOTED
2798 VT ROUTE 17, STARKSBORO, VERMONT		SURVEY: TG,AW,MD
SEPTIC TANK, PUMP STATION, DISTRIBUTION BOX AND WATER SYSTEM DETAILS & NOTES		DRAWN: CS
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		CHECKED: JSB
☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW		DRAWING NO. D-3
		SHEET 8 OF 13



- NOTES:
- STONE CONSTRUCTION ENTRANCE TO BE INSTALLED IN ACCORDANCE WITH AOT SPEC 653.09(a) AND USING MATERIAL MEETING AOT SPEC 704.17. FILTER FABRIC TO MEET AOT SPEC 720.01 FOR GEOTEXTILE FOR ROADBED SEPARATOR.
 - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC ROW. THIS MAY REQUIRE MAINTENANCE AND REPAIR OF ANY MEASURES USED TO TRAP SEDIMENT.
 - WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO THE PUBLIC ROW.
 - WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AGGREGATE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP.

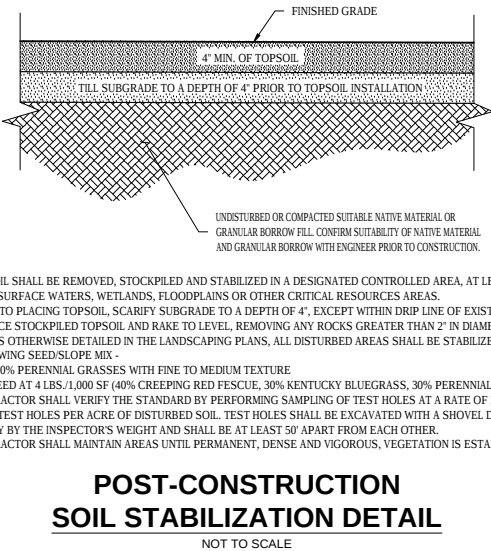
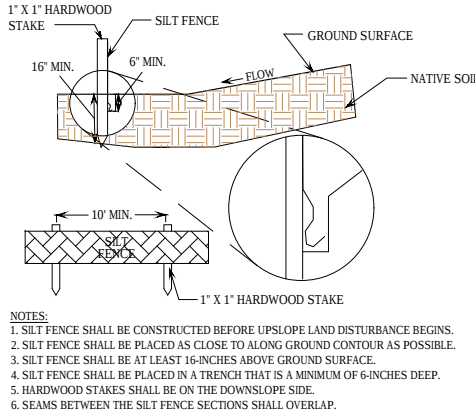
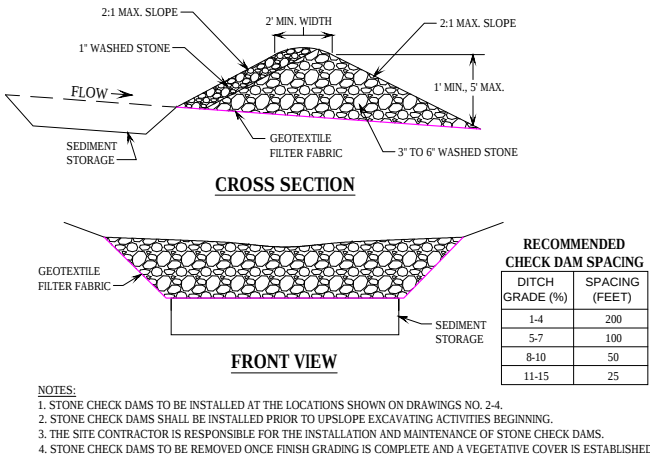
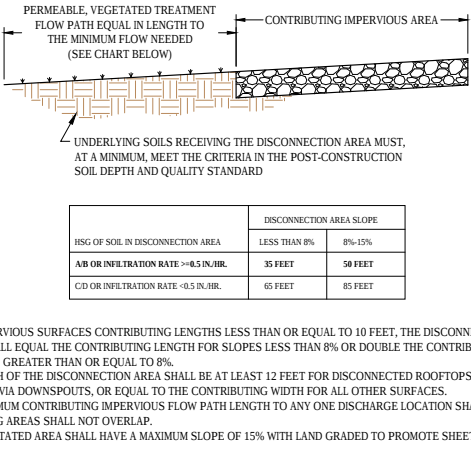
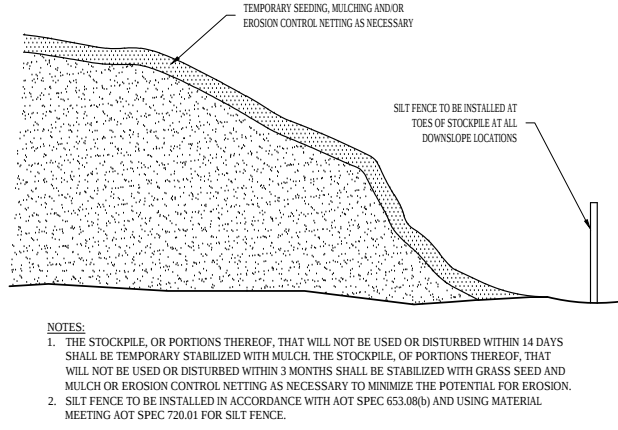
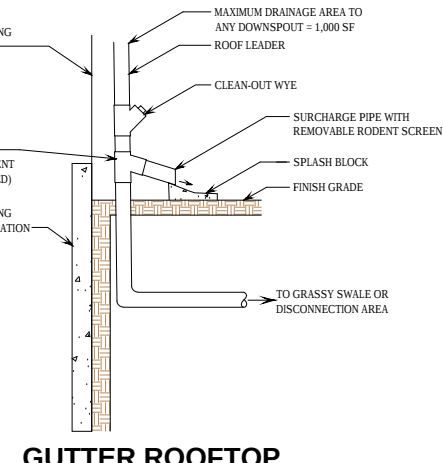
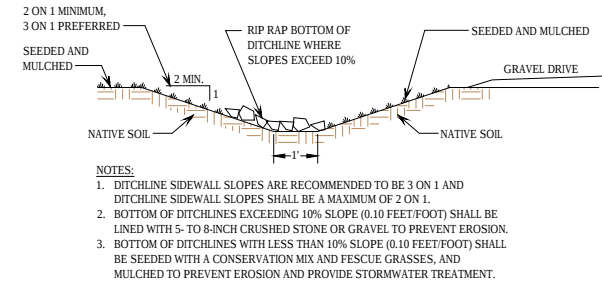


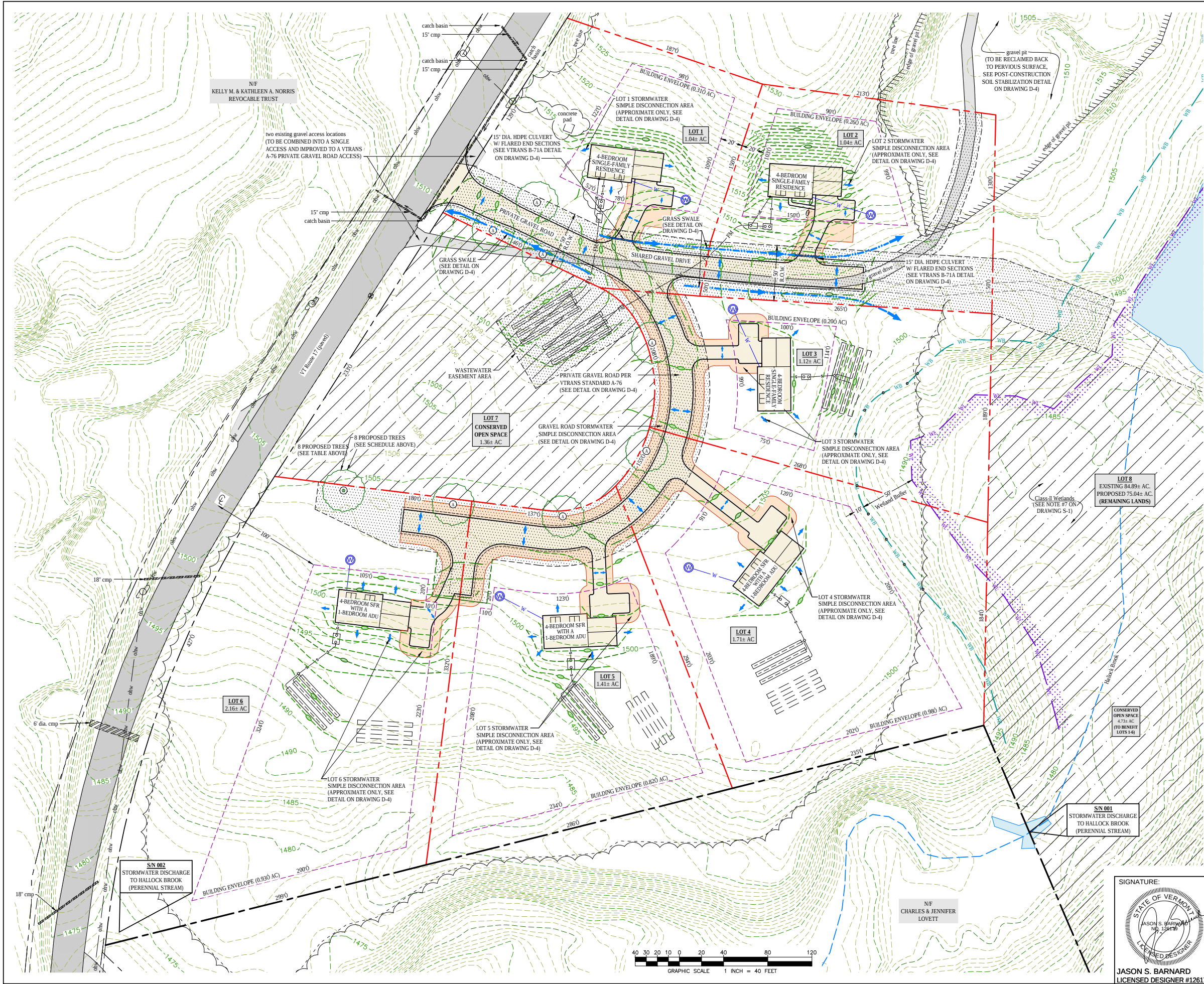
Exhibit U

Town of Starksboro
RECEIVED
7/8/2026

SIGNATURE:

JASON S. BARNARD
LICENSED DESIGNER #126179

07-02-2026	Add drawing SW-3 (sheet 12 of 13) & SW-4 (sheet 13 of 13).	SB
06-24-2026	Revisions per Town of Starksboro DRB Preliminary Approval.	SB
04-01-2026	Add simple disconnection detail.	SB
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) 932-5168 10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 452-2597		
PROJECT NO. 24330		DATE: 01-29-2026
PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT		SCALE: AS NOTED
ALAN D. & NANCY E. NORRIS		SURVEY: TG,AW,MD
2798 VT ROUTE 17, STARKSBORO, VERMONT		DRAWN: CS
EROSION & STORMWATER CONTROL DETAILS AND NOTES		CHECKED: JSB
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		DRAWING NO. D-4
☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW		SHEET 9 OF 13



PLANT SCHEDULE				
KEY	SCI. NAME	COMMON NAME	QTY.	SIZE
⊙	Acer saccharum	SUGAR MAPLE	8	6'

NOTE: NEW TREES SHALL BE PLANTED AND ESTABLISHED IN ACCORDANCE WITH THE "PROTECTING THE INVESTMENT" TREE PLANTING SPECIFICATIONS FURNISHED BY THE VERMONT URBAN & COMMUNITY FORESTRY PROGRAM.

STORMWATER NOTES:
1. BASED ON TEST PITS AND SOIL INFORMATION AVAILABLE ON THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE, THE SITE SOILS ARE HYDROLOGIC SOILS GROUP 'A' AND ARE HIGHLY INFILTRATIVE.
2. ALL DISTURBED SOILS TO BE VEGETATED SHALL COMPLY WITH POST-CONSTRUCTION SOIL STABILIZATION DETAIL ON DRAWING D-4.
3. THE EXISTING GRAVEL PIT SHALL BE THE RECEIVING SITE FOR EXCESS CLEAN FILL MATERIAL RESULTING FROM CONSTRUCTION OF THE PROPOSED PRIVATE ROAD AND ACCESS (PERMITTED UNDER VTRANS HIGHWAY ACCESS PERMIT #47501) AND THE LOTS 1 & 2 DEVELOPMENT SITES. SUBSEQUENTLY, RECLAMATION OF THE GRAVEL PIT DISTURBED SOILS SHALL COMPLY WITH POST-CONSTRUCTION SOIL STABILIZATION DETAIL ON DRAWING D-4.

LEGEND	
	BOUNDARY LINE/ R.O.W. (EXISTING)
	BOUNDARY LINE/ R.O.W. (PROPOSED)
	BOUNDARY LINE/ R.O.W. (ABUTTING)
	SIDELINE OF EASEMENT
	EDGE OF ROAD/DRIVE (SURFACE NOTED)
	-100- 1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	ZONING DISTRICT BOUNDARY
	BUILDING ENVELOPE
	TREE LINE
	PROPOSED LIMITS OF CLEARING
	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
	UTILITY POLE/ OVERHEAD WIRES
	SURVEY TRAVERSE STATION
	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	TEST PIT (TP-01)
	SOIL BORING (SB-01)
	DRILLED WELL (UNLESS OTHERWISE NOTED)
	GRASS SWALE
	RUNOFF FLOW
	PROPOSED IMPERVIOUS SURFACE AREA
	PROPOSED STORMWATER DISCONNECTION AREA

Town of Starksboro
RECEIVED
7/8/2026

Exhibit V

07-02-2026	Add drawing SW-3 (sheet 12 of 13) & SW-4 (sheet 13 of 13).	SB
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.		24330
DATE:		06-24-2026
SCALE:		1" = 40'
SURVEY:		TG,AW,MD
DRAWN:		SB, CS
CHECKED:		JSB
DRAWING NO.		SW-1
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
☐ PRELIMINARY DRAFT		☒ FINAL LOCAL REVIEW

SIGNATURE:

JASON S. BARNARD
LICENSED DESIGNER #126179

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

1. **LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL** - THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THAT THESE GUIDELINES ARE FOLLOWED, AND THAT THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE MAINTAINED PROPERLY THROUGHOUT THE COURSE OF THE PROJECT.

2. **INSPECTIONS SCHEDULE & SCOPE** - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES ON A WEEKLY BASIS, BEFORE EACH PREDICTED RAINFALL EVENT AND AFTER PERIODS OF HEAVY RAIN, AND SHALL REPAIR AND/OR REPLACE MEASURES AS NECESSARY. INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, THE PERIMETER OF THE SITE, AND ALL DISCHARGE LOCATIONS, INCLUDING AREAS WITH TEMPORARY STABILIZATION. THE CONTRACTOR MAY POSTPONE INSPECTIONS INDEFINITELY AFTER THE ENTIRE SITE ACHIEVES FINAL STABILIZATION.

3. **TEMPORARY SOIL STOCKPILES** - THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF ALL TEMPORARY SOIL STOCKPILES AND SHALL SEED AND MULCH STOCKPILED MATERIAL AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF-SITE. THE CONTRACTOR SHALL LOCATE STOCKPILES UPSLOPE OF DISTURBED AREAS WHERE POSSIBLE, AND SHALL COVER OR WATER STOCKPILES DURING WINDY CONDITIONS TO PREVENT WIND EROSION.

4. **DISTURBED EARTH EXPOSURE** - IN ANY LOCATION, INCLUDING TEMPORARY SOIL STOCKPILES, THE CONTRACTOR SHALL LIMIT THE DURATION OF DISTURBED EARTH EXPOSURE TO FOURTEEN (14) DAYS FROM THE INITIAL DISTURBANCE BEFORE IMPLEMENTING TEMPORARY OR FINAL SITE STABILIZATION. THE CONTRACTOR SHALL INSPECT AND MAINTAIN MULCH STABILIZATION, AND SHALL ANCHOR MULCH IF NECESSARY DUE TO WIND ACTION.

5. **WINTER CONSTRUCTION** - IF WINTER CONSTRUCTION (OCTOBER 15 THROUGH APRIL 15) IS NECESSARY, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS OF ALL DISTURBED AREAS THAT ARE NOT YET FINALLY STABILIZED. IF THE ENTIRE SITE IS TEMPORARILY STABILIZED, THE CONTRACTOR MAY REDUCE INSPECTION FREQUENCY TO NOT LESS THAN ONE PER MONTH. THE CONTRACTOR MAY POSTPONE INSPECTIONS INDEFINITELY AFTER THE ENTIRE SITE ACHIEVES FINAL STABILIZATION.

6. **RECORD KEEPING** - ALL REPORTS REQUIRED UNDER STATE OF VERMONT CONSTRUCTION GENERAL PERMIT 3-9020 SHALL BE MAINTAINED ON SITE WITH A COPY OF THE LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL AND SHALL BE AVAILABLE UPON REQUEST BY STATE OF VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION REPRESENTATIVES.

7. **DISCHARGE INSPECTION AND REPORTING** - AS SOON AS REASONABLY POSSIBLE, DURING OR AFTER EVERY RAINFALL EVENT OR SNOWMELT EVENT WHICH PRODUCES RUNOFF FROM THE CONSTRUCTION SITE, THE CONTRACTOR SHALL INSPECT FOR RUNOFF OF VISIBLY DISCOLORED STORMWATER LEAVING THE CONSTRUCTION SITE. IF VISIBLY DISCOLORED STORMWATER RUNS OFF THE CONSTRUCTION SITE OR DISCHARGES TO WATERS OF THE STATE, THE CONTRACTOR SHALL TAKE IMMEDIATE CORRECTIVE ACTION TO INSPECT AND MAINTAIN EXISTING BEST MANAGEMENT PRACTICES (BMPs) AND TO INSTALL SUPPLEMENTAL BMPs AS NECESSARY TO MINIMIZE AND PREVENT THE DISCHARGE.

EPSC PHASING PLAN NOTES

1. **CONCURRENT EARTH DISTURBANCE** - THE CONTRACTOR SHALL LIMIT THE AREA OF DISTURBANCE TO LESS THAN TWO (2) ACRES AT ANY ONE TIME. IN ANY LOCATION, INCLUDING TEMPORARY SOIL STOCKPILES, THE CONTRACTOR SHALL LIMIT THE DURATION OF DISTURBED EARTH EXPOSURE TO FOURTEEN (14) DAYS FROM THE INITIAL DISTURBANCE BEFORE IMPLEMENTING TEMPORARY OR FINAL SITE STABILIZATION.

2. **PHASING & SEQUENCING** - THE CONTRACTOR SHALL INSTALL THE EROSION CONTROL MEASURES FOR EACH INDIVIDUAL PHASE IN THE FOLLOWING SEQUENCE:

1. PERIMETER CONTROLS.
2. CONSTRUCTION ENTRANCE.
3. TEMPORARY STABILIZATION AS REQUIRED.
4. FINAL STABILIZATION WHEN COMPLETE.

THE CONTRACTOR SHALL COMPLETE THE PROJECT PHASES IN THE FOLLOWING ORDER:

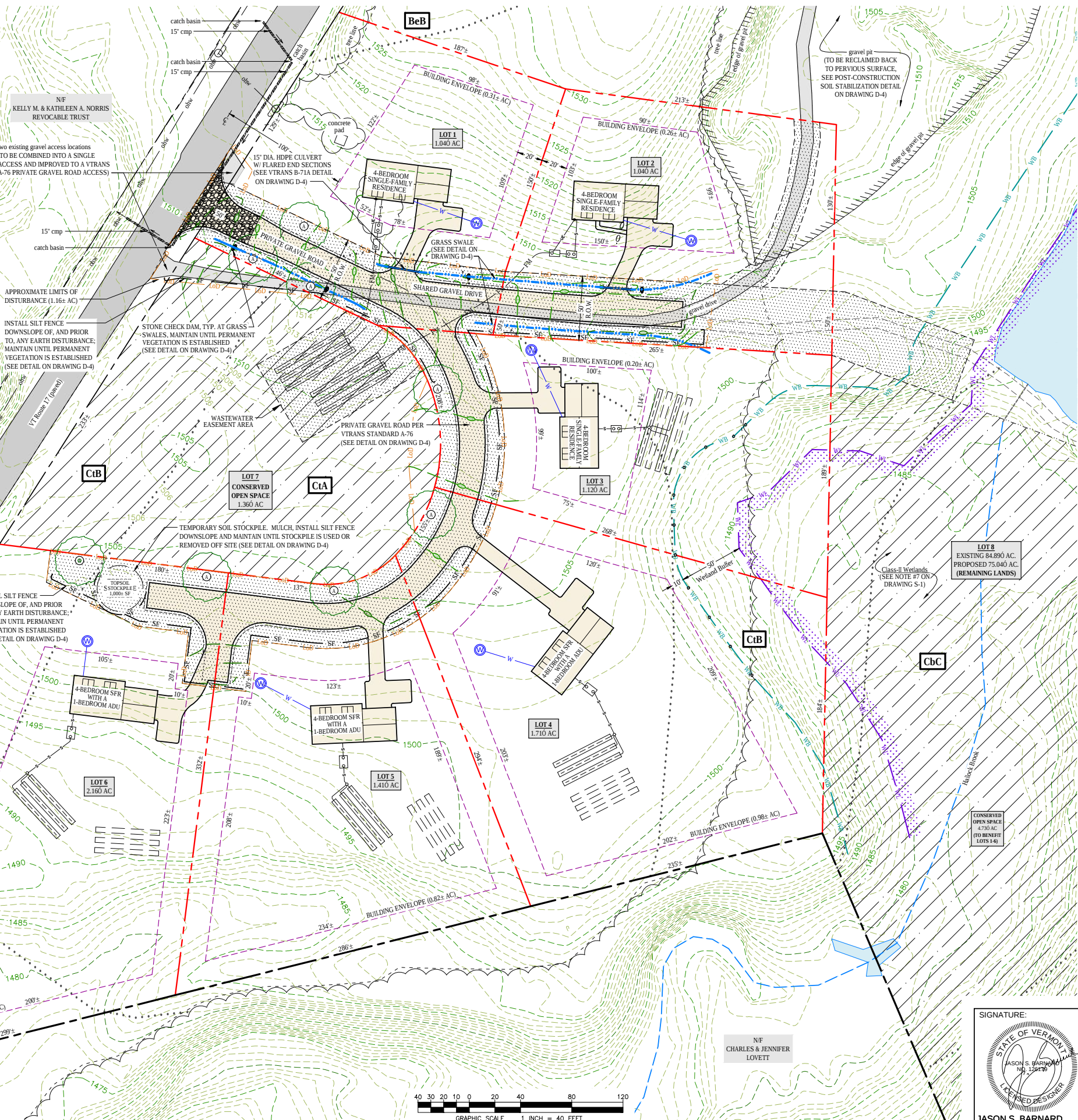
1. PHASE-I (1.37± AC)
2. PHASE-II (0.79± AC)
3. PHASE-III (1.32± AC)

PHASES-II & -III MAY BE MODIFIED TO ACCOMMODATE THE SEQUENCE OF LOTS 1-6 DEVELOPMENT, PROVIDED THE COMBINED AREA OF CONCURRENT DISTURBANCE REMAINS LESS THAN 2-ACRES.

3. **INSTALLATION OF SEDIMENT CONTROL MEASURES** - THE CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL MEASURES FOR EACH PHASE PRIOR TO INITIATING THE PRINCIPAL EARTHWORK ACTIVITIES FOR SAID PHASE.

4. **PHASE BOUNDARY DELINEATION** - THE CONTRACTOR SHALL PHYSICALLY DELINEATE EACH PHASE ON SITE UNTIL THE PROJECT HAS REACHED FINAL STABILIZATION.

5. **STABILIZATION COMPLETION** - THE CONTRACTOR SHALL COMPLETE STABILIZATION OF THE PRIOR PHASE BEFORE INITIATING THE SUBSEQUENT PHASE.



PLANT SCHEDULE			
KEY	SCI. NAME	COMMON NAME	QTY. SIZE
①	Acer saccharum	SUGAR MAPLE	8 6'

NOTE: NEW TREES SHALL BE PLANTED AND ESTABLISHED IN ACCORDANCE WITH THE "PROTECTING THE INVESTMENT" TREE PLANTING SPECIFICATIONS FURNISHED BY THE VERMONT URBAN & COMMUNITY FORESTRY PROGRAM.

EROSION CONTROL NOTES:

1. BASED ON TEST PITS AND SOIL INFORMATION AVAILABLE ON THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE, THE SITE SOILS ARE HYDROLOGIC SOILS GROUP 'A' AND ARE HIGHLY INFILTRATIVE.

2. ALL DISTURBED SOILS TO BE VEGETATED SHALL COMPLY WITH POST-CONSTRUCTION SOIL STABILIZATION DETAIL ON DRAWING D-4.

3. THE EXISTING GRAVEL PIT SHALL BE THE RECEIVING SITE FOR EXCESS CLEAN FILL MATERIAL RESULTING FROM CONSTRUCTION OF THE PROPOSED PRIVATE ROAD AND ACCESS (PERMITTED UNDER VTRANS HIGHWAY ACCESS PERMIT #47501) AND THE LOTS 1 & 2 DEVELOPMENT SITES. SUBSEQUENTLY, RECLAMATION OF THE GRAVEL PIT DISTURBED SOILS SHALL COMPLY WITH POST-CONSTRUCTION SOIL STABILIZATION DETAIL ON DRAWING D-4.

LEGEND

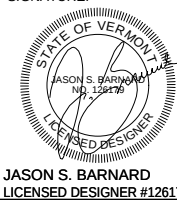
---	BOUNDARY LINE/ R.O.W. (EXISTING)
---	BOUNDARY LINE/ R.O.W. (PROPOSED)
---	BOUNDARY LINE/ R.O.W. (ABUTTING)
---	SIDELINE OF EASEMENT
---	EDGE OF ROAD/DRIVE (SURFACE NOTED)
---	-100-
---	1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
---	BUILDING ENVELOPE
---	TREE LINE
---	PROPOSED LIMITS OF CLEARING
S S	GRAVITY SEWER
FM FM	FORCE MAIN
W W	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
WL WL	WETLAND BOUNDARY
WB WB	WETLAND BUFFER
SF SF	TEMPORARY SILT FENCE
LoD LoD	LIMIT OF DISTURBANCE
UE UE	UNDERGROUND ELECTRICAL CONDUIT
GAS GAS	UNDERGROUND GAS LINE
ohw ohw	UTILITY POLE/ OVERHEAD WIRES
△	SURVEY TRAVERSE STATION
⊙	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
⊙	TEST PIT (TP-01)
⊙	SOIL BORING (SB-01)
⊙	DRILLED WELL (UNLESS OTHERWISE NOTED)
■	PROPOSED IMPERVIOUS SURFACE AREA
---	GRASS SWALE
---	NRCS SOIL CLASSIFICATION BOUNDARY
AbC	NRCS SOIL CLASSIFICATION
●	STONE CHECK DAM

Town of Starksboro
RECEIVED
7/8/2026

Exhibit W

07-02-2026	Add drawing SW-3 (sheet 12 of 13) & SW-4 (sheet 13 of 13).	SB
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. 24330
PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT		DATE: 06-24-2026
ALAN D. & NANCY E. NORRIS		SCALE: 1" = 40'
2798 VT ROUTE 17, STARKSBORO, VERMONT		SURVEY: TG,AW,MD
PRIVATE ROAD		DRAWN: SB, CS
EROSION CONTROL PLAN		CHECKED: JSB
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW.		DRAWING NO. SW-2
☐ PRELIMINARY DRAFT ☒ FINAL LOCAL REVIEW		SHEET 11 OF 13

SIGNATURE:



1. **LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL** - THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THAT THESE GUIDELINES ARE FOLLOWED, AND THAT THE EROSION PREVENTION AND SEDIMENT CONTROL MEASURES ARE MAINTAINED PROPERLY THROUGHOUT THE COURSE OF THE PROJECT.

2. INSPECTIONS SCHEDULE & SCOPE - THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES ON A WEEKLY BASIS, BEFORE EACH PREDICTED RAINFALL EVENT AND AFTER PERIODS OF HEAVY RAIN, AND SHALL REPAIR AND/OR REPLACE MEASURES AS NECESSARY. INSPECTIONS SHALL INCLUDE ALL DISTURBED AREAS, THE PERIMETER OF THE SITE, AND ALL DISCHARGE LOCATIONS, INCLUDING AREAS WITH TEMPORARY STABILIZATION. THE CONTRACTOR MAY POSTPONE INSPECTIONS INDEFINITELY AFTER THE ENTIRE SITE ACHIEVES FINAL STABILIZATION.

3. **TEMPORARY SOIL STOCKPILES** - THE CONTRACTOR SHALL INSTALL SILT FENCE AROUND THE PERIMETER OF ALL TEMPORARY SOIL STOCKPILES AND SHALL SEED AND MULCH STOCKPILED MATERIAL AS SOON AS POSSIBLE TO PREVENT SOIL EROSION AND SEDIMENTATION OFF-SITE. THE CONTRACTOR SHALL LOCATE STOCKPILES UPSLOPE OF DISTURBED AREAS WHERE POSSIBLE, AND SHALL COVER OR WATER STOCKPILES DURING WINDY CONDITIONS TO PREVENT WIND EROSION.

4. DISTURBED EARTH EXPOSURE - IN ANY LOCATION, INCLUDING TEMPORARY SOIL STOCKPILES, THE CONTRACTOR SHALL LIMIT THE DURATION OF DISTURBED EARTH EXPOSURE TO FOURTEEN (14) DAYS FROM THE INITIAL DISTURBANCE BEFORE IMPLEMENTING TEMPORARY OR FINAL SITE STABILIZATION. THE CONTRACTOR SHALL INSPECT AND MAINTAIN MULCH STABILIZATION, AND SHALL ANCHOR MULCH IF NECESSARY DUE TO WIND ACTION.

5. **WINTER CONSTRUCTION** - IF WINTER CONSTRUCTION (OCTOBER 15 THROUGH APRIL 15) IS NECESSARY, THE CONTRACTOR SHALL CONDUCT DAILY INSPECTIONS OF ALL DISTURBED AREAS THAT ARE NOT YET FINALLY STABILIZED. IF THE ENTIRE SITE IS TEMPORARILY STABILIZED, THE CONTRACTOR MAY REDUCE INSPECTION FREQUENCY TO NOT LESS THAN ONE PER MONTH. THE CONTRACTOR MAY POSTPONE INSPECTIONS INDEFINITELY AFTER THE ENTIRE SITE ACHIEVES FINAL STABILIZATION.

6. **RECORD KEEPING** - ALL REPORTS REQUIRED UNDER STATE OF VERMONT CONSTRUCTION GENERAL PERMIT 3-9020 SHALL BE MAINTAINED ON SITE WITH A COPY OF THE LOW RISK HANDBOOK FOR EROSION PREVENTION AND SEDIMENT CONTROL AND SHALL BE AVAILABLE UPON REQUEST BY STATE OF VERMONT DEPARTMENT OF ENVIRONMENTAL CONSERVATION REPRESENTATIVES.

7. **DISCHARGE INSPECTION AND REPORTING** - AS SOON AS REASONABLY POSSIBLE, DURING OR AFTER EVERY RAINFALL EVENT OR SNOWMELT EVENT WHICH PRODUCES RUNOFF FROM THE CONSTRUCTION SITE, THE CONTRACTOR SHALL INSPECT FOR RUNOFF OF VISIBLY DISCOLORED STORMWATER LEAVING THE CONSTRUCTION SITE. IF VISIBLY DISCOLORED STORMWATER RUNS OFF THE CONSTRUCTION SITE OR DISCHARGES TO WATERS OF THE STATE, THE CONTRACTOR SHALL TAKE IMMEDIATE CORRECTIVE ACTION TO INSPECT AND MAINTAIN EXISTING BEST MANAGEMENT PRACTICES (BMPs) AND TO INSTALL SUPPLEMENTAL BMPs AS NECESSARY TO MINIMIZE AND PREVENT THE DISCHARGE.

1. CONCURRENT EARTH DISTURBANCE - THE CONTRACTOR SHALL LIMIT THE AREA OF DISTURBANCE TO LESS THAN TWO (2) ACRES AT ANY ONE TIME. IN ANY LOCATION, INCLUDING TEMPORARY SOIL STOCKPILES, THE CONTRACTOR SHALL LIMIT THE DURATION OF DISTURBED EARTH EXPOSURE TO FOURTEEN (14) DAYS FROM THE INITIAL DISTURBANCE BEFORE IMPLEMENTING TEMPORARY OR FINAL SITE STABILIZATION.

2. PHASING & SEQUENCING - THE CONTRACTOR SHALL INSTALL THE EROSION CONTROL MEASURES FOR EACH INDIVIDUAL PHASE IN THE FOLLOWING SEQUENCE:

1. PERIMETER CONTROLS.
2. CONSTRUCTION ENTRANCE.
3. TEMPORARY STABILIZATION AS REQUIRED.
4. FINAL STABILIZATION WHEN COMPLETE.

THE CONTRACTOR SHALL COMPLETE THE PROJECT PHASES IN THE FOLLOWING ORDER:

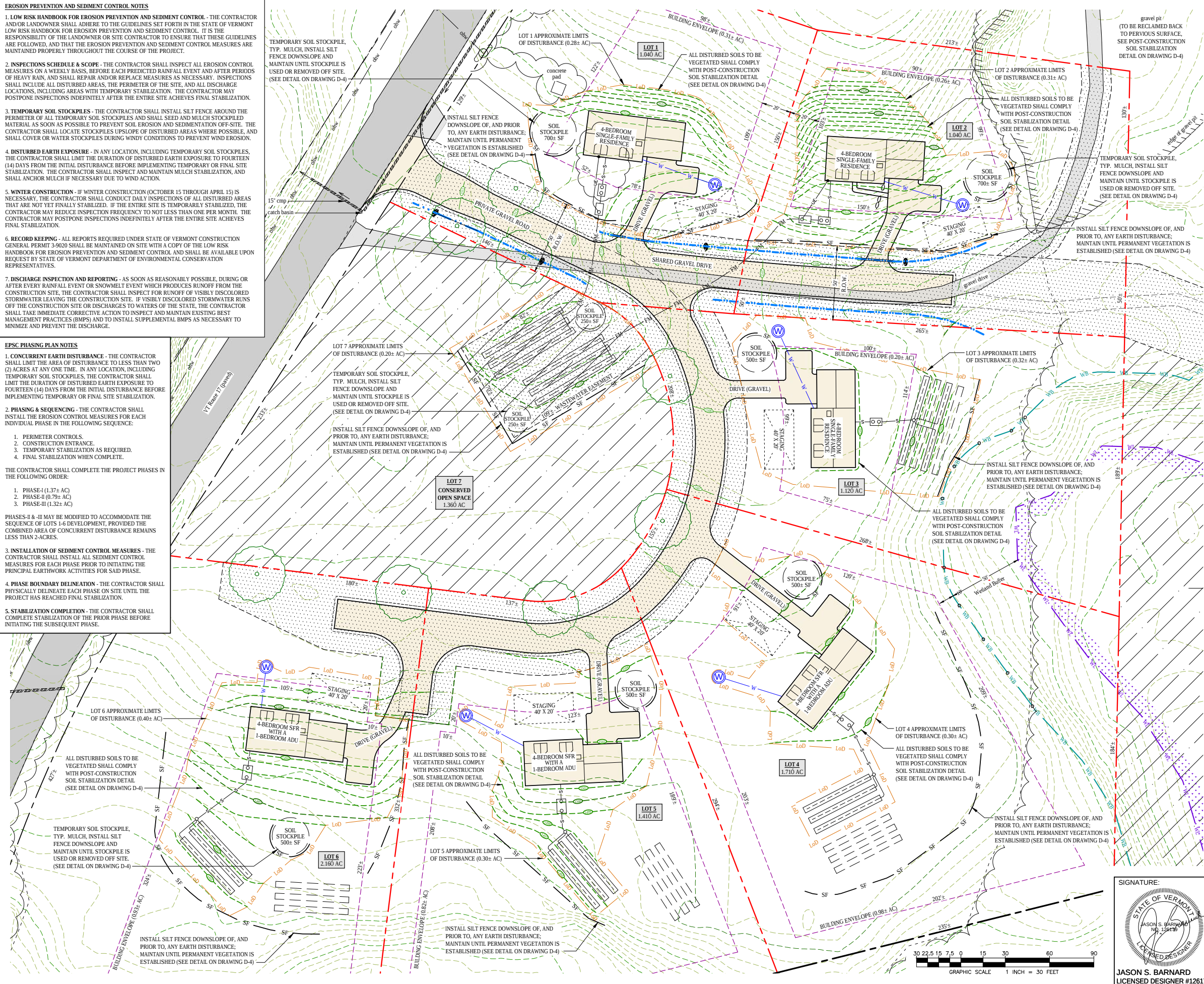
1. PHASE-I (1.37± AC)
2. PHASE-II (0.79± AC)
3. PHASE-III (1.32± AC)

PHASES-II & -III MAY BE MODIFIED TO ACCOMMODATE THE SEQUENCE OF LOTS 1-6 DEVELOPMENT, PROVIDED THE COMBINED AREA OF CONCURRENT DISTURBANCE REMAINS LESS THAN 2-ACRES.

3. INSTALLATION OF SEDIMENT CONTROL MEASURES - THE CONTRACTOR SHALL INSTALL ALL SEDIMENT CONTROL MEASURES FOR EACH PHASE PRIOR TO INITIATING THE PRINCIPAL EARTHWORK ACTIVITIES FOR SAID PHASE.

4. PHASE BOUNDARY DELINEATION - THE CONTRACTOR SHALL PHYSICALLY DELINEATE EACH PHASE ON SITE UNTIL THE PROJECT HAS REACHED FINAL STABILIZATION.

5. STABILIZATION COMPLETION - THE CONTRACTOR SHALL COMPLETE STABILIZATION OF THE PRIOR PHASE BEFORE INITIATING THE SUBSEQUENT PHASE.



1. BASED ON TEST PITS AND SOIL INFORMATION AVAILABLE ON THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE, THE SITE SOILS ARE HYDROLOGIC SOILS GROUP 'A' AND ARE HIGHLY INFILTRATIVE.

2. ALL DISTURBED SOILS TO BE VEGETATED SHALL COMPLY WITH POST-CONSTRUCTION SOIL STABILIZATION DETAIL ON DRAWING D-4.

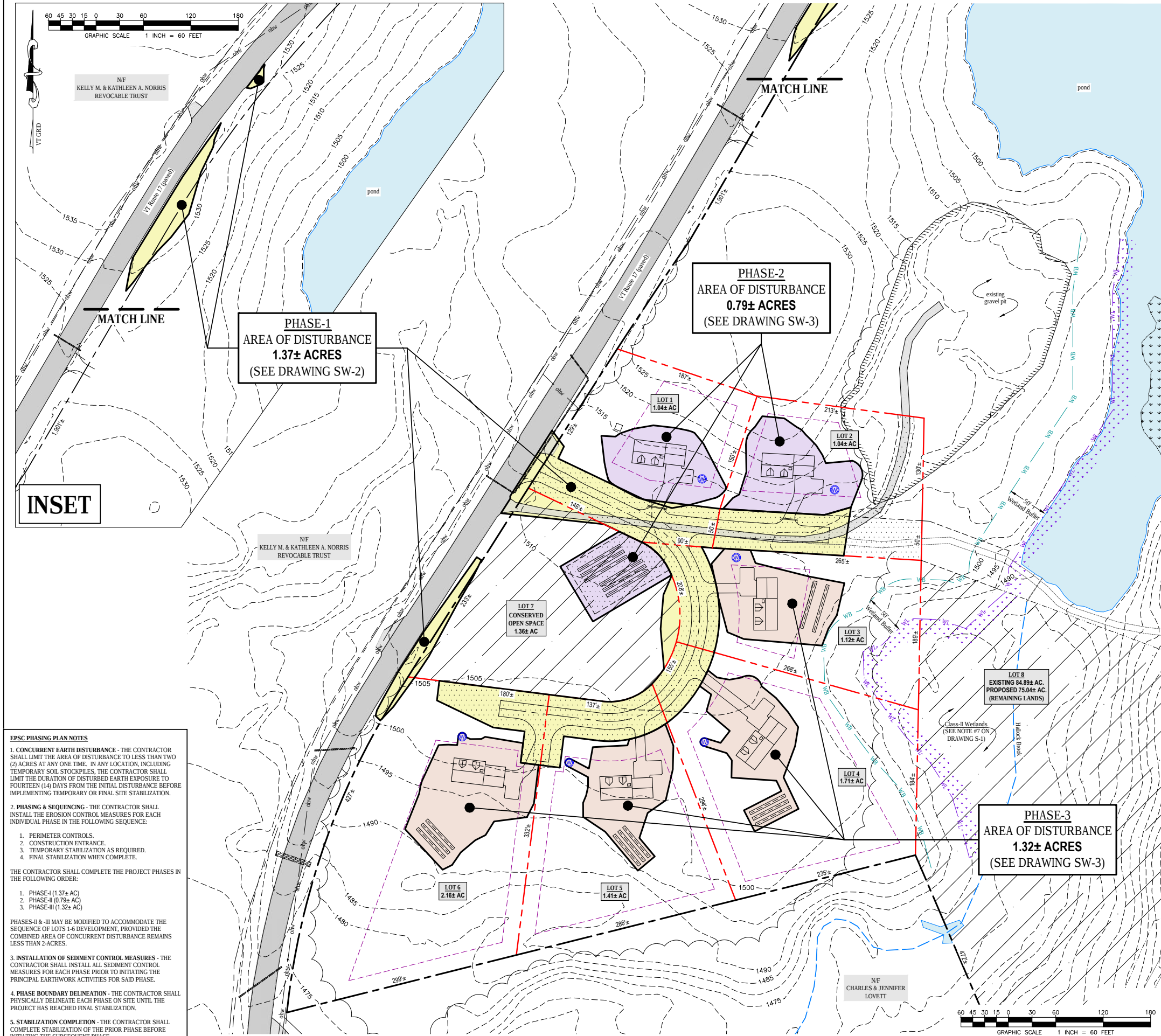
3. THE EXISTING GRAVEL PIT SHALL BE THE RECEIVING SITE FOR EXCESS CLEAN FILL MATERIAL RESULTING FROM CONSTRUCTION OF THE PROPOSED PRIVATE ROAD AND ACCESS (PERMITTED UNDER VTRANS HIGHWAY ACCESS PERMIT #47501) AND THE LOTS 1 & 2 DEVELOPMENT SITES. SUBSEQUENT RECLAMATION OF THE GRAVEL PIT DISTURBED SOILS SHALL COMPLY WITH POST-CONSTRUCTION SOIL STABILIZATION DETAIL ON DRAWING D-4.

	BOUNDARY LINE/ R.O.W. (EXISTING)
	BOUNDARY LINE/ R.O.W. (PROPOSED)
	BOUNDARY LINE/ R.O.W. (ABUTTING)
	SIDELINE OF EASEMENT
	EDGE OF ROAD/DRIVE (SURFACE NOTED)
	1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	BUILDING ENVELOPE
	TREE LINE
	PROPOSED LIMITS OF CLEARING
	GRAVITY SEWER
	FORCE MAIN
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WETLAND BOUNDARY
	WETLAND BUFFER
	TEMPORARY SILT FENCE
	LIMIT OF DISTURBANCE
	UNDERGROUND ELECTRICAL CONDUIT
	UNDERGROUND GAS LINE
	UTILITY POLE/ OVERHEAD WIRES
	SURVEY TRAVERSE STATION
	TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
	TEST PIT (TP-01)
	SOIL BORING (SB-01)
	DRILLED WELL (UNLESS OTHERWISE NOTED)
	PROPOSED IMPERVIOUS SURFACE AREA
	GRASS SWALE
	NRCS SOIL CLASSIFICATION BOUNDARY
	NRCS SOIL CLASSIFICATION
	STONE CHECK DAM
	BOULDER - WETLAND BUFFER DEMARCATION

Town of Starksboro
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7/8/2026

Exhibit X

DATE	DESCRIPTION	BY
REVISIONS		
	BARNARD & GERVAIS, LLC 167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168	Land Surveying Water & Wastewater Environmental Consulting 10623 VT Route 116, P.O. Box 133 Hinesburg, VT 05451 Telephone: (802) 482-2597
	PROJECT NO. 24330	
PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT ALAN D. & NANCY E. NORRIS 2798 VT ROUTE 17, STARKSBORO, VERMONT		DATE: 07-02-2026 SCALE: 1" = 30' SURVEY: TG,AW,MD DRAWN: SB, CS
LOTS 1-7 EROSION CONTROL PLAN		CHECKED: JSB DRAWING NO.
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		SW-3 SHEET 12 OF 13
☐ PRELIMINARY DRAFT ☒ FINAL LOCAL REVIEW		



CONSTRUCTION PHASING			
PHASE	DESCRIPTION	AREA OF DISTURBANCE (ACRES)	PHASE TOTAL (ACRES)
 1	PRIVATE ROAD	1.17	1.37
	ROUTE 17	0.20	
 2	LOT 1	0.28	0.79
	LOT 2	0.31	
	LOT 7	0.20	
 3	LOT 3	0.32	1.32
	LOT 4	0.30	
	LOT 5	0.30	
	LOT 6	0.40	
TOTAL AREA OF DISTURBANCE (ACRES)			3.48

LEGEND	
	BOUNDARY LINE/ R.O.W. (EXISTING)
	BOUNDARY LINE/ R.O.W. (PROPOSED)
	BOUNDARY LINE/ R.O.W. (ABUTTING)
	SIDELINE OF EASEMENT
	EDGE OF ROAD/DRIVE (SURFACE NOTED)
	5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	BUILDING ENVELOPE
	WETLAND BOUNDARY
	WETLAND BUFFER
	UNDERGROUND ELECTRICAL CONDUIT
	UNDERGROUND GAS LINE
	UTILITY POLE/ OVERHEAD WIRES
	DRILLED WELL (UNLESS OTHERWISE NOTED)
	CONSTRUCTION PHASE-1
	CONSTRUCTION PHASE-2
	CONSTRUCTION PHASE-3

EPSC PHASING PLAN NOTES

1. CONCURRENT EARTH DISTURBANCE - THE CONTRACTOR SHALL LIMIT THE AREA OF DISTURBANCE TO LESS THAN TWO (2) ACRES AT ANY ONE TIME. IN ANY LOCATION, INCLUDING TEMPORARY SOIL STOCKPILES, THE CONTRACTOR SHALL LIMIT THE DURATION OF DISTURBED EARTH EXPOSURE TO FOURTEEN (14) DAYS FROM THE INITIAL DISTURBANCE BEFORE IMPLEMENTING TEMPORARY OR FINAL SITE STABILIZATION.

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Town of Starksboro
RECEIVED
7/8/2026

Exhibit Y

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. 24330
PROPOSED EIGHT-LOT SUBDIVISION & PLANNED UNIT DEVELOPMENT		DATE: 07-02-2026
ALAN D. & NANCY E. NORRIS		SCALE: 1" = 60'
2798 VT ROUTE 17, STARKSBORO, VERMONT		SURVEY: TG,AW,MD
CONSTRUCTION PHASING PLAN		DRAWN: SB
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		CHECKED: JSB
☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW		DRAWING NO. SW-4
JASON S. BARNARD LICENSED DESIGNER #126179		SHEET 13 OF 13

Town of Starksboro Development Review Board

Notice of Findings and Preliminary Determination

In Reference to: Application No: 26-DRB-01PUD
for a 9-lot Planned Unit Development/Subdivision Preliminary Plan Review Hearing by
Alan and Nancy Norris, Parcel ID: 10815, 2798 VT Route 17

INTRODUCTION AND PROCEDURAL HISTORY

1. Application No. 26-DRB-01PUD seeks approval for a 9-lot planned unit development/subdivision at 2798 VT Route 116, Parcel 10851. The application is made pursuant to the 2020 Town of Starksboro Land Use and Development Regulations.
2. In accordance with Section 426.B, a Pre-Application meeting was held with the DRB on May 8 and May 22, 2025 (See Case 25-DRB-04SD). As a Pre-Application meeting no discussion during the meeting is considered "evidence" nor is it binding on the Applicant.
3. The preliminary application was formally submitted on February 25, 2026. The Zoning Administrator deemed the preliminary application complete on March 9, 2026.
4. Public notice requirements for the Preliminary Plan Review Hearing for Application 26-DRB-01PUD were completed as required in Section 401 and evidenced in Exhibit A. This includes a warning in the Addison Independent on March 19, 2026, required public postings, notice to abutting property owners and owner/applicant mailings on March 16, 2026. A copy of the application and supporting materials were made available at the Starksboro Municipal Office and on the Town Website.
5. The 9-Lot PUD Subdivision Preliminary Plan Review Application was considered by the Development Review Board (DRB) at a public hearing on April 23, 2026, at the Starksboro Municipal Office and Virtually via Zoom. The hearing was closed on April 23, 2026.
6. The following members of the DRB attended the hearing:
 - a. Ben Campbell (Chair), Evelyn Boardman (Vice Chair), Rob Liotard, Tom Perry, Rich Warren.
7. Pursuant to 24 V.S.A. § 4461(b), a record of the name and addresses of persons participating at the hearing is part of the hearing record. The following persons attended the hearing on April 23, 2026:
 - a. Alan Norris, Owner/Applicant (via Zoom).
 - b. Jason Barnard, Applicant's Agent (via Zoom).
 - c. Scott Baker, Applicant's Agent
 - d. Jennifer and Chip Lovett (abutters)
 - e. Cecilia Elwert
 - f. Dennis Casey

(continued)

8. Prior to or at the hearing, exhibits were provided to the DRB and the following were accepted by the DRB at the public hearing. All exhibits are available at the Starksboro Municipal Office.

Exhibits A-AA

Exhibit #	Description	Date entered
A	Warning dated 3/12/26 and Abutters mailing affidavit dated 3/9/26	3/9/26
B	Cover letter by Barnard & Gervais dated 2/25/2026	3/9/26
C	DRB PUD application dated	
D	Subdivision Narrative dated 2/25/2026	3/9/26
E	List of Adjoining property owners	3/9/26
F	VTrans Access Permit #47501 dated 12/19/2025, with application submittals, drawings, and site photos (23 pages)	3/9/26
G	Vermont ANR Natural Resource Maps dated 1/14/25 (5 pages): • VSWI & Advisory Wetlands • River Corridors & Special Flood Hazard Areas (SFHAs) • Primary Agricultural Soils • Wildlife Habitat & RTE Species • Slopes	3/9/26
H	Dwg. PL-1: Nine-Lot Subdivision Survey Plat dated 1/29/2026	3/9/26
I	Dwg. PL-2: Nine-Lot Subdivision Survey Plat dated 1/29/2026	3/9/26
J	Dwg. PL-3: Nine Lot Subdivision Survey Plat dated 1/29/2026	3/9/26

K	Dwg. PL-4: Nine Lot Subdivision Survey Plat dated 1/29/2026	3/9/26
L	Dwg. S-1: Overall Subdivision Plan dated 1/29/2026	3/9/26
M	Dwg. S-2: Lots 1-7 Subdivision Plan dated 1/29/2026	3/9/26
N	Dwg. S-3: Lots 1 & 2 Site Plan dated 1/29/2026	3/9/26
O	Dwg. S-4: Lots 3 & 4 Site Plan dated 1/29/2026	3/9/26
P	Dwg. S-5: Lots 5 & 6 Site Plan dated 1/29/2026	3/9/26
Q	Dwg. D-1 Lots 1,2 & 3 Wastewater System Details dated 1/20/2026	3/9/26
R	Dwg. D-2 Lots 4,5 & 6 Wastewater System Details and Notes dated 1/20/2026	3/9/26
S	Dwg. D-3: Septic Tank, Pump Station, Distribution Box and Water System dated 1/29/2026	3/9/26
T	Dwg. D-4: Erosion & Stormwater Control Details and Notes dated 1/29/2026	3/9/26
U	3/4/2026 Applicant response letter to ZA 3/2/2026 review comments.	3/9/26
V	5/22/2025 Pre-application meeting 25-DRB-04SD minutes	3/9/26
W	March 23-25, 2026 Email and May 3, 2025 Letter correspondence from Charlotte Sullivan to ZA/DRB	3/26/26
X	State Wastewater Permit WW-9-3539 recorded March 23,2026	3/26/26
Y	April 1, 2026 Email correspondence from Jennifer Lovett to ZA/DRB	4/1/26
Z	April 6, 2026 Email correspondence, ZA with Jeff Olesky and Barnard and Gervais re: Stormwater permitting.	4/10/26

Exhibit AA was entered into the exhibit list at the hearing: Email from Zapata Courage, DEC District Wetlands Ecologist to Jason Barnard dated 2/23/2026.

FINDINGS

Based on the application, testimony, exhibits, and other evidence presented, the DRB makes the following findings:

1. The Applicant requested approval for a 9-lot planned unit development (PUD) - subdivision involving Parcel 10815 at 2798 Route 17. Parcel 10815 is further defined in an Executrix's Deed conveying the property from the Estate of Teddy Phillip Stokes to Alan and Nancy Norris recorded in the Town of Starksboro Land Records in Volume 99, Pages 174-176 dated October 22, 2010, and recorded October 23, 2010.
2. The Norris property in the application is located in the Agricultural, Scenic and Rural Residential (ASRR), High Density Residential and Commercial (HDRC), Low Density Residential and Commercial (LDRC) and Flood Hazard Overlay (FHO) Districts shown on the Town of Starksboro Land Use Map on record at the Town of Starksboro Municipal Office, and subject to the Density and Dimensional Standards Table requirements shown in Section 211, Figure 4, as modified by PUD Section 358 of the Starksboro Land Use and Development Regulations (SLUDR) adopted in 2020.
3. The smaller, clustered Lots 1-6 with proposed development are all in the ASRR district, as well as the Lot 7 open space. Lot 8 is also within the ASRR district. Lot 9 spans the ASRR/HDRC/LDRC districts. Lot 8 and Lot 9 are in the Flood Hazard Overlay district. The application proposes no physical development in the FHO district.
4. Application 26-DRB-01PUD proposes to subdivide Parcel 10815 into 9 lots as follows:
 - (1) Lot 1: 1.05 +/-acres, with a proposed single-family home.
 - (2) Lot 2: 1.04 +/-acres, with a proposed single-family home.
 - (3) Lot 3: 1.12 +/-acres, with a proposed single-family home
 - (4) Lot 4: 1.71 +/-acres, with a proposed single-family home
 - (5) Lot 5: 1.14 +/-acres, with a proposed single-family home
 - (6) Lot 6: 2.16 +/-acres, with a proposed single-family home
 - (7) Lot 7: 1.36 +/-acres, to be conserved as open space.
 - (8) Lot 8: 24.53 +/-acres, no development proposed, with an existing gravel pit to be reclaimed.
 - (9) Lot 9: 50.50 +/-acres, no development proposed, with 4.73acres to be conserved as open space.
5. As a 9-lot subdivision, the application was submitted as a PUD application under Section 427, per Special ASRR District Standards Section 254.A.
6. The Application proposes residential uses permitted per Section 210 in the ASRR District. The existing gravel pit is an Extraction use allowed with conditional use review in the ASRR district, but the use will be discontinued and the pit reclaimed as part of this proposal.
7. The proposed subdivision and development meet the Density and Dimensional Standards of Section 211 as modified in PUD Section 358, except for the size of Lot 8. Lot 8 is larger than 200% of the minimum range allowed by Section 358.G(1)(a), and does not qualify as the residential "homestead lot" associated with open space allowed under 358.G(3). Lot 9 qualifies as the residential "homestead lot" under 358.G(3). The applicant had asked in the narrative for

modification of the minimum ASRR lot size of 2acres in Section 252.B to allow Lot 6 to be 2.16acres, but as the lot can be up to 4acres per 358.G(1)(a), this modification request is not necessary.

8. Building Rights for each subdivided lot are allocated on proposed Plat PL-1 per Section 351.D, and Building Envelopes are defined per 254.C and 358.G(1)(b) in the ASRR District for Lots 1-6 on proposed Plat PL-1 through PL-4. The applicant has proposed that Lots 8 and 9 be considered “deferred use lots” with no development currently proposed on these lots and asked during the hearing that the requirement to provide building envelopes for these lots be waived for this application.
9. A shared private road is proposed to Lots 1-6 from Route 17. Lot 9 is accessed off this private road via a 50ft right-of-way. The Applicant has received a permit from the State Agency of Transportation (Exhibit F) for the replacement of the existing gravel entry off Route 17 with the new private road. The permit also grants a separate private access location onto Lot 8 for future development. The permit requires some site grading modifications on Lot 8 to improve traffic sight lines along Route 17 for this access.
10. The applicant provided application materials per Section 427.C and as noted in the Exhibits, which the Board found sufficient to conduct the hearing. This included a Narrative providing a written response to the review standards listed in Subsection 426.E, 427.D, and 424.D (Exhibit D) which were verbally reviewed during the hearing.
11. The Applicant has delineated the Class II Wetlands on the lot and reviewed the wetlands boundary and buffer extents with the State, as evidenced in Exhibit AA. The applicant verbally clarified that the email is evidence that the State has determined that the proposed development does not require a wetlands permit.
12. The applicant describes the nature of storm water management to be utilized in the project in Exhibit D, and as the new impervious area proposed exceeds 10,000sf, is in the process of providing a Stormwater Management Plan to comply with Section 331.A(2).
13. The applicant has interpreted the term “development site” in PUD Section 358.H(2) as requiring that 60% of only the area currently to be developed be conserved as open space elsewhere in the PUD, and has set-aside 60% of Lots 1-6 as open space, divided between all of Lot 7 and a portion of Lot 9. As the term “development site” is not further defined in the bylaw, the applicant discussed how they considered the term alongside other usage in the bylaw to determine that the term is not interchangeable with the entire subdivision or parcel. The zoning administrator stated that he had discussed the term with the Town’s zoning consultant and noted that “development site” could also be interpreted as including all of the original parcel when compared to other sections of the bylaws. Dennis Casey stated he was on the planning commission when this term was adopted, and he did not believe it was intended to apply to the entire parcel. It was noted by the applicant and the zoning administrator that if “development site” did not apply to the entire parcel, it was also unclear what limit was to be applied to define the area used to calculate the open space.
14. Section 358.F Phased Development: Phasing of the residential development over the next 2 to 5 years, and the sequencing of the gravel pit reclamation is addressed in Narrative Exhibit D, and in the applicant’s responses to the zoning administrator’s comments in Item 12 of Exhibit U.
15. Shared road maintenance agreement: The applicant noted that a draft of this agreement would be provided for the final plan review hearing.

16. The applicant discussed the inclusion of street trees along the shared private road to soften the visual impact of the houses from the scenic corridor. A planting plan for these trees and a species list have not yet been provided.
17. Section 334 Steep Slopes: Grading shown on the plans was noted by the applicant as preliminary but indicates that there are areas where development may occur on slopes greater than 15%. Per Section 334.C, zoning permits associated with these areas may be subject to conditional use review upon more detailed review during the permitting phase.
18. Responses to written testimony: The applicant responded to comments and questions posed by Charlotte Sullivan in Exhibit Z, noting they believe there is little to no flood concern on the developed land due to the elevation and distance from the flood hazard area. The applicant responded to concerns raised by Jennifer and Chip Lovett in Exhibit Y that beaver habitat and dams would be put in jeopardy, potentially increasing flooding risks, noting they are not proposing any development in the zone the state has mapped for wildlife habitat in Exhibit G.

CONCLUSIONS

The DRB concludes the following based on the findings of fact, the application materials and evidence and testimony received:

1. PUD Review Section 427.D (1): Siting and Suitability. The siting, design and layout of the proposed PUD subdivision is compatible with its setting and context and conforms to the standards of these regulations except:
 - a. Section 351.A Land Capability: The wetlands determination email from the State should be clarified to provide a more definitive statement for the record that a wetlands permit is not required.
 - b. Section 357 Owners Associations: The applicant notes they will provide a draft of the agreement required by this section for the final plan review.
 - c. Section 358.F Phased Development: The applicant notes the areas to be developed in the future, and how access would be provided to these areas, but does not designate the area to be set-aside as open space for this future development per Sect. 358.F(2).
 - d. Section 358.G Development Standards: Lot 8 does not currently meet the lot size criteria defined by subsection (1)(a) or subsection (3). The final plan review application should be adjusted to limit lots to either one or the other of these subsections.
 - e. 358. H Open Space Standards: The DRB concludes that the definition of "development site" in subsection (2) is ambiguous and can be interpreted to apply to the entire original parcel to be subdivided or limited to the area currently proposed to be subject to physical land development, as discussed in Findings Item 13. Vermont court case law history indicates that the Applicant's interpretation is to be given deference when bylaws are vague or ambiguous. Therefore, the DRB should allow the applicant's designation of 60% of the total area of Lots 1-6, where development is currently proposed, to satisfy the current open space requirement in this subsection for the final plan review application. See related Conclusions Item 2.

2. PUD Review Section 427.D (1): Siting and Suitability. Lots and development envelopes establish suitable sites for future land development in terms of their size, shape, location, topography and capability except:
 - a. Sections 254.C and 358.G(1)(b) Envelope Waiver, and Section 358.F Phased Development: The application does not propose development on Lots 8 and 9 and has requested a waiver of the building envelope requirement in Sections 254.C and 358.G(1)(b) for these lots, which the applicant has referred to as “deferred use lots”. As the DRB has granted a waiver of the envelope in other applications with similar circumstances, a waiver of 358.G(1)(b) for a lot so designated is appropriate. This waiver should not relieve the applicant of the requirement to meet the future open space allocation described in 358.F (2) for a lot designated for future development. The applicant should require in plats, deeds, and conveyances that any application for future development on a deferred use lot must designate 60% of the area of the lot as conserved open space subject to deed restrictions noted in 358.H(3).
3. PUD Review Section 427.D(2): Natural Features. The natural landscape, vegetation and topography are preserved to the maximum extent practical considering the site’s capacity and constraints. The proposed subdivision is designed and located to minimize the loss and fragmentation of forestland.
4. PUD Review Section 427.D(3): Character of the Area and Privacy. The proposed subdivision does not alter the character of the surrounding area in a manner that limits, impairs or precludes lawful use of neighboring properties. The proposed subdivision creates or retains appropriate transitions from public to private spaces within the subdivision and between the subdivision and adjoining properties.
5. PUD Review Section 427.D(4): Access and Circulation. Vehicular access is provided to each proposed lot in accordance with the standards of these regulations. Traffic generated by the proposed subdivision will not have an undue adverse effect on the condition, capacity, safety and function of the transportation infrastructure serving the subdivision. Pedestrian access is provided within the subdivision and along roads as appropriate given the location of the subject property. Future access to Lot 8 has been approved by Vtrans. Future access to Lot 9 should be addressed as follows:
 - a. Section 358.F(3) Future access: The applicant has indicated a 50ft. wide right-of-way is provided for access to Lot 9 on Plats PL-1 and PL-2. Future developed extension of this access to the area east of the pond appears to be through the wetlands and along the existing beaver dam. The Applicant will comply with all state and local requirements regarding future access to undeveloped lot 9.
6. PUD Review Section 427.D (5): Infrastructure, Utilities, Facilities and Services. Public facilities and services are adequate to accommodate the proposed subdivision. Infrastructure and utilities are provided within the subdivision as necessary to accommodate the proposed land development. Infrastructure and utilities are located underground to an extent that is economically and physically feasible.
7. PUD Review Section 427.D (6): Recreation Access. The proposed subdivision is designed and located to provide private or shared outdoor space for recreation.

8. PUD Review Section 427.D(7): Performance Standards in Chapter 320: The application conforms with the applicable provisions of Chapter 320.
9. PUD Review Section 427.D(8): Site Plan Review Criteria:
 - a. Site Plan Review Section 424.D(1) Siting and Design: The application conforms to the requirements of this subsection except as noted in Conclusions Item 1.
 - b. Site Plan Review Section 424.D(2) Vehicular Traffic and Circulation: The application conforms to the requirements of this subsection except as noted in Conclusions Item 5.
 - c. Site Plan Review Section 424.D(3) Pedestrian Traffic and Circulation: The application conforms to the requirements of this subsection.
 - d. Site Plan Review Section 424.D(4) Parking: The application conforms to the requirements of this subsection.
 - e. Site Plan Review Section 424.D(5) Stormwater and Snow Storage: Exhibit D provides a narrative description of stormwater management. However, as the project proposes new impervious area over 10,000sf, the project is considered a major project under Section 331.A(2) and 331.B, which requires the submission of a stormwater management plan, and demonstrates compliance with the other requirements in Section 331. Since grading on each lot may not be addressed until the zoning permit is filed, the plan should provide typical details to be incorporated into the zoning permits for handling concentrated flows at locations such as downspouts and roadside ditches where grading conditions warrant.
 - f. Site Plan Review Section 424.D(6) Lighting: See Conclusions Item 11.
 - g. Site Plan Review Section 424.D(7) Signs: The application conforms to the requirements of this subsection.
 - h. Site Plan Review Section 424.D(8) Landscaping: The application conforms in principal to the requirements of this subsection. However, a street tree planting diagram and species list should be provided as part of the final application.
 - i. Site Plan Review Section 424.D(9) Energy Conservation: See Conclusions Item 10.
 - j. Site Plan Review Section 424.D(10) Conformance with the Town Plan and Other Regulations: The application conforms to the requirements of this subsection.
10. Subdivision Review Section 426.E(4): Energy Conservation and Access to Renewable Energy. The proposed subdivision is designed and located to minimize energy use and facilitate solar access to the extent that is economically and physically feasible
11. Subdivision Review Section 427.E (7): Lighting. Lighting will be designed, located and used to provide the minimum amount of lighting needed to create a safe environment for human activity, to avoid increasing pre-existing light levels beyond the subject property, to prevent glare and shield light sources, and minimize energy use.
12. Section 330 Erosion Control: Site Plan S-1 note 10 requires any contractor to adhere to state guidelines for erosion control. The final review application must confirm if the proposed development will disturb area beyond the threshold requiring a state construction discharge

permit and require that this permit be supplied to the zoning administrator prior to issuance of a zoning permit per 330.A(3).

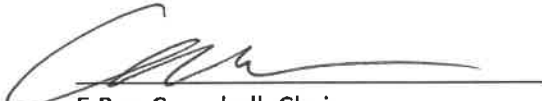
PRELIMINARY DETERMINATIONS

Based on the standards and criteria referenced in the Starksboro Land Use Development Regulations, the Starksboro DRB provides the following determinations regarding Preliminary Plan Review application 26-DRB-01PUD.

1. The final review application shall include a more definitive statement from the State regarding the need for a wetlands permit, for the record.
2. The lot sizes in the final plan review application shall be modified to comply with either Section 358.G(1)(a) or 358.G(3).
3. Building envelopes required by Sections 254.C and 358.G(1)(b) may be waived for a lot designated for future development. To meet the requirements of 358.F(2), The applicant shall require in plats, deeds, and conveyances that any application for future development on such a lot designate 60% of the lot as conserved open space subject to deed restrictions noted in 358.H(3).
4. The applicant shall require in plats, deeds and conveyances that development of future access to Lot 9 through the wetlands and or floodplain meet with all state and local requirements.
5. The final plan review application shall include a stormwater management plan indicating compliance with Section 331.
6. The final plan review application shall include a planting plan and species schedule for the street trees proposed along the shared private road.
7. The final plan review application shall confirm if the proposed development requires a state construction discharge permit and require that any future development provide a copy of this permit to the zoning administrator along with the zoning permit application.
8. The final plan review application shall include a draft of the agreement required by Section 357, Owner's Association.

(continued on next page)

Dated at Starksboro, Vermont, this 28th day of May, 2026.


E. Ben Campbell, Chair

Notice of Appeal Rights and Participant Status

Pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings, an "interested person" who has participated in this municipal proceeding may appeal this decision to the Vermont Superior Court, Environmental Division, within 30 days of the date of this decision. Please be advised:

Participant Record: Per 24 V.S.A. § 4461(b), the Board maintains a record of the name, address, and topic of testimony for all participants to establish the official hearing record.

* Party Status: Participation in the DRB hearing does not automatically make you a "party" to a court appeal, even if you are the applicant.

* Action Required: To participate in an appeal, you must enter a written appearance with the Environmental Division within 21 days of receiving a Notice of Appeal. Failure to file a timely appearance may result in the case proceeding without your involvement.

Town of Starksboro

PO Box 91, Starksboro VT 05487

Zoning Administrator

zoning@starksborovt.org

July 3, 2026

Exhibit AA

Scott Baker

Bernard & Gervais

PO Box 133 Hinesburg, VT 05461

CC: Alan and Nancy Norris, Ben Campbell

RE: Review of Application 26-DRB-01PUD Final Plan Review Materials received June 25, 2026

Dear Scott,

See below for my itemized review of the application materials noted above. I've noted issues which will need to be addressed before I can deem the application complete. If these are addressed satisfactorily before June 13th, the hearing can be warned on June 16th for a hearing date of August 13th.

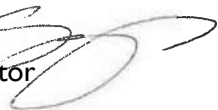
1. The DRB application should be modified to change the total lot number to 8, and the relief requested for the Lot 6 size should be removed (see findings and conclusions in the preliminary determination). The \$75 hearing fee noted in your cover letter is accurate.
2. The zoning permit application included is not required nor appropriate at this time and will not be included in the hearing packet. A revised cover letter should be submitted for clarity.
3. Review of Conditions included in 26-DRB-01PUD Preliminary Determination dated 5-28-26:
 - a. Condition 1: A formal letter of wetlands determination by the State has been provided.
 - b. Condition 2: Lots 8 and 9 have been combined into a single Lot 8 to comply with Section 358.G(3).
 - c. Conditions 3 and 4: Although noted as included in the last paragraph of the 6/25/26 Subdivision Narrative, I do not find sample deeds or language to be included in the deed and plat to convey the intent of these conditions. Unless provided otherwise beforehand, I'm willing to defer to the DRB to determine completeness of the application with regards to these conditions, which can be discussed with the DRB at the hearing.
 - d. Condition 5: Stormwater Management Plan SW-1 has been provided. The applicant should confirm if the disconnect zone shown in orange around the house drives and parking for Lots 3-6 was intentionally left off for Lots 1 and 2.
 - e. Condition 6: The S-series drawings now include street trees and a planting schedule.
 - f. Condition 7: Drawing SW-2 erosion control plan for the private road has been provided. The applicant should clarify if a state permit is required here per the condition. It should also be clarified if erosion control is required in the gravel pit reclamation area during installation and until vegetation is re-established.
 - g. Condition 8: Although noted as included in the last paragraph of the 6/25/26 Subdivision Narrative, I do not find a draft Owner's Association agreement.
4. Wastewater permitting: The applicant should clarify the status of wastewater permitting.

Sincerely,

Stephen Rooney

Zoning Administrator

802-453-2768



Steve Rooney

From: Scott Baker <scott@barnardandgervais.com>
Sent: Monday, July 6, 2026 4:15 PM
To: Steve Rooney
Cc: Alan Norris; Ben Campbell; Amy McCormick; Savannah Earley; Jason Barnard
Subject: Re: 26-DRB-01PUD Norris Final Plan Review application: 6-26-2026 application, ZA review letter 7-3-2026
Attachments: RFI Response (2026-07-06).pdf; 01_ DRB Application (Revised - 8-Lot Subdivision).pdf

Hi Steve,

Welcome back, hope you had a nice vacation and holiday. We had already prepared a response to comments, please see attached RFI response letter.

Also - quick follow-up for the corrected comments:

1. We are expecting the legal docs this week, perhaps as early as tomorrow, and will submit them to you.
2. I'll revise the cover letter after legal docs received.
3. Revised DRB application attached with 8-Lots and no relief requested.
4. Lots 1 & 2 disconnection areas were not shown due to short driveway length and deference to the standard simple disconnection detail. We can add these in for the next iteration.
5. We are applying for a state CGP 3-9020 to cover the entire project.

Thanks again, I'll be in touch again this week with the draft legal documents and revised cover letter.

Regards,
Scott

Scott Baker
Barnard & Gervais, LLC
10523 VT Route 116
P.O. Box 133
Hinesburg, VT 05461
Tel: (802)482-2597

On Fri, Jul 3, 2026 at 2:29 PM Steve Rooney <srooney@starksborovt.org> wrote:

Scott – picked up some issues on a second proofread, please discard the first review and use this instead.

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



July 6, 2026

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

Subject: Alan & Nancy Norris, Eight-Lot Subdivision, 2798 VT Route 17, South Starksboro, Vermont –
Preliminary Determination Responses

Dear Steve:

As requested, listed below are Preliminary Determination responses:

1. Wetlands Permit determination letter from Zapata Courage enclosed.
2. Previously proposed Lots 8 & 9 combined into a single Lot 8 'homestead lot'.
3. 60% Open Space requirements are addressed in the draft legal documents.
 - a. To be added to survey plat PL-1 as Survey Note #13.
4. Future access requirements are addressed in the draft legal documents.
 - a. To be added to survey plat PL-1 as Survey Note #14.
5. Stormwater Management Plan drawing SW-1 is included with the enclosed site plans.
6. Proposed street trees and planting schedule are included on the enclosed site plans.
7. A Construction General Permit 3-9020 is being applied for to cover the proposed improvements.
8. Owner's association requirements are addressed in the draft legal documents.

Sincerely,

Scott Baker
Project Manager/ Draftsman

c: Alan & Nancy Norris

Steve Rooney

From: Charlotte X.C. Sullivan <charlottesullivan@gmail.com>
Sent: Friday, May 1, 2026 7:17 PM
To: Steve Rooney
Cc: Ben Campbell
Subject: Re: 26-DRB-01PUD Norris 9-lot subdivision testimony

To the DRB:

I respectfully submit the follow testimony for review at the next hearing re: Norris subdivision.

I listened to the Zoom recording of the hearing on 4/23. Here is something I heard Jason Barnard say: "If you can't take a flat field with well drained soils and access to a state highway and have some houses we're in trouble. I can't find a better place to put six houses."

Before I moved to Vermont to start my family, I worked at the Queens County Farm Museum in Floral Park, New York. This pristine (to use Tom Perry's word describing the Starksboro landscape in question at the 4/23 hearing) was slated for housing development 40+ years ago, and miraculously, was saved. It is now a rare resource of agricultural history, a thriving oasis in the middle of concrete and highway. This field in Starksboro does not share the same history as this parcel of land in New York. But does it really need to, to behold the same importance?

My queries to the DRB are:

- 1) At what point is natural beauty and preservation worth more than personal gain?
- 2) How responsible are you in your decision making to serve and protect future residents of our town? Even if that field never floods, what about the road washing away again. And again?
- 3) How is this development application different than the Norris application that was approved in the town of Hinesburg, built on Class 2 wetlands, that did flood?

It is evident the engineers disagree with my viewpoints, so no need on my end to hear further from them. At this point I would greatly appreciate hearing back from the DRB.

Thank you for your time and service,

Charlotte Sullivan
1901 Robert Young Rd.

May 12, 2026

Town of Starksboro
RECEIVED
5/12/2026

To the Members of the Development Review Board,

I am writing to express my concerns regarding comments made by Scott Baker who led the presentation at the recent DRB meeting on April 23 concerning the proposed development on route 17 by Alan Norris. I am an abutter to this property and a conservation biologist who has focused on the critical roles beavers play in mitigating effects of climate change.

I was disturbed by Mr. Baker's dismissive remarks suggesting removal of the existing beaver dam based on a prioritization of "human safety over beavers." I found his comments to be both outrageous and unprofessional. While human safety is undoubtedly important to all of us, this must be balanced with the protection of critical wetlands like the beaver pond in question. This wetland provides numerous essential ecological functions, including flood and drought mitigation, enhancement and protection of biodiversity, and has potential roles as a firebreak and wildlife refuge due to the increasing risk of forest fires related to climate change. All these eco-services protect human and infrastructure health and safety. Consequently, removal of the dam would, in fact, create the only threats to safety.

The beaver dam currently plays a vital role in controlling water flow into Hallock Brook, under Route 17, and into the wetland behind Robert Young Road. Without this dam, the area would be vulnerable to unmanaged stormwater, winter snowmelt, and runoff, potentially causing significant damage. It appears that Mr. Baker lacks understanding of how beaver wetlands function in sustaining ecological balance and infrastructure. And, because the removal of the dam would negatively impact my family's property, I found his lack of concern for my family and our land to be disconcerting and worrisome.

During the meeting, I observed that Mr. Baker appeared to become defensive, possibly angered by my comments. I refrained from further discussion to avoid confrontation. However, it is important to note that removing a substantial old beaver dam, without permission from the Vermont Department of Environmental Conservation, is illegal. In addition, given the presence of a viable wetland with extensive food sources and habitat, removal efforts would only prompt beavers to rebuild the dam, potentially leading to a repetitive and destructive cycle of habitat loss and animal mortality.

Considering the ecological and community value of this pond and its associated wetland, I urge the Development Review Board to promote coexistence and provide extra protections for this area---- perhaps a larger buffer and protections for the beavers themselves (a prohibition on trapping, hunting, or harassing would be reasonable). As an abutter, I strongly oppose any removal of the dam that would damage the brook and surrounding properties.

Thank you for your consideration.

Sincerely,

Jennifer Lovett
348 Sam Stokes Road
Starksboro, VT

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com



March 2, 2026

Barnard and Gervais, LLC
PO Box 133
Hinesburg, VT 05461

Town of Starksboro
RECEIVED
3/3/2026

Authorization Letter

Re: Authorization to Act on Behalf of Property Owner

Dear Steve,

I, the undersigned, hereby confirm that I am duly authorized by the legal owner of the property located at:

Property Address: 2798 VT Route 17, Starksboro

to act on their behalf in connection with the following application:

Application Description: Alan D. & Nancy E. Norris – Nine-Lot Subdivision & Planned Unit Development.

This authorization includes, but is not limited to:

- Preparing, submitting, and managing the application on the Owner's behalf;
- Representing the Owner in all related matters before the relevant authorities;
- Sending and receiving all correspondence related to the application like approvals or determinations;
- Making decisions or representations as required during the course of the application process.

Furthermore, this authorization extends to **employees of Barnard and Gervais, LLC**, permitting them to act on behalf of the Owner with respect to this project, as described above.

This authorization shall remain in effect until completion of the application process or until it is revoked in writing by the Owner.

Authorized Representative Contact Details:

Name: **Jason S. Barnard**

Company: **Barnard & Gervais, LLC**

Phone: 802-482-2597

Email: jason@barnardandgervais.com

Owner Details and Signature:

Name of Legal Owner: **Alan D. & Nancy E. Norris**

Owner – Nancy Norris Signature: *Nancy E. Norris*

Owner – Alan Norris Signature: *Alan Norris*

Date: *2/2/26*

Sincerely,

J. S. Barnard
Jason S. Barnard
Licensed Designer #126179

c: Alan D. & Nancy E. Norris

**PROTECTIVE COVENANTS
and
INFRASTRUCTURE MAINTENANCE AGREEMENT**

Town of Starksboro
RECEIVED
7/13/2026

Alan D. & Nancy E. Norris
Eight-Lot Subdivision and Planned Unit Development
2798 VT Route 17, Starksboro, Vermont

Alan D. & Nancy E. Norris ("Declarant") are the owners of those certain lands and premises described in an Executrix's Deed from the Estate of Teddy Phillip Stokes to Alan and Nancy Norris dated October 22, 2010 and recorded October 23, 2010 in Volume 99, Pages 174-176 of the Town of Starksboro Land Records, and also depicted on a plat entitled "Proposed Eight-Lot Subdivision and Planned Unit Development, Alan D. & Nancy E. Norris, 2798 VT Route 17, Starksboro, Vermont," dated January 29, 2026, last revised June 22, 2026, prepared by Barnard & Gervais, LLC, Project Number 24330, to be recorded in the Town of Starksboro Land Records (the "Property" and the "Plat," respectively). Declarant hereby submits the Property to the Protective Covenants and Infrastructure Maintenance Agreement set forth herein. The Property, and each of the eight (8) lots depicted on the Plat (the "Lots," and together with the Property, the "Development"), shall be held, sold, transferred, conveyed, used, occupied, mortgaged, or otherwise encumbered subject to the reservations, covenants, conditions, restrictions, easements, agreements, assessments, and liens hereinafter set forth, which shall run with the title to the Property and each of the Lots, and which shall be binding on all parties having any right, title, or interest in or to the Property, the Lots, or any part thereof, and their respective heirs, legal representatives, successors, and assigns, and shall inure to the benefit of each and every owner of all or any portion of the Property.

1. Shared Roads/Rights-of-Way & Road Maintenance Covenants.

- a. Lots 1-6 and Lot 8 of the Development will be accessed via a private road off of Route 17 and identified and depicted as "Proposed Private Road" on the Plat.
- b. Lots 2 and 8 of the Development will share a driveway off of the Proposed Private Road and identified and depicted as "Proposed Shared Drive" on the Plat.
- c. The traveled portion of the Proposed Private Road and the Proposed Shared Drive will be 20' wide, and the right-of-way for the Proposed Private Road and the Proposed Shared Drive will be 50' wide.
- d. The Proposed Private Road and Proposed Shared Drive are hereby established and declared as a perpetual, non-exclusive 50' private rights-of-way and easements in, on, under, over, through, across, and upon Lots 1-6 in favor of and benefitting the present and future owners of Lots 1-8.
- e. The costs of maintenance, repairs, improvements, and snowplowing of the Proposed Private Road shall be shared equally by Lots 1-6 until such time as the

southerly portion of Lot 8 is developed, at which time Lots 1-6 and 8 shall share equally the costs related to the Proposed Private Road.

f. The costs of maintenance, repairs, improvements, and snowplowing of the Proposed Shared Drive shall be borne solely by Lot 2 until such time as the southerly portion of Lot 8 is developed, at which time Lots 2 and 8 shall share equally the costs related to the Proposed Shared Drive.

g. The northerly portion of Lot 8 of the Development will also have a separate private access road off of Route 17 and located totally on Lot 8. The costs of maintenance, repairs, improvements, and snowplowing of the private access road solely serving Lot 8 will be borne solely by Lot 8.

h. The Proposed Private Road and Proposed Shared Drive may be used for ingress and egress to the Lots served thereby, and may also be used for installation of electric, telephone, television and similar underground utilities and facilities to serve said Lots. For the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the Proposed Private Road and Proposed Shared Drive, it being understood that they are for access and utility purposes only.

i. The Proposed Private Road and Proposed Shared Drive are not “common elements” or “limited common elements” owned by the Declarant or the Association (defined below). Rather, the portions of the Proposed Private Road and Proposed Shared Drive that are contained within or traverse onto/into individual Lots are included within and are a part of such Lots and owned by the owners of such Lots in fee simple, subject to the perpetual private rights-of-way and easements described herein and depicted on the Plat.

2. Wastewater Easements.

a. The in-ground wastewater treatment systems for Lots 1 and 2 will be located on Lot 7 as depicted on the Plat, with force mains running underground from each of Lots 1 and 2, under the Proposed Private Road and Proposed Shared Drive, and across onto Lot 7 to connect to the in-ground disposal systems.

b. There are hereby established and declared perpetual, non-exclusive rights-of-way and easements in, on, under, over, through, across, and upon Lot 7 in favor of and benefitting the present and future owners of Lots 1 and 2 (the “Wastewater Easements”) for the Lot 1 and Lot 2 in-ground wastewater treatment systems and all appurtenances thereto as designed and depicted on the Plat (the “Wastewater Systems”), together with the reasonable right of ingress and egress over Lot 7 for the owners of Lots 1 and 2 and their agents and contractors to access the Wastewater Systems for the purposes described below.

c. The Wastewater Easements may be used for the construction, installation, use, operation, inspection, monitoring, maintenance, repair, replacement, and removal

(but not the expansion or relocation) of the Wastewater Systems, with all costs relating thereto being borne solely by Lots 1 and 2 for each of their respective Wastewater Systems. The Wastewater Systems must be maintained in good working order and in compliance with all permits and applicable laws, rules, and regulations.

d. The owner of Lot 7 shall not perform or permit any activity within the Wastewater Easements that could impair the function, capacity, or integrity of the Wastewater Systems or violate the terms of any applicable permit for same.

e. In the event the surface of Lot 7 is disturbed at any time and from time to time by the owners of Lots 1 and 2 or their agents or contractors for their respective Wastewater Systems, the owners of Lots 1 and 2 (each only for their respective Wastewater Systems and disturbances of Lot 7), at their sole cost and expense, shall repair and restore the surface of Lot 7 to substantially the condition existing prior to such disturbance as promptly as reasonably practicable following completion of their work, weather and seasonal conditions permitting.

f. The owners of Lots 1 and 2 and their agents and contractors shall at all times comply with all applicable codes, rules, regulations, and laws relating to the Wastewater Easements, the Wastewater Systems, and their exercise of their easement rights hereunder.

g. The owners of Lots 1 and 2 shall indemnify, defend and hold the owner of Lot 7 and the Association harmless for any claims, costs, damages, or expenses of any kind relating to or arising from the Wastewater Easements, the Wastewater Systems, and their exercise of their easement rights hereunder.

h. Should either of the Wastewater Systems fail and be incapable of being replaced in its current location, or should the owners of Lot 1 or Lot 2 discontinue use of their respective Wastewater Systems for any reason, the owners of such Lots shall, at their sole cost, remove and decommission the Wastewater Systems in accordance with all applicable laws, rules and regulations.

3. Open Space Covenants.

a. Lot 7 and 4.73+/- acres of Lot 8 are described and depicted as “Conserved Open Space” on the Plat. The Conserved Open Space is intended to be permanently maintained as open space and undeveloped land in order to satisfy the Town of Starksboro’s density and open space requirements applicable to the Development.

b. At such time as all memberships in the Association become voting memberships (as described in Section 5 below), Lot 7 shall be deeded over to the Association and the Conserved Open Space on Lot 7 shall be deemed a common element owned and maintained by the Association.

c. The Conserved Open Space on Lot 8 will not be a common element owned by the Association. It will be owned by the owner(s) of Lot 8 in fee simple, but subject to the perpetual open space covenants described herein.

d. The Conserved Open Space on both of Lots 7 and 8 is hereby permanently designated and restricted as open space and shall not be subdivided, developed, or used for any purpose except for the Wastewater Easements and for passive outdoor recreation, wildlife habitat and conservation of natural resources, maintenance of scenic, open, or undeveloped land, and any other uses that are consistent with the purposes of this covenant.

e. The following are strictly prohibited in and on the Conserved Open Space: construction or placement of any structure or building; further subdivision; construction of roads, driveways, or parking areas; commercial or industrial use of any kind; dumping or storage of trash, garbage, refuse, or other unsightly or offensive materials; any other use or activity that would impair, diminish, or be inconsistent with the purposes of this covenant.

f. This covenant is intended to and shall run with the land and shall be perpetual and binding upon the Conserved Open Space, Declarant, the Association, and all subsequent owners, heirs, successors, and assigns of Lots 7 and 8.

4. Stormwater Infrastructure Covenants.

a. Stormwater run-off from the Lots is managed through various culverts, grass drainage swales, and disconnection areas (sometimes referred to herein collectively as the “stormwater infrastructure”) as shown on the Stormwater Management Site Plan for the Development.

b. The costs of maintaining, repairing, and replacing the stormwater infrastructure shall be shared equally by all 8 Lots in the Development.

c. Each Lot owner shall have a perpetual easement to use and enjoy the stormwater infrastructure serving the Development, and to discharge stormwater run-off from the impervious surfaces on their Lots or from the Proposed Private Road and Proposed Shared Drive to the stormwater infrastructure. The Association, its agents and contractors, shall have a perpetual easement to enter upon the Lots and the Proposed Private Road and Proposed Shared Drive to maintain, repair and replace the stormwater infrastructure as set forth herein.

d. Only naturally occurring stormwater runoff is permitted into the stormwater infrastructure. Under no circumstances shall hazardous waste, toxins and/or other contaminants be allowed to enter the stormwater infrastructure.

e. The stormwater infrastructure is not a “common element” or “limited common element” that will be owned by the Association (defined below). Rather, the

portions of the stormwater infrastructure that are contained within or traverse onto/into individual Lots are included within and are a part of such Lots and owned by the owners of such Lots in fee simple, subject to the perpetual easements described herein and depicted on the Plat.

5. Association for Maintenance of Proposed Private Road, Proposed Shared Drive, Conserved Open Space, and Stormwater Infrastructure.

a. Declarant has established an association known as the Stark Mountain Road Owners' Association, Inc., a Vermont non-profit mutual benefit corporation (the "Association." The Association and the Development are not subject to the Uniform Common Interest Ownership Act, 27A V.S.A. §§ 1-101 et seq., because the Development contains fewer than 12 Lots and is not subject to any development rights. See 27A V.S.A. §§ 1-201 and 1-203(a).

b. The Association will be responsible for the maintenance, repair, and replacement of the Proposed Private Road, the Proposed Shared Drive, the Conserved Open Space, and the stormwater infrastructure as set forth herein. Without limiting the foregoing, the terms, "maintenance" and "repair" may include, but not be limited to, repairing the roadway surface, adding stone, clearing obstructions, grading or scraping the roadway as necessary, cleaning or recutting ditches as necessary, trimming brush along the roadside, snow plowing, snow storage and ice removal, unplugging or opening culverts or drainpipes, and performing any and all other necessary work required to maintain the Proposed Private Road and the Proposed Shared Drive in a condition that allows for reasonable access, to allow the owners of the Lots to use the Conserved Open Space for its intended purposes, and to ensure the good operating function of the stormwater infrastructure.

c. The Association will be governed by the Bylaws, which are attached hereto and incorporated herein as Exhibit 2.

d. The owner of each Lot will be assigned one (1) appurtenant and indivisible membership in the Association which may not be assigned, hypothecated, pledged or transferred in any manner except as an indivisible appurtenance to the Lot. Multiple or joint owners of a Lot will be treated for all purposes as jointly owning and holding the one membership appurtenant to that particular Lot.

e. A membership appurtenant to a Lot shall be initiated by either: (i) the recording of a deed in the Town of Starksboro Land Records conveying a Lot to a purchaser; or (ii) the issuance of a certificate of occupancy by the Town of Starksboro constructed on a Lot, if required, whichever sooner occurs. Once a membership is initiated, liability for expenses hereunder shall automatically commence. No membership rights or liability for expenses shall be allocated or attributed to a Lot until the Lot is either sold by Declarant to a third party or has been issued a certificate of occupancy.

f. Liability for expenses shall be assessed among the Lot owners as set forth above. The Association shall have a lien on each Lot for expenses assessed hereunder.

g. Initially, there shall be two classes of membership in the Association, voting memberships and non-voting memberships. A voting membership shall be any membership owned and held by Declarant. A non-voting membership shall be any membership owned and held by any Lot owner other than Declarant. All memberships in the Association shall automatically become voting memberships once the Declarant has sold four (4) of the Lots, or upon Declarant amending the Bylaws to make all memberships voting memberships, whichever is the first to occur. Thereafter only one class of voting membership shall exist. When a membership is a voting membership, each Lot owner, or one of the owners if record title in a Lot is held by more than one person, shall be entitled to vote in any meeting of the members of the Association.

h. The initial Board of Directors of the Association shall be three (3) in number and shall be appointed by the Declarant acting in its sole discretion and shall serve at the pleasure of the Declarant. Once all memberships in the Association have become voting memberships, the members shall elect a new three (3) member Board of Directors.

6. Miscellaneous.

a. All terms and provisions hereof shall be binding upon, inure to the benefit of, and apply equally to all Lot purchasers, their heirs, successors or assigns, and shall constitute covenants which touch and concern and run with the land.

b. Any party acquiring an interest in any of the Lots shall be subject to and bound by, and shall enjoy the benefit of, all terms and provisions hereof in the same manner and to the same extent as if these provisions were set forth at length in the deed, decree or other instrument under or by which said interest is acquired.

c. The covenants contained in this Agreement may be enforced by the undersigned, by the Association, or by any one or more Lot owner(s) against any person violating or attempting to violate the same, and the party or parties seeking enforcement may seek to enjoin such violation or recover damages or both. Should Declarant, the Association, or a Lot owner or owner(s) be required to employ legal counsel in order to enforce these covenants, then all costs incurred in such enforcement, including reasonable attorney fees, shall be paid by the owner(s) of such Lot or Lots found to be in violation.

d. Invalidity of any of the terms and provisions hereof shall not affect the validity of any of the remaining terms and provisions, rather the latter shall remain in full force and effect.

e. These covenants may be amended at any time by written instrument, setting forth the amendment, executed by all of the holders of record title to any interests

in the property subject to the covenants at the time the covenants are amended; provided, however, that no amendment may contravene the requirements of any permit to which the Development is subject.

IN WITNESS WHEREOF, the Declarant executes this Agreement as of the date set forth below.

DECLARANT:

Alan D. Norris

Nancy E. Norris

STATE OF VERMONT)
_____ COUNTY) SS.

This record was acknowledged before me on _____, 2026 by Alan D. Norris and Nancy E. Norris.

(STAMP/SEAL)

Notary Public

Print Name: _____

My Commission Expires: 1/31/27

Credential #: _____

STARK MOUNTAIN ROAD OWNERS' ASSOCIATION, INC.**BYLAWS****ARTICLE 1****General**

Town of Starksboro
RECEIVED
7/13/2026

Section 1.1. Name; Act. The name of the corporation shall be Stark Mountain Road Owners' Association, Inc. (the "Association"). The Association is governed by the Vermont Nonprofit Corporation Act, 11B V.S.A. §§ 1.01 et seq. (the "Act"). The Association and the Development (defined below) are not subject to the Uniform Common Interest Ownership Act, 27A V.S.A. §§ 1-101 et seq., because the Development contains fewer than 12 Lots and is not subject to any development rights. See 27A V.S.A. §§ 1-201 and 1-203(a).

Section 1.2. Purpose. The purpose of the Association shall be to maintain, repair, and replace the shared private roadways and stormwater infrastructure of that certain eight-lot subdivision and planned unit development described in a plat entitled "Proposed Eight-Lot Subdivision and Planned Unit Development, Alan D. & Nancy E. Norris, 2798 VT Route 17, Starksboro, Vermont," dated January 29, 2026, last revised June 22, 2026, prepared by Barnard & Gervais, LLC, Project Number 24330, to be recorded in the Town of Starksboro Land Records (the "Development" and the "Plat," respectively). The shared roadways and stormwater infrastructure shall be maintained as required by the Protective Covenants and Infrastructure Maintenance Agreement dated _____, 2026 and to be recorded in the Town of Starksboro Land Records, as amended from time to time (the "Covenants"). Capitalized terms used herein without definition shall have the meaning set forth in the Covenants.

Section 1.3. Office. The principal office of the Association shall be the physical address of the Association President within the Development, or at such other place as may be designated from time to time by the Board of Directors.

ARTICLE 2**Membership, Meetings**

Section 2.1. Membership. The owner of each Lot in the Development (a "Member") will be assigned one (1) appurtenant and indivisible membership in the Association which may not be assigned, hypothecated, pledged or transferred in any manner except as an indivisible appurtenance to the Lot. A membership appurtenant to a Lot shall be initiated by either: (i) the recording of a deed in the Town of Starksboro Land Records conveying a Lot to a purchaser; or (ii) the issuance of a certificate of occupancy by the Town of Starksboro constructed on a Lot, if required, whichever sooner occurs. Multiple or joint owners of a Lot will be treated for all purposes as jointly owning and holding the one membership appurtenant to that particular Lot.

Section 2.2. Annual Meetings. Unless otherwise agreed by vote of the Members, the annual meeting of the Association shall be held in the month of June each year, or in such other month or on such other date as may be designated by the Board of Directors. At such annual meetings the Board of Directors shall be elected by the Lot owners as set forth herein.

Section 2.3. Special Meetings. A special meeting may be held on the call of the Board of Directors or if the holders of at least 5% of the voting power sign, date and deliver to any officer one or more written demands for the meeting describing the purpose(s) for which it is to be held. The notice of any special meeting shall state the time, place and purpose thereof. No business shall be transacted at a special meeting except as stated in the notice.

Section 2.4. Place of Meetings. Meetings of the Association shall be held at the principal office of the Association or at such other suitable place convenient to the Lot owners as may be designated by the Board of Directors. Meetings may be attended in person or by telephone or video conference provided all participants have the opportunity to hear discussion and to comment.

Section 2.5. Notice of Meetings. The Secretary shall send an email notice to each Lot owner at an email address provided by such Lot owner including notice of the place, date, time and purpose or purposes of each meeting of the Lot owners. The notice shall be sent not less than ten (10) days nor more than thirty (30) days before the date of such meeting. Any Member can waive notice of a meeting in writing before or after the date and time stated in the notice. A Member's attendance at a meeting waives objection to lack of notice or defective notice or to consideration of a particular matter at the meeting unless the objection is timely presented at the meeting.

Section 2.6. Conduct of Meetings. The President shall preside over all meetings of the Members and the Secretary shall keep the minutes of the meetings.

Section 2.7. Quorum; Voting. Except as otherwise provided herein, a quorum shall be determined by the Act. Members shall be entitled to vote on Association matters as provided in the Covenants in accordance with each Lot's membership appurtenant. Unless otherwise required by the Act, if a quorum is present, action on a matter by the Members is approved if the votes cast by the Members favoring the action exceeds the votes cast opposing the action.

Section 2.8. Action Without Meeting. Any action by the Members required or permitted to be taken at any meeting may be taken without a meeting if all of the Members shall individually or collectively consent in writing to such action. Written consent may be evidenced by an electronic communication or electronic record.

ARTICLE 3 **Board of Directors**

Section 3.1. Number and Qualification. The affairs of the Association shall be governed by a Board of Directors. The Board of Directors shall be three (3) in number, or such other number as may be established by action of the Members from time to time at a meeting called for such purpose. The initial Board of Directors shall be appointed by the Declarant and shall hold office until such time as all the memberships obtain the right to vote as provided in the Covenants. After the Members elect the replacement Board of Directors, each Director shall hold office for a term of three (3) years and until a successor shall have been elected and qualified. Except as to the initial Board of Directors appointed by the Declarant, all Directors shall be Lot owners. The replacement Directors shall be elected to staggered terms, so that one-third of the directorships shall become vacant each year.

Section 3.2. Powers and Duties. The Board of Directors shall have all of the powers and duties necessary for the administration of the affairs of the Association. The Board may do all such acts and things as are not prohibited by these Bylaws or the Covenants, including, but not limited to, the following:

- (a) Maintain, repair and replace the shared roadways and stormwater infrastructure in good condition and repair as provided in the Covenants. Without limiting the foregoing, the terms, “maintain” and “repair” may include, but not be limited to, repairing the roadway surface, adding stone, clearing obstructions, grading or scraping the roadway as necessary, cleaning or recutting ditches as necessary, trimming brush along the roadside, snow plowing, snow storage and ice removal, unplugging or opening culverts or drainpipes, and performing any and all other necessary work required to maintain the shared roadways and stormwater infrastructure in a condition that allows for reasonable access on the shared roadways and good operating function of the stormwater infrastructure.
- (b) Identify and retain contractors for the maintenance, repair and replacement of the shared roadways and stormwater infrastructure.
- (c) Prepare an annual maintenance plan and budget, including the expenses that will be owed by each Lot owner.
- (d) Establish the means and methods of collecting the expenses assessed against each Lot owner.
- (e) Collect from the Lot owners, deposit the proceeds thereof in bank depositories designated by the Board of Directors and use the proceeds to carry out the administration of the Association.
- (f) Open bank accounts on behalf of the Association and designate the signatories thereon.
- (g) Enforce by legal means the provisions of the Covenants, these Bylaws and any Rules adopted by the Association.
- (h) Keep books with detailed accounts in chronological order of its receipts and expenditures and the administration of the Association specifying the expenses of maintenance and repair and any other expenses incurred.
- (i) Do such other things and acts not inconsistent with the Covenants or these Bylaws which the Board of Directors may be authorized to do by Vermont law.

Section 3.3. Election and Term of Office. The initial Board of Directors shall be designated in the Articles of Incorporation for the Association. All Directors shall thenceforth serve until the next annual meeting of Members or until their respective successors are appointed and qualified.

Section 3.4. Removal or Resignation of Members of the Board of Directors. A Member of the Board of Directors may resign at any time by providing written notice to the Board. Except for the initial Directors which are appointed by the Declarant, a Director shall be deemed to have resigned without further action upon disposition of the Lot owned by such Director. A Director may be removed by Members with or without cause at a special meeting of the Members duly called for that purpose if the number of votes cast to remove the Director would be sufficient to elect the Director at an annual meeting. A vacancy on the Board of Directors may be filled by the remaining Directors until the next annual meeting of the Members.

Section 3.5. Meetings; Notice. Meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by the Directors. Any Director may call a Directors' meeting. Meetings may be attended in person or by telephone or video conference provided all participants may simultaneously or sequentially communicate during the meeting. Notice of the date, time, and place of meetings of the Board of Directors shall be given to each Director by email to an email address provided by each Director at least two (2) business days prior to the meeting.

Section 3.6. Waiver of Notice. Any Director may waive notice of a meeting in writing before or after the date and time stated in the notice. A Director's attendance at or participation in a meeting waives any required notice of the meeting unless the Director, upon arriving at the meeting or prior to vote on a matter not noticed objects to lack of notice and does not thereafter vote on the objected to action. If all Directors are present at any meeting of the Board of Directors, no notice shall be required and any business may be transacted at such meeting.

Section 3.7. Quorum; Voting. A quorum of the Board consists of a majority of the fixed number of three (3) Directors. If a quorum is present when a vote is taken, the affirmative vote of a majority of directors present is the act of the Board unless the Act requires a greater number.

Section 3.8. Action Without Meeting. Any action required or permitted to be taken at any Board of Directors' meeting may be taken without a meeting if all of the Directors shall individually or collectively consent in writing to such action. Written consents must describe the action taken and be signed by each Director.

Section 3.9. Compensation. No Director shall receive any compensation from the Association for acting as a Director.

ARTICLE 4

Officers

Section 4.1. Designation. The principal Officers of the Association shall be the President, the Secretary, and the Treasurer, all of whom shall be elected by the Board of Directors. Any combination of offices may be held by the same person, except the offices of President and Secretary which may not be held by one person. Each Officer shall be a member of the Board of Directors.

Section 4.2. Election of Officers. The Officers of the Association shall be elected annually by the Board of Directors at the organization meeting of each new Board of Directors and shall hold office at the pleasure of the Board of Directors.

Section 4.5. Removal of Officers. Upon the affirmative vote of two-thirds (2/3) of the Board of Directors any Officer may be removed, either with or without cause, and a successor may be elected at any regular meeting of the Board of Directors or at any special meeting of the Board of Directors called for such purpose.

Section 4.6. President. The President shall be the chief executive officer of the Association; preside at all meetings of the Association and of the Board of Directors; and have all of the general powers and duties which are incident to the office of president generally.

Section 4.7. Secretary. The Secretary shall prepare and keep the minutes of all meetings of the Association and of the Board of Directors, be responsible for authenticating records of the Association, and, in general, perform all the duties incident to the office of secretary.

Section 4.8. Treasurer. The Treasurer shall have the responsibility for any Association funds. The Treasurer shall be responsible for keeping full and accurate financial records and books of account showing all receipts and disbursements, and for the preparation of all required financial data. The Treasurer shall make disbursements on behalf of the Association upon consent of the Board of Directors and shall be responsible for the deposit of all monies and other valuable effects in the name of the Board of Directors. The Association's funds shall be held in such depositories as may from time to time be designated by the Board of Directors. In addition, the Treasurer shall perform all the duties incident to the office of treasurer as may be assigned by the Board of Directors.

Section 4.9. Execution of Documents. All agreements, contracts, deeds, leases, checks and other instruments of the Association for expenditures or obligations may be executed by such person or persons as may be designated by the Board.

Section 4.10. Resignation; Removal. An Officer may resign at any time by delivering notice to the Board. The Board may remove any Officer at any time with or without cause. The Board is authorized to fill any Officer position vacancy.

Section 4.11. Compensation of Officers. No Officer shall receive any compensation from the Association for acting as such Officer.

ARTICLE 5

Liability of the Board, Officers, and Association; Indemnity

Section 5.1. Board & Officers. The Officers and members of the Board of Directors shall not be liable to the Association for any mistake of judgment, negligence or otherwise, except for their own individual willful misconduct or bad faith. The Association shall indemnify and hold harmless each of the Officers and Directors from and against all expenses and liabilities to others arising out of claims made against the Officers or the Board of Directors on account of their status as Officers or Directors to the maximum extent permissible under Vermont law.

Section 5.2. Association. The Association shall not be liable for the failure of any services to be obtained by the Association or paid for as an expense, or for injury or damage to person or property caused by the elements or by any Member or any other person, or resulting

from electricity, water, snow or ice which may leak or flow from any portion of the shared roadways or stormwater infrastructure or from any pipe, drain, conduit, appliance or equipment. The Association shall not be liable to any Member for loss or damage, by theft or otherwise, of articles which may be stored on a Lot or in the Development. No diminution or abatement of any expenses assessed to a Lot owner, as herein elsewhere provided, shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements or from any action or with the order or directive of any municipal or other governmental authority.

ARTICLE 6

Operation of the Association

Section 6.1. Determination of Annual Charges and Payment of Assessments.

- (a) The fiscal year of the Association shall be the calendar year unless otherwise determined by the Board of Directors.
- (b) The Board of Directors shall determine the annual work required to maintain, repair and replace the shared roadways and stormwater infrastructure in good condition and repair as provided in the Covenants, and the annual cost of same.
- (c) The Board may establish the annual scope of work and budget by written consent without a meeting, and email it to the Lot owners at their designated email addresses after it is adopted.
- (d) The Lot owners shall share in and split the costs of maintenance and repair as set forth in the Covenants; provided, however, that in the event that a Lot owner or their guest, agent or invitee causes damages to the shared roadway or stormwater infrastructure (beyond ordinary wear and tear), including but not limited to damage caused during construction activities and the like, said Lot owner shall be required to repair such damage in a timely and professional manner, at said Lot owner's sole expense.
- (e) As and when bills for maintenance and repair work required and authorized by the Board of Directors are rendered by the persons performing the services or providing the materials, copies of such bills shall be submitted to each of the Lot owners via email, along with an assessment for each Lot owner's proportionate share of the amount due.
- (f) The owners of each Lot shall, not later than thirty (30) days following notice of the assessment, pay their share of the invoice directly to the contractor or service provider, or to the Association by delivering such payment to any Director or Officer.
- (g) If a Lot owner fails to pay their assessment within the time provided above, such assessment shall thereafter bear interest at twelve (12%) percent per annum on such assessment and on any amounts advanced or paid by the other Lot owners on account of the delinquent Lot owner. In addition, the delinquent Lot owner shall be assessed any attorney's fees, costs or other expenses incurred by the other Lot

owners in collecting the assessment from the delinquent Lot owner.

- (h) If any Lot owner performs improvements, maintenance, repairs or replacements to the shared roadway or stormwater infrastructure without the approval of the Board of Directors prior to performing such work, the Lot owner performing such work shall be liable for the entire cost thereof.

ARTICLE 7

Miscellaneous

Section 7.1. Amendment. Except as otherwise provided herein, these Bylaws may be amended by vote or agreement of Lot owners representing at least sixty-seven percent (67%) of the votes in the Association; provided, however, that amendments to these Bylaws shall be subject to the same limitations imposed on amendments to the Covenants.

Section 7.2. Notices. All notices, demands, bills, statements or other communications shall be in writing and shall be deemed to have been duly given if delivered personally, sent via email to an email address provided by a Member or Director, or mailed to a mailing address provided by a Member or Director.

Section 7.3. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these Bylaws or the intent of any provision hereof.

The undersigned hereby certifies that as of _____, 2026, this is a true and accurate copy of the Bylaws of the Association duly adopted by the Board of Directors.

**STARK MOUNTAIN ROAD OWNERS’
ASSOCIATION, INC.**

By: _____
Secretary