

# Starksboro Development Review Board Agenda

Thursday, March 26, 2026 @ 6:30 pm.

\*TOWN CLERK'S OFFICE AND VIA ZOOM\*

Instructions for remote participation below

TIME	TOPIC
6:30	<b>Meeting called to order</b> Review agenda for addition, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A).
6:35	Public Comment for non-agenda items only
6:45	Review and approve minutes from 3/12/26
7:00	Review and approve final DRB rules and procedures
7:30	Retroactive Conditional Use Review Hearing: 26-DRB-02CU Depinto seasonal camp in the FC District.
8:15	Deliberative Session
8:30	<b>Adjournment</b>

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

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

Meeting ID: 896 1741 5124

Join by Phone:

1-305-224-1968



**TOWN OF STARKSBORO  
DEVELOPMENT REVIEW BOARD**

**NOTICE OF HEARING**

Scott and Rebekah Depinto submitted application 26-DRB-02CU for retroactive Conditional Use Review of a previously constructed seasonal camp located on their 30.4+/- acre Parcel 10664 at 206 Conway Road. The camp is located in the FC district. The Conditional Use Hearing on this application will be held per Sec 425. of the Starksboro Land Use and Development Regulations (SLUDR).

The Starksboro DRB will conduct this hearing on Thursday, **March 26, 2026, at 6:30p.m.** at the Starksboro Town Office with remote access (info below). The application is available to review by request at the Starksboro zoning office, and in the meeting packet on the town website: [www.starksborovt.org/agendas-and-minutes](http://www.starksborovt.org/agendas-and-minutes). Pursuant to 24 V.S.A. §§ 4464(a)(1)(C), participation in this local proceeding is a prerequisite to the right to take any subsequent appeal.

Virtual Meeting Link:

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

Meeting ID: 896 1741 5124

Or by Phone: +13052241968



**SPAN: 615-193-10046**

Zoom to

The property at 26 CONWAY ROAD in STARKSBORO was last updated in 2022.

Emergency 911 Address	26 CONWAY ROAD
Town	STARKSBORO
Ownership (Annual Grand List)	BARR ROBERT, PO BOX 610 HINESBURG, VT, 05461
Property Description	LAND & DWELLING

**SPAN: 615-193-10235**

Zoom to

The property at 3702 IRELAND ROAD in STARKSBORO is owned by DUNHAM JEFFREY and DUNHAM ELIZABETH. There is no record of a property transfer for this parcel since the current statewide Grand List (2024). Parcel geometry was last updated in 2022.

Emergency 911 Address	3702 IRELAND ROAD
Town	STARKSBORO
Ownership (Annual Grand List)	DUNHAM JEFFREY, DUNHAM ELIZABETH 3702 IRELAND ROAD STARKSBORO, VT, 05487

**SPAN: 615-193-10506**

Zoom to

The property at 303 CONWAY ROAD in STARKSBORO is owned by GORDON BRANT TRUST. There is no record of a property transfer for this parcel since the current statewide Grand List (2024). Parcel geometry was last updated in 2022.

Emergency 911 Address	303 CONWAY ROAD
Town	STARKSBORO
Ownership (Annual Grand List)	GORDON BRANT TRUST, 303 CONWAY ROAD STARKSBORO, VT, 05487

**SPAN: 615-193-11099**

Zoom to

The property at CONWAY ROAD in STARKSBORO is owned by MORRISSEY SHEAMUS. A property transfer has occurred for this parcel since the current statewide Grand List (2024) and ownership may have changed. See property transfer details below. Parcel geometry was last updated in 2022.

Emergency 911 Address	CONWAY ROAD
Town	STARKSBORO
Ownership (Annual Grand List)	MORRISSEY SHEAMUS, PO BOX 47 HINESBURG, VT, 05461

**SPAN: 615-193-10745**

Zoom to

The property at 334 CONWAY ROAD in STARKSBORO is owned by ALLES DAVID and BECHTEL KENNETH. There is no record of a property transfer for this parcel since the current statewide Grand List (2024). Parcel geometry was last updated in 2022.

Emergency 911 Address	334 CONWAY ROAD
Town	STARKSBORO
Ownership (Annual Grand List)	ALLES DAVID, BECHTEL KENNETH 334 CONWAY ROAD STARKSBORO, VT, 05487

**SPAN: 615-193-10494**

Zoom to

The property at 3249 IRELAND ROAD in STARKSBORO is owned by LITTLE IRELAND FOREST TRUST and DAVID SCHMIDT. There is no record of a property transfer for this parcel since the current statewide Grand List (2024). Parcel geometry was last updated in 2022.

Emergency 911 Address	3249 IRELAND ROAD
Town	STARKSBORO
Ownership (Annual Grand List)	LITTLE IRELAND FOREST TRUST, DAVID SCHMIDT 3249 IRELAND RD STARKSBORO, VT, 05487

SCHMIDT ALAN & ALEXA

**SPAN: 615-193-10995**

Zoom to

The property at LAFAYETTE ROAD in STARKSBORO is owned by BIRDSALL KATHERINE REVOCABLE TRUST OF 01 and C/O DANIEL BIRDSALL. There is no record of a property transfer for this parcel since the current statewide Grand List (2024). Parcel geometry was last updated in 2022.

Emergency 911 Address	LAFAYETTE ROAD
Town	STARKSBORO
Ownership (Annual Grand List)	BIRDSALL KATHERINE REVOCABLE TRUST OF 01, C/O DANIEL BIRDSALL 21 WADLEIGH POINT ROAD KINGSTON, NH, 03848-3243

**SPAN: 615-193-10971**

Zoom to

The property at 950 LAFAYETTE ROAD in STARKSBORO is owned by CLIFFORD SETH and CLIFFORD CHRISTA. There is no record of a property transfer for this parcel since the current statewide Grand List (2024). Parcel geometry was last updated in 2022.

Emergency 911 Address	950 LAFAYETTE ROAD
Town	STARKSBORO
Ownership (Annual Grand List)	CLIFFORD SETH, CLIFFORD CHRISTA 950 LAFAYETTE ROAD STARKSBORO, VT, 05487

burke, katelyn

**Town of Starksboro**

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

**ABUTTERS MAILING AFFADAVIT**

Exhibit B

Pursuant to section #410 of the Starksboro Land Use Development Regulations, Stephen Rooney, Zoning Administrator for the Town of Starksboro, hereby acknowledges that on 3/3/2026 that I sent by US 1<sup>st</sup> class mail the attached "notice of public hearing", for application 26-DRB-02CU to the following list of abutting property owners and others requesting notice.

  
Stephen Rooney, Zoning Administrator

Date: 3/3/2026

I attest by my signature below that I have reviewed this list and that it was mailed on 3/3/2026.

Attest:  Town Clerk/ Assistant Town Clerk/ Town Admin

Applicants: Scott & Rebekah Depinto, Parcel 10664, 206 Conway Road

Abutters or Participants	
Parcel #	Name and Address
10046	ROBERT BARR PO BOX 610 HINESBURG, VT, 05461
10235	JEFFREY & ELIZABETH DUNHAM 3702 IRELAND ROAD STARKSBORO, VT, 05487
10506	GORDON BRANT TRUST, 303 CONWAY ROAD STARKSBORO, VT, 05487
11099	SHEAMUS MORRISSEY & KATELYN BURKE PO BOX 47 HINESBURG, VT, 05461
10745	DAVID ALLES & KENNETH BECHTEL 334 CONWAY ROAD STARKSBORO, VT, 05487
10494	DAVID SCHMIDT LITTLE IRELAND FOREST TRUST SCHMIDT ALAN AND ALEXA 3249 IRELAND RD STARKSBORO, VT, 05487
10995	DANIEL BIRDSALL KATHERINE REVOCABLE TRUST 21 WADLEIGH POINT ROAD KINGSTON, NH, 03848-3243
10971	SETH & CHRISTA CLIFFORD 950 LAFAYETTE ROAD STARKSBORO, VT, 05487

*mm*



February 24, 2026

Subject: Retroactive Permit Request (Parcel 10664)

Town of Starksboro  
**RECEIVED**  
3/2/2026

Dear Members of the Development Review Board,

My wife and I are selling our house, and it was brought to our attention when filling out the SPIR that we did not obtain the necessary zoning permit for a project constructed in 2020. Realizing this, we wanted to do the right thing and reached out to Steve Rooney to see what would be required to bring us into compliance. The letter is in response to Steve's letter dated February 24<sup>th</sup>, 2026.

In response to permit application 26-ZP-06 which is for the 12' x 16' seasonal camp, I'd like to give some context to the request. My son and I built the seasonal camp as a Covid project back in 2020. Our intention was to make something very primitive and small, which then escalated into a nicer, larger (12x16) cabin structure than we originally planned. This structure is off-grid and has no electricity, water, septic or a road to the structure. There also has and is no intention of ever bringing in any utilities such as electricity, water, septic nor the creation of a road for vehicle access. (See included drawing for placement of structure)

It didn't occur to us at the time to request a zoning permit for this work. That is our oversight and we take full responsibility for that. We do apologize. We are requesting approval be granted for a zoning permit for this structure on a retroactive basis. The closing on our house is March 20<sup>th</sup>, 2026, and we know the ruling will most likely be after this date. We kindly ask that a ruling be given as soon as you can accommodate, so we can get this completed for us and the buyers.

Thank you for your consideration in this matter and please let us know what we can do to make this right.

Scott & Rebekah DePinto

**Scott DePinto      Rebekah DePinto**

Attached: \*\* Site Map to Scale

\*\* Sketch showing structure placement and footage

\*\* Development Review Board Application

\*\* Response to the review standards listed in bylaw Sections 423.E and 424.D.

We respectfully request conditional use approval under **Sections 423(E)** and **424(D)** of the Starksboro Zoning Bylaws for our 12' x 16' seasonal, off-grid personal use camp located on our 30-acre wooded property.

The camp has existed for approximately five years and is used solely for personal, seasonal recreation. It has no electricity, water, plumbing, septic, utilities, or vehicular access, and none are proposed. It is not rented or used commercially. The structure is located approximately 1,085 feet from the centerline of Conway Road, 210 feet from the nearest property boundary, and 500 feet from our residence. It is accessed only by footpath. All materials were carried in by hand and small cart via ATV. It sits on sonotube footings with hand-mixed concrete. No excavation, road construction, clearing, grading, or significant land disturbance occurred.

### **Section 423(E)**

The camp represents continued reasonable, low-impact personal use of the property. It does not involve subdivision, commercial activity, or increased development intensity. The 192-square-foot, single-story structure is small in scale, naturally screened by forest, and not visible from Conway Road. It generates no traffic, wastewater, noise, or infrastructure demand and does not affect adjacent properties or the rural character described in the Town Plan. The property is not in the Flood Hazard Overlay District.

Due to its remote location and lack of utilities or access, the structure poses no public health or safety concerns. Maintenance occurs entirely on our property and does not impact public systems.

Relocating the camp would require dismantling, destruction of materials, machinery to relocate and reconstruct, causing greater environmental disturbance than leaving it in place. The structure is minimal in size and design and represents the smallest practical footprint for its intended use.

### **Section 424(D)**

The structure does not meet standard access requirements because it is intentionally remote and foot-access only. No road, driveway, utilities, or excavation exist or are proposed. The camp is over 1,000 feet from Conway Road, well-set back from property lines, and invisible from public roads. It functions as a low-impact seasonal shelter, not a dwelling or serviced building, and creates no infrastructure or municipal service burden.

### **Closing Statement**

We regret not obtaining a permit at the time of construction. The camp was built during the pandemic as a father-son project. We respectfully request that the DRB grant conditional use approval under Sections 423(E) and 424(D) and approve the retroactive permit for this small, seasonal, off-grid camp.

Thank you for your consideration.

Address of property: 206 CONWAY RD, STARKSBORO, VT 05487 Parcel ID (last 5 digits of SPAN): 10664

Property Owner (see Page 2): SCOTT & REBEKAH DE PINTO

Property Owner \_\_\_\_\_

Mailing Address: 206 CONWAY RD, STARKSBORO, VT 05487

Signature of Owner: [Signature] Date 2/24/26

Signature of Owner: Rebekah DePinto Date 2/24/26

Applicant (see Page 2): Same

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: NA

Signature of Applicant: \_\_\_\_\_ Date \_\_\_\_\_

Town of Starksboro  
**RECEIVED**  
3/2/2026

Application Type (check all that apply):

- Variance** (per section 422)  
Specific relief requested: \_\_\_\_\_
- Waiver** (per section 423)  
Specific relief requested: \_\_\_\_\_
- Site Plan Review** (per section 424, "S" designation in Use Table, or other Section).

Project description and Zoning Permit #: \_\_\_\_\_

- Conditional Use Review** (per section 425, "C" designation in Use Table, or other Section)

Project description and Zoning Permit #: SEASONAL CAMP

- 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-02CU Fee Paid: \$375 Date Deemed Complete: 3/3/26

Warning Public Notice date: 3/5/26 Final Hearing date: 3/26/26 Date of decision: \_\_\_\_\_

DRB Chair: \_\_\_\_\_ DRB Clerk/ZA: \_\_\_\_\_

Zoning office notes: \_\_\_\_\_



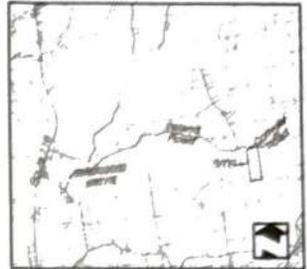
**Survey Notes:**

- This survey has been compiled from field surveys and record evidence including the following plat:
- Plan No. 100, lots of Arthur J. Mott, Jr. Lots 1-2, Southwary of Conway Road (Conway, Addison County, Vermont), prepared by Timothy Short, L.S., dated September 3, 1997 and recorded in the Town of Starksboro Land Records as State 1485
- Readings are based on a single observation of magnetic north taken on September 11, 2012
- The public right-of-way of Conway Road is assumed to be 3 rods (49.5') as shown under Vermont Statute Title 28, Chapters 1 & 7. The right of way limits shown herein were determined by existing monumentation and the historic portion of the road.
- This property may be subject to legal rights of others including aerial, subsurface, or ancient roads, if any additional easements, restrictions, and/or reservations whether or not shown herein that may or may not be found in the "Town of Starksboro Land Records"
- There may be wells, ditches, shadows or otherwise, that could affect this property.
- This survey depicts the boundary lines of Duerr & Cunningham and abutting owners based on records as of August 2012
- Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

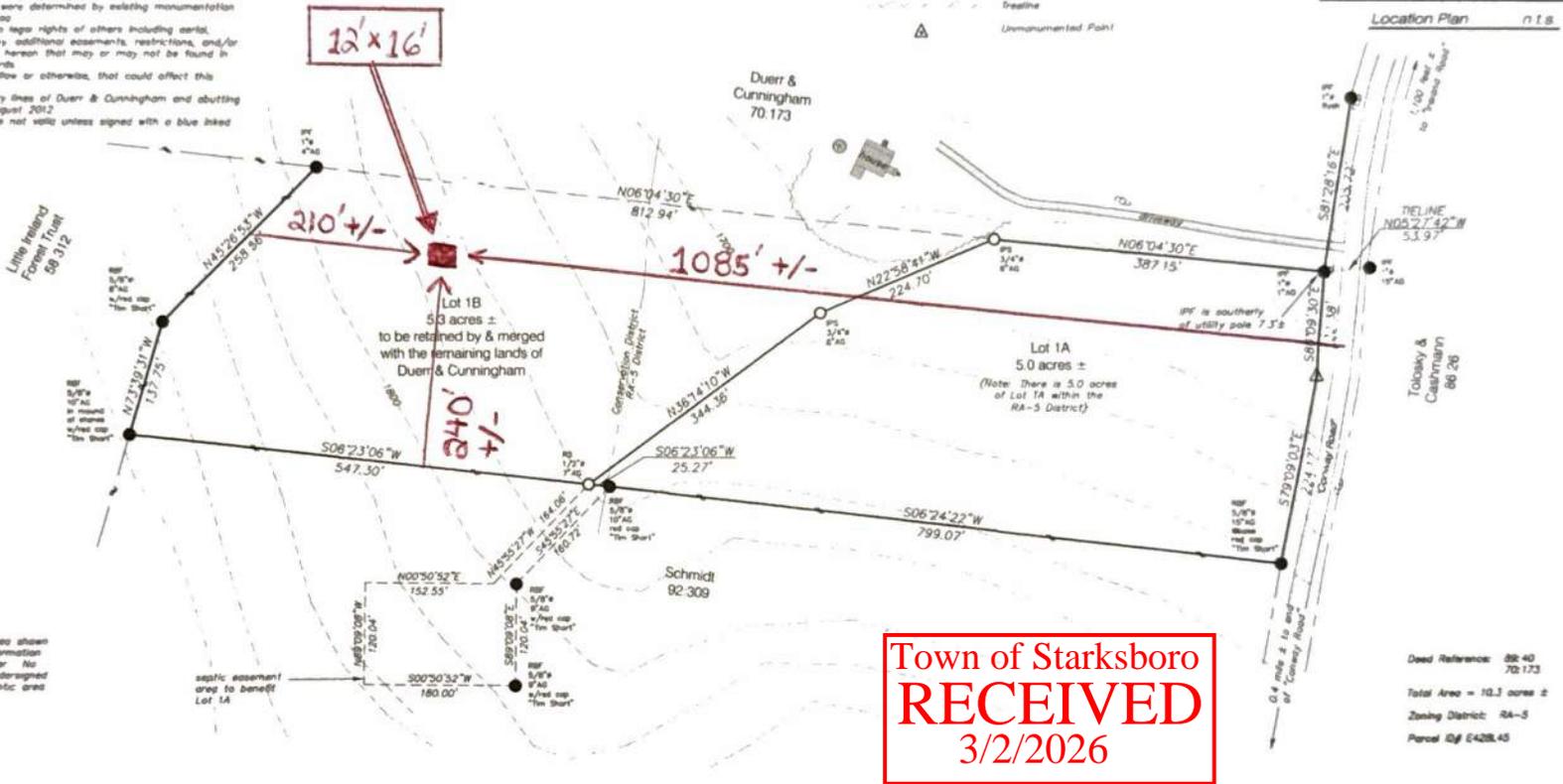
Town of Starksboro  
Received for Record  
April 1, AD 2012  
of 8 pages 50 minutes AM  
and recorded in Plat Cabinet 710  
attest Jay McCauley  
Town Clerk 11-27

**Legend**

—	Project Boundary Line
- - -	Adjoiner Boundary Line
●	IP/PPW
○	IP/MS
○	Iron Pipe/Rebar Set
+	Diameter (Inch)
+	More or Less
AG	Above Ground
U	Utility Pole
⊙	Drilled Well
—	Blazed Line
—	Deedline
△	Unmonumented Point



Location Plan n.t.s.



NOTE: The existing septic area shown herein is based solely on information provided by the property owner. No liability is assumed by the undersigned as to the location of said septic area and/or its design/plan.

**Town of Starksboro  
RECEIVED  
3/2/2026**

Deed Reference: 89-40  
70-173  
Total Area = 10.3 acres ±  
Zoning District: RA-5  
Parcel ID# E428-45

Approved by Resolution of the Starksboro Planning-Commission on February 17, 2012. Subject to all requirements and conditions of said Resolution. Signed this 28 day of March, 2012  
By Subject to PRB decision 4/22/2012  
Jan R. Goss  
Frank Pagnette

NOTE: Per the Town of Starksboro, all lighting on the property must be down-directed.

NOTE: Contour interval is 20-feet and is based solely on USGS Quod Sheet - ME Ellen. No liability is assumed by the undersigned as to the accuracy of said contours.

**Exhibit E**

plat showing a proposed subdivision of lands of

**BRIAN W. DUERR  
&  
JEAN M. CUNNINGHAM**

206 Conway Road  
Starksboro, Addison County, Vermont

September 11, 2012

PROJECT #13042

LaRose Surveys, P.C.  
Land Surveys - Boundary Consultants  
Water & Septic System Designers  
P.O. Box 585 - 25A West Street  
Bristol, Vermont 05445  
802 455 5805  
www.larosurveyors.com  
info@larosurveyors.com

The information shown herein is correct to the best of my knowledge and belief and is based on a collaboration of pertinent deeds, plats, parcel, and other recorded evidence. This plat was prepared in accordance with and complies with Vermont Statute Title 27 Section 1403, (a) through (e)  
Kevin R. LaRose  
Kevin R. LaRose, L.S.



26-DRB-02CU Depinto Seasonal Camp  
SRooney site visit photos 2-23-2026

Exhibit F

