

TOWN OF STARKSBORO
DEVELOPMENT REVIEW BOARD
NOTICE OF HEARING

Nickolas Bissonnette submitted application 26-DRB-07CU for a Conditional Use Review Hearing to relocate his firewood processing business from Parcel 10212 at 991 Jerusalem Road to a 6.00+/-acre lot, Parcel 10667 at 1200 Jerusalem Road in the Town of Starksboro. The proposed mixed-use new business and existing residential development is in the HDRC district. The Conditional Use Review Hearing on this application will be held per the 2020 Starksboro Land Use and Development Regulations (SLUDR).

The Starksboro Development Review Board will conduct the hearing on **October 29, 2026**, starting at 6:30p.m. at the Starksboro Town Office with remote access (info below). The full application is available to review by request at the Starksboro zoning office, and on the website at <https://www.starksborovt.org/agendas-and-minutes>

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

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

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

Meeting ID: 896 1741 5124
Or by Phone: +13052241968

Warning Date : October 8, 2026

Town of StarksboroPO Box 91, Starksboro VT 05487
zoning@starksborovt.org**ABUTTERS MAILING AFFADAVIT**

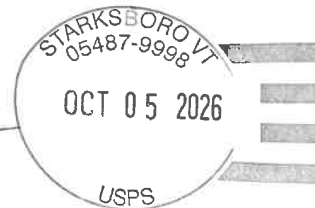
Pursuant to section #410 of the Starksboro Land Use Development Regulations I, Stephen Rooney, Zoning Administrator for the Town of Starksboro, hereby acknowledges that on 10/5/26 that I sent by US 1st class mail the attached "notice of public hearing", for application 26-DRB-07CU to the following list of abutting property owners and others requesting notice.

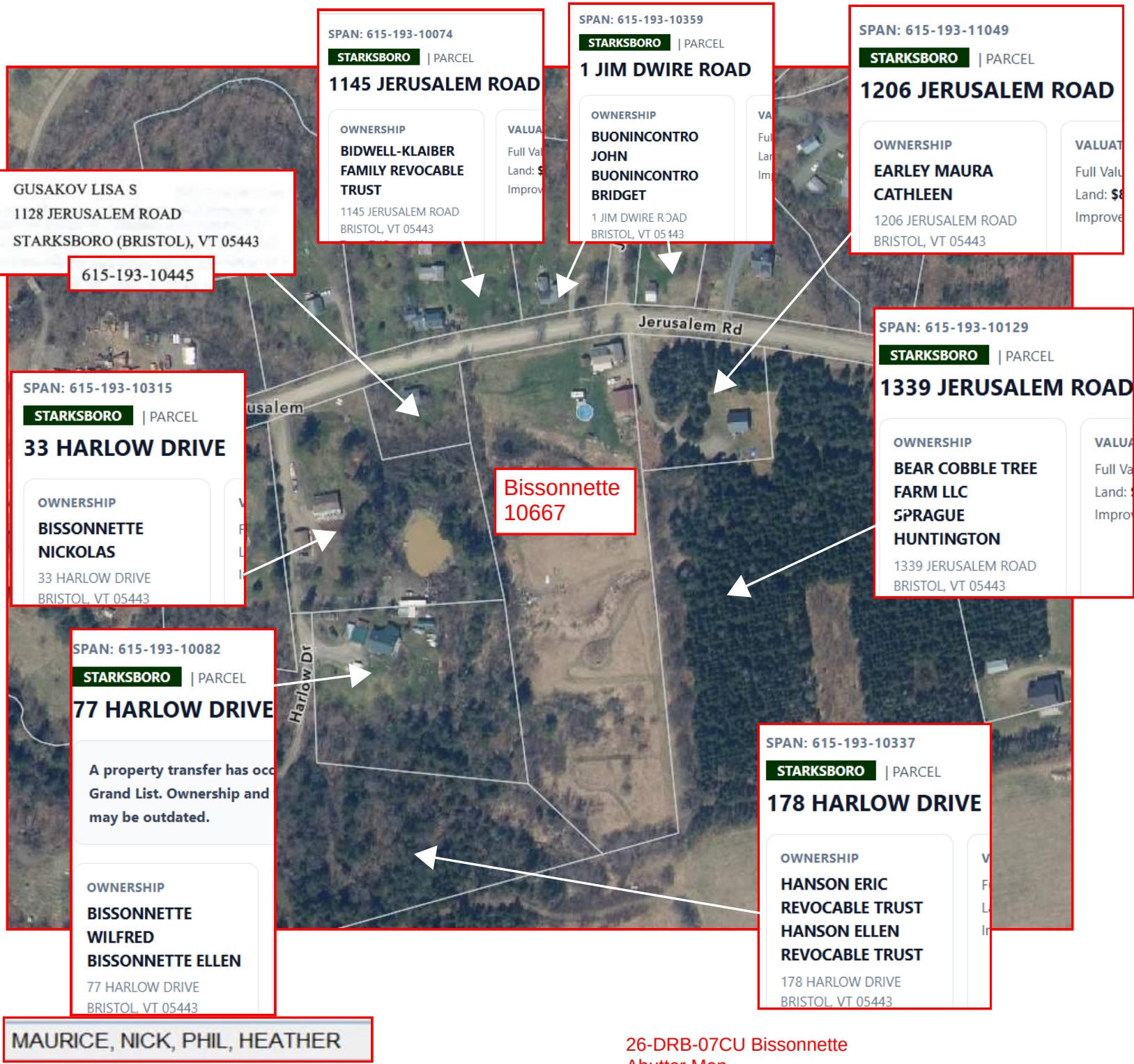

Stephen Rooney, Zoning Administrator

Date: 10/5/26I attest by my signature below that I have reviewed this list and that it was mailed on 10/5/26.Attest:  , Town Clerk/ Assistant Town Clerk/ Town AdminNotice Required to abutting Town per 24 VSA § 4463(a) for major subdivision (Y/N)? N
If yes, Address of Abutting Town: _____

Applicants: Nickolas Bissonnette, 33 Harlow Drive, Bristol, VT 05443 - Parcel 10667,

Abutters or Participants	
Parcel #	Name and Address
10082	Wilfred And Ellen Bissonnette And Children 77 Harlow Drive Bristol, Vt 05443
10445	Lisa Gusakov 1128 Jerusalem Road Bristol, VT 05443
10074	Bidwell-Klaiber Family Revocable Trust 1145 Jerusalem Road Bristol, VT 05443
10359	John & Bridget Buonincontro 1 Jim Dwire Road Bristol, Vt 05443
11049	Maura Cathleen Earley 1206 Jerusalem Road Bristol, Vt 05443
10129	Bear Cobble Tree Farm Llc Sprague Huntington 1339 Jerusalem Road Bristol, Vt 05443



GUSAKOV LISA S
1128 JERUSALEM ROAD
STARKSBORO (BRISTOL), VT 05443
615-193-10445

SPAN: 615-193-10074
STARKSBORO | PARCEL
1145 JERUSALEM ROAD
OWNERSHIP
BIDWELL-KLAIBER
FAMILY REVOCABLE
TRUST
1145 JERUSALEM ROAD
BRISTOL, VT 05443

SPAN: 615-193-10359
STARKSBORO | PARCEL
1 JIM DWIRE ROAD
OWNERSHIP
BUONINCONTRO
JOHN
BUONINCONTRO
BRIDGET
1 JIM DWIRE ROAD
BRISTOL, VT 05443

SPAN: 615-193-11049
STARKSBORO | PARCEL
1206 JERUSALEM ROAD
OWNERSHIP
EARLEY MAURA
CATHLEEN
1206 JERUSALEM ROAD
BRISTOL, VT 05443

SPAN: 615-193-10315
STARKSBORO | PARCEL
33 HARLOW DRIVE
OWNERSHIP
BISSENETTE
NICKOLAS
33 HARLOW DRIVE
BRISTOL, VT 05443

Bissonnette
10667

SPAN: 615-193-10129
STARKSBORO | PARCEL
1339 JERUSALEM ROAD
OWNERSHIP
BEAR COBBLE TREE
FARM LLC
SPRAGUE
HUNTINGTON
1339 JERUSALEM ROAD
BRISTOL, VT 05443

SPAN: 615-193-10082
STARKSBORO | PARCEL
77 HARLOW DRIVE
A property transfer has occurred.
Grand List. Ownership and
may be outdated.
OWNERSHIP
BISSENETTE
WILFRED
BISSENETTE ELLEN
77 HARLOW DRIVE
BRISTOL, VT 05443

SPAN: 615-193-10337
STARKSBORO | PARCEL
178 HARLOW DRIVE
OWNERSHIP
HANSON ERIC
REVOCABLE TRUST
HANSON ELLEN
REVOCABLE TRUST
178 HARLOW DRIVE
BRISTOL, VT 05443

MAURICE, NICK, PHIL, HEATHER

Development Review Board
Application

Address of property: 1200 Jerusalem Rd Parcel ID (last 5 digits of SPAN): 10667

Property Owner (see Page 2): Nick Bissonnette

Property Owner _____

Mailing Address: 33 Harlow Dr Bristol VT 05443

Signature of Owner: Nick Bissonnette Date 9/29/26

Signature of Owner: _____ Date _____

Applicant (see Page 2): SAME

Mailing Address: _____

Signature of Applicant: Nick Bissonnette Date 9/29/26

Application Type (check all that apply):

☐ Variance (per section 422)

Specific relief requested: _____

☐ Waiver (per section 423)

Specific relief requested: _____

☐ Site Plan Review (per section 424, "S" designation in Use Table, or other Section).

Project description and Zoning Permit #: _____

☒ Conditional Use Review (per section 425, "C" designation in Use Table, or other Section) MIXED USE

Project description and Zoning Permit #: 262P/36 moving of existing business Wood

☐ Subdivision (per Section 426). Pre-application meeting date: _____

_____ Minor _____ Major Total # Lots _____

☐ Planned Unit Development (per Section 427). Pre-application meeting date: _____

☐ Appeal of decision by Zoning Administrator (per section 421)

Permit # or other decision being appealed: _____

☐ Other (specify) _____

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

Administrator/DRB use only

DRB Application Number: 26-DRB-OTCU Fee Paid: 375 ^{#207} Date Deemed Complete: _____

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

DRB Chair: _____ DRB Clerk/ZA: _____

Zoning office notes: _____



Starksboro

VERMONT

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

ZONING PERMIT APPLICATION

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

Site Information:

Physical Address of Property: 1200 Jerusalem Rd Parcel ID (last 5 digits of SPAN): 10667
Zoning District: HDRC Overlay District (if applicable): _____ Lot Size (acres): 6

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

Property Owner(s) Name: Nick Bissonette
Property Owner(s) Name: _____
Owner Mailing Address: 33 Harlow DR

Applicant Information (see definition next page):

Applicant Name: SAME
Applicant Mailing Address: _____

Town of Starksboro
RECEIVED
9/29/2026

____ Email : _____

Project Information :

Description of Project: moving of Firewood business / Road and Firewood Storage

ACKNOWLEDGEMENTS:

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

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

Nick Bissonette 9/29/26
Property Owner Signature Date

SAME
Property Owner Signature Date Applicant Signature Date

OFFICE USE BELOW ONLY

Date received: 9/29/26 Date Application Deemed Complete _____ Fee: \$ 100 Paid via: Check #: 1000 Online _____

PERMIT DECISION

Decision: DENIED/ APPROVED / REFERRED TO DRB

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

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

Zoning Administrator's Comments: _____

TOWN CLERK'S OFFICE Received for Record: _____ A.D. _____ at _____ o'clock AM / PM
And Recorded In Book _____ page _____ Attest: _____ Town Clerk/Assistant Town Clerk

Review Checklist to be completed by the applicant:Type of Project (check all that apply): ☒ New Construction / Sitework ☒ Change in Use ☐ Addition/Alteration ☐ Sign☐ Accessory Dwelling Unit ☐ Home Business ☐ Renovation ☒ Other: COMMERCIAL WOOD PROCESSING / RESIDENTIAL

Related Prior DRB Approval Numbers # _____

For New Structures or Additions: SEE SITE PLAN 8x28 KILN 150'x200' WORK ZONE

Total new square footage: _____ Size in ft: Length _____ Width _____ Height _____

Total Lot Coverage (includes driveways and other impervious surfaces) _____ %

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

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

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

Other regulatory permits (note NA if not applicable):

New E-911 Address Required?

State Highway Right-of-Way Access Permit Number:

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

State Water / Wastewater Permit Number :

State Stormwater Discharge Permit Number:

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

State Building Construction Permit Number:

Definitions:

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

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

Site Diagram Base Plan Hint:

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

Diagram:

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

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

Diagram example:

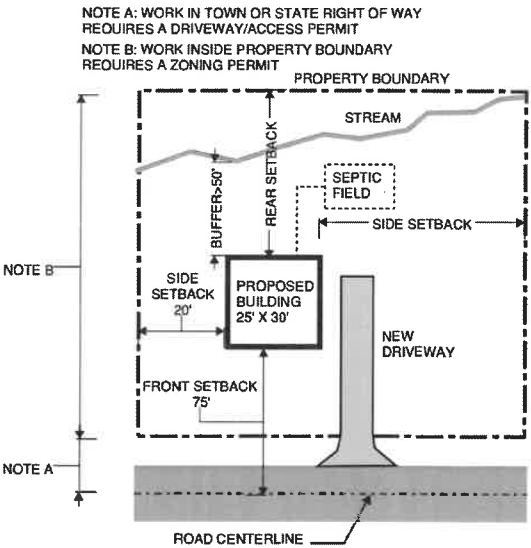


Diagram:

SEE ATTACHED PLAN

Driveway/ Right-of-Way Access Permit

Town of Starksboro

PO Box 91, Starksboro, Vermont 05487 | (802) 453-2639 | www.starksborovt.org

Property Owner Name Nick Bissonnette
Mailing Address 33 Harlow DR
Applicant's Name: Same
Mailing Address: -

Town of Starksboro
RECEIVED
9/29/2026

Road name where work will be located: Jenslain Rd Parcel ID# 10667
Associated Zoning Permit and/or DRB Application Numbers 26-2P-36 26-DRB-07CU

1. Proposed Location must be pre-marked in the field and a site visit scheduled with the Road Foreman.
2. You must attach a dimensioned sketch of the road location noting property lines, and any required grading, culverts, and utility work.
3. Driveways are subject to Vermont Title 19 §1111, Town Land Use Regulations in effect at the time of application, and Agency of Transportation Standard Drawings A-76, B-71, and B71A.
4. Road Foreman must be notified before construction.
5. Warning signs and flag people must be supplied where needed.
6. Driveway must not drain run-off water onto town roads
7. Work must be complete within six (6) months of enacted date.
8. Power lines must be buried 4 feet deep and in a sleeve with electric caution tape 2 feet deep. All right of way work must be compacted in one-foot lifts.
9. Use of the driveway is subject to final inspection of the work by the Town.

Applicant's signature: Nick Bissonnette Date 9/29/26

OFFICE USE ONLY

Fee Paid \$ 65 Check No. 207 E-911 Address Assigned _____

PRELIMINARY ACCESS DESIGN REVIEW

Road Foreman / Fire Chief Recommendations: (see attached notes if appropriate)

Emergency Vehicle Access sufficient? Yes / No Comments: _____

Road Foreman approval _____ date _____ Fire Chief approval _____ date _____

DRIVEWAY CONSTRUCTION START APPROVAL

Enacted this _____ day of _____ at Starksboro, Vermont.

Selectboard Chair signature: _____

FINAL USE APPROVAL / CONSTRUCTION INSPECTION

(Attach Notice of Non-approval and corrective work required under separate cover)

Road Foreman approval by: _____ Date: _____

Zoning Administrator approval by: _____ Date: _____

STARKSBORO FIREWOOD BUSINESS RELOCATION

Conditional Use and Site Plan Review Narrative

Applicant: Nick Bissonnette / Bissonnette Firewood	Property Owner: Nick Bissonnette
Property Address: 1200 Jerusalem rd	Parcel Number: 10667
Zoning District: HDRC	Application: Conditional Use & Site Plan Review

PROJECT DESCRIPTION

This application is for the relocation of an existing, previously permitted firewood business in Starksboro. Bissonnette Firewood has operated on an adjacent property in this immediate area for nearly ten years and is an established part of the local rural and working landscape.

The business currently operates on leased property. Due to the anticipated sale of that property and the resulting end of the existing lease, the operation must relocate. The proposed site is property owned by the applicant, Nick Bissonnette, located diagonally across Jerusalem Road from the existing operation.

This application does not represent the introduction of a new type of business activity to the area. Rather, it will allow an established and previously permitted local business to continue operating at a nearby, applicant-owned location.

The nature and general scale of the business are not proposed to substantially change as a result of the relocation. The proposed site accommodates firewood and log storage, processing equipment, equipment storage, loading and unloading, vehicle circulation, parking, snow storage, and other activities normally associated with the existing firewood operation.

The proposed layout places the primary operational activities farther into the property and takes advantage of the property's topography, available open areas, and existing natural features to provide separation from Jerusalem Road and adjoining properties.

CONDITIONAL USE REVIEW CRITERIA - SECTION 425.D

1. SUITABILITY OF THE USE - §425.D(1)

The proposed property is suitable for the continued operation of the existing firewood business.

The parcel provides sufficient space for firewood and log storage, equipment storage, firewood processing, truck loading and unloading, parking, internal vehicle circulation and turnaround, and snow storage.

The proposed layout places the primary equipment and processing activities farther into the property rather than immediately adjacent to Jerusalem Road.

The property provides sufficient space to organize the operation while minimizing unnecessary disturbance to the remainder of the parcel.

2. CHARACTER OF THE AREA - §425.D(2)

The proposed use will not substantially alter the established character of the surrounding area.

Bissonnette Firewood has operated in this immediate area for nearly ten years and is an established part of the area's rural and working character. This application relocates that existing, previously permitted business from its current leased location to property owned by the applicant diagonally across Jerusalem Road.

Due to the topography of the proposed property and its relationship to Jerusalem Road, the primary equipment, processing, and wood-storage areas are located farther into the property and will be substantially out of public view.

Because portions of the Jerusalem Road frontage have relatively little tree coverage, the proposed layout relies on distance, topography, location within the property, and existing natural features, rather than vegetation alone, to reduce visibility.

The proposed relocation therefore allows an established local business to continue operating while maintaining the existing character of the surrounding area.

3. SAFETY AND PRIVACY - §425.D(3)

The proposed layout maintains appropriate separation between the business operation and adjoining properties.

Equipment storage, firewood processing, wood storage, loading, and other concentrated business activities are located within designated areas farther into the property.

Existing wooded and vegetated portions of the property will be retained where practical to provide additional natural buffering.

Locating the operational area away from the road and property frontage also maintains an appropriate transition between the public roadway, neighboring properties, and the working portion of the property.

4. NATURAL SETTING - §425.D(4)

The proposed layout utilizes existing open areas of the property to the greatest extent practical, reducing unnecessary clearing and allowing existing wooded and naturally vegetated areas to remain in place.

Alteration of the property's existing topography will be minimized to the extent practical while still providing safe and functional areas for firewood storage, processing, equipment, and vehicle circulation.

The natural topography also creates additional visual separation between the proposed operation and Jerusalem Road.

5. PUBLIC FACILITIES AND SERVICES - §425.D(5)

The relocation is not anticipated to create a substantial new demand for municipal facilities or public services compared with the existing permitted operation.

The proposed site provides sufficient internal space for trucks, service vehicles, and emergency vehicles to access and maneuver within the property.

The proposed site plan identifies the proposed access alternatives.

6. PERFORMANCE STANDARDS - CHAPTER 320 - §425.D(6)

The business will continue to operate in accordance with applicable performance standards contained within Chapter 320.

The existing firewood business has operated under its current permit, and the relocation is not intended to substantially increase the nature or intensity of the operation.

Applicable standards relating to noise, dust, outdoor storage, lighting, traffic, vibration, and other potential off-site impacts are addressed by the proposed site design and operation.

7. SITE PLAN REVIEW CRITERIA - §425.D(7)

The proposed relocation has been designed to address the applicable Site Plan Review Criteria contained within §424.D.

The accompanying proposed site plan identifies the principal operational and storage areas, proposed access alternatives, vehicle circulation, parking, snow storage, natural buffers, and other relevant site features.

ADDITIONAL OPERATIONAL CONSIDERATIONS**8. POTENTIAL ENCLOSURE OF PROCESSING EQUIPMENT AND ADDITIONAL NOISE REDUCTION**

An additional advantage of the proposed property is the ability, either in the near term or in the future, to locate some or all firewood processing equipment within an enclosed structure.

Enclosing processing equipment could further contain ordinary operational sounds, including sawblade noise and the sound of wood being cut, handled, or dropped.

The existing operation is already operating within the requirements of its current permit. The possibility of enclosing equipment is not proposed as mitigation for an existing compliance problem or as a representation that additional noise controls are presently necessary.

Rather, the proposed property provides an opportunity to further reduce potential noise impacts as improvements become physically and economically feasible.

No enclosed processing building is proposed for approval as part of this application unless specifically shown on the proposed site plan.

9. WETLANDS REVIEW AND PROFESSIONAL DELINEATION

A qualified wetlands ecologist has been contacted and is scheduled to evaluate the proposed property.

As necessary, the ecologist will identify and delineate wetland boundaries and associated areas relevant to the proposed operation.

The proposed operational and storage areas have been located with consideration of currently available ANR wetland mapping. The professional field evaluation will be used to confirm applicable wetland boundaries and regulatory requirements.

The intent is to avoid or minimize impacts to wetlands and other sensitive areas while establishing appropriate locations for firewood storage, equipment storage, vehicle circulation, and other business activities.

Any minor site-plan adjustment necessary to accommodate a professionally delineated wetland boundary will maintain the overall configuration and intent of the proposed site plan and will be addressed through the applicable municipal or state review process.

SITE PLAN REVIEW CRITERIA - SECTION 424.D**10. SITING AND DESIGN - §424.D(1)**

The proposed layout places the most active portions of the firewood operation farther into the property.

Wood storage, equipment storage, processing, parking, and vehicle circulation are organized into designated areas rather than being unnecessarily distributed throughout the property.

The property's topography, distance from Jerusalem Road, and existing natural features provide separation between the business and surrounding properties.

11. VEHICULAR TRAFFIC AND CIRCULATION - §424.D(2)

The proposed site plan identifies two access configurations, Option A and Option B.

The proposed access arrangement provides sufficient space for trucks and equipment to safely enter the property and proceed to the designated equipment storage and operation area.

Within the site, adequate space is maintained for truck maneuvering and turnaround, loading and unloading, firewood and log deliveries, equipment movement, emergency and service vehicle access, and snow removal.

Truck and equipment circulation is concentrated within the designated business area.

12. POTENTIAL ALTERNATIVE ACCESS - OPTION C

In addition to Options A and B, a third potential access alternative may be available in the future.

Option C would provide access through other property and would not require an additional road entrance from Jerusalem Road on the subject property.

Option C is identified only as a potential future access alternative and is not part of the present approval request.

Any future use of Option C would depend upon necessary property-owner permissions, legal access rights, and applicable municipal or state approvals.

13. PEDESTRIAN TRAFFIC AND CIRCULATION - §424.D(3)

The proposed firewood operation is primarily an equipment, processing, storage, and vehicle-based business and is not expected to generate significant pedestrian traffic.

Vehicle and equipment activity will be concentrated within the designated operational area. Pedestrian access will be maintained as necessary without unnecessarily interfering with truck and equipment circulation.

14. PARKING - §424.D(4)

Parking associated with the business will be accommodated within the designated Equipment Storage and Operation Area shown on the proposed site plan.

Parking will be limited to what is reasonably necessary for employees, business vehicles, customers or visitors, and equipment associated with the operation.

The number, dimensions, and purpose of designated parking spaces will be shown on the proposed site-plan sheet before filing. No separate developed parking area is proposed beyond the designated operational area.

15. STORMWATER AND SNOW STORAGE - §424.D(5)

The operation will utilize existing open and previously disturbed areas to the greatest extent practical.

Additional impervious surfaces will be minimized where practical so stormwater and snowmelt can continue to infiltrate naturally into the property.

Snow storage and infiltration areas will be designated on the proposed site plan so they do not interfere with Jerusalem Road, driveway access, truck circulation, emergency access, or neighboring properties.

Existing impervious area, proposed new impervious area, and total disturbed area will be calculated and entered on the proposed site-plan sheet before filing.

16. LIGHTING - §424.D(6)

No new exterior lighting is proposed as part of this application. Any future exterior lighting will comply with applicable zoning requirements and will be shielded and directed toward the operational area to minimize glare onto neighboring properties and Jerusalem Road.

17. SIGNS - §424.D(7)

No new business signage is proposed as part of this application.

18. LANDSCAPING AND BUFFERS - §424.D(8)

Existing vegetation and wooded areas will be retained where practical and used as natural screening between the operation and surrounding properties.

The proposed placement of the equipment and processing area farther into the property provides additional separation from Jerusalem Road.

The site's topography, distance, existing vegetation, and placement of operational areas collectively provide buffering rather than relying solely on newly planted landscaping.

19. ENERGY CONSERVATION - §424.D(9)

The proposed relocation will utilize the existing property and infrastructure to the greatest extent practical.

The layout minimizes unnecessary additional roads, utilities, lighting, and developed surfaces.

Energy-efficient equipment and lighting will be incorporated when economically and physically practical as the business develops.

PROPOSED SITE PLAN / MAP FEATURES

The accompanying proposed site plan identifies, as applicable: property boundaries; Jerusalem Road; existing access; Option A; Option B; Wood Storage Area; Equipment Storage and Operation Area; truck loading and turnaround area; equipment and employee parking; snow storage/infiltration areas; existing vegetation/natural buffers; existing buildings and their intended use; and mapped or professionally delineated wetland boundaries.

The proposed site plan is submitted as the plan for approval. Minor adjustments required by the Development Review Board, Zoning Administrator, field wetland delineation, or other applicable permitting requirements may be incorporated through the applicable review process without materially changing the overall nature or configuration of the approved use.

The site-plan sheet will include its own title block with applicant name, property owner, property address, parcel number, zoning district, date, scale, and north arrow. Existing buildings will be labeled, including whether they are retained for residential use. Designated parking, truck loading/turnaround, and snow-storage/infiltration areas will be shown.

CONCLUSION

The purpose of this application is to allow Bissonnette Firewood, an existing and previously permitted Starksboro firewood business that has operated in the immediate area for nearly ten years, to relocate from its current leased location to property owned by applicant Nick Bissonnette diagonally across Jerusalem Road.

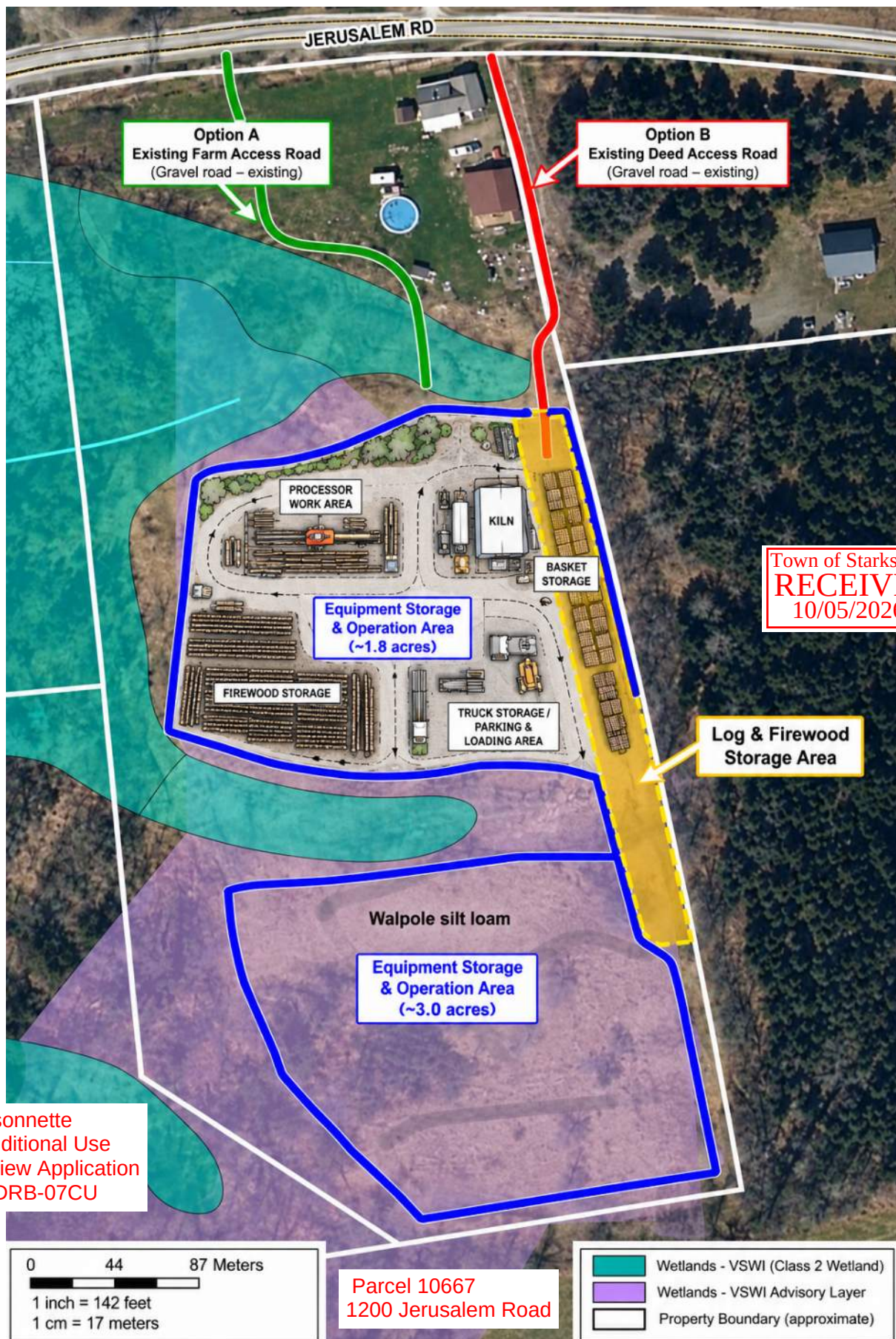
EXISTING FIREWOOD OPERATION

EXISTING CONDITIONS PLAN



Town of Starksboro
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10/05/2026

Bissonnette
Conditional Use
Review Application
26-DRB-07CU



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Bissonnette
Conditional Use
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