

Starksboro Development Review Board Agenda

Thursday, June 11, 2026 @ 6:30 pm.

TOWN CLERK'S OFFICE AND VIA ZOOM

Instructions for remote participation below

TIME	TOPIC
6:30	Meeting called to order Introductions, Review agenda for addition, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A).
6:33	Public Comment for non-agenda items only
6:35	Review and approve any outstanding minutes
6:40	26-DRB-03CU/01SP Mendell CU Amendment / AOFB Site Plan Review
7:40	26-DRB-02SP Haney-Fisher AOFB Site Plan Review
8:40	Deliberative Session.
8:30	Adjournment

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 Hearing Exhibit List

Applicant: Mendell
Application # 26-DRB-03CU/01SP

Date of Hearing: 6/11/2026
Hearing Type: Conditional use amendment / AOFB Site Plan Review

Exhibit #	Description	Date entered	Submitted by:
A	Warning dated May 14,2026	5/26/26	ZA
B	Abutter Map dated 5/8/26	5/26/26	ZA
C	Abutter Mailing Affidavit dated 5/11/26	5/26/26	ZA
D	Applicant Cover Letter dated 4/14/26	5/26/26	Applicant
E	Zoning Permit Application recvd 4/20/26	5/8/26	Applicant
F	Proposed addition drawings: 3D drawing, elevations plans, foundation details	5/26/26	Applicant
G	DRB Application dated 4/17/26	5/26/26	Applicant
H	Overall and detail Site Plan recvd 4/20/26	5/26/26	Applicant
I	Project description and CU/SP review criteria responses	5/26/26	Applicant
J	Email from VT State Wetlands office (Zapata Courage) dated 1/27/26	5/26/26	Applicant
K	Farm Determination Letter from VT Dept of Ag. dated 4/20/26	5/26/26	Applicant
L	Original Conditional Use approval 2017-DRB-06-CU dated 11/16/2017	5/26/26	ZA
M	Drawing C1.2, Proposed Partial Site Plan from 2017DRB-06-CU (original exhibit 4),	5/26/26	ZA

TOWN OF STARKSBORO
DEVELOPMENT REVIEW BOARD
NOTICE OF HEARING

Taylor and Jake Mendell submitted application 26-DRB-03CU-01SP to amend Conditional Use Approval 17-DRB-06CU to build a processing room addition and obtain Site Plan Review approval for an On-Farm Business. The proposed development is located on a 30.95+/- acre parcel #11101 at 760 Tatro Road and is located in the FC district. The Conditional Use and Site 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 **June 11, 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 of 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 : May 14, 2026

SPAN: 615-193-10924

STARKSBORO | PARCEL

600 PARSONAGE ROAD

OWNERSHIP

**WARREN RICHARD R
TRUST
MCCLEERY JANET P
TRUST**

VALU

Full V
Land
Impr

SPAN: 615-193-11101

STARKSBORO | PARCEL

760 TATRO ROAD

OWNERSHIP

**MENDELL JAKE
HUTCHISON TAYLOR**

760 TATRO ROAD
STARKSBORO, VT 05487

SPAN: 615-193-10548

STARKSBORO | PARCEL

473 TATRO ROAD

OWNERSHIP

**HOGBACK HEAVEN
FARM LLC**

473 TATRO ROAD
STARKSBORO, VT 05487

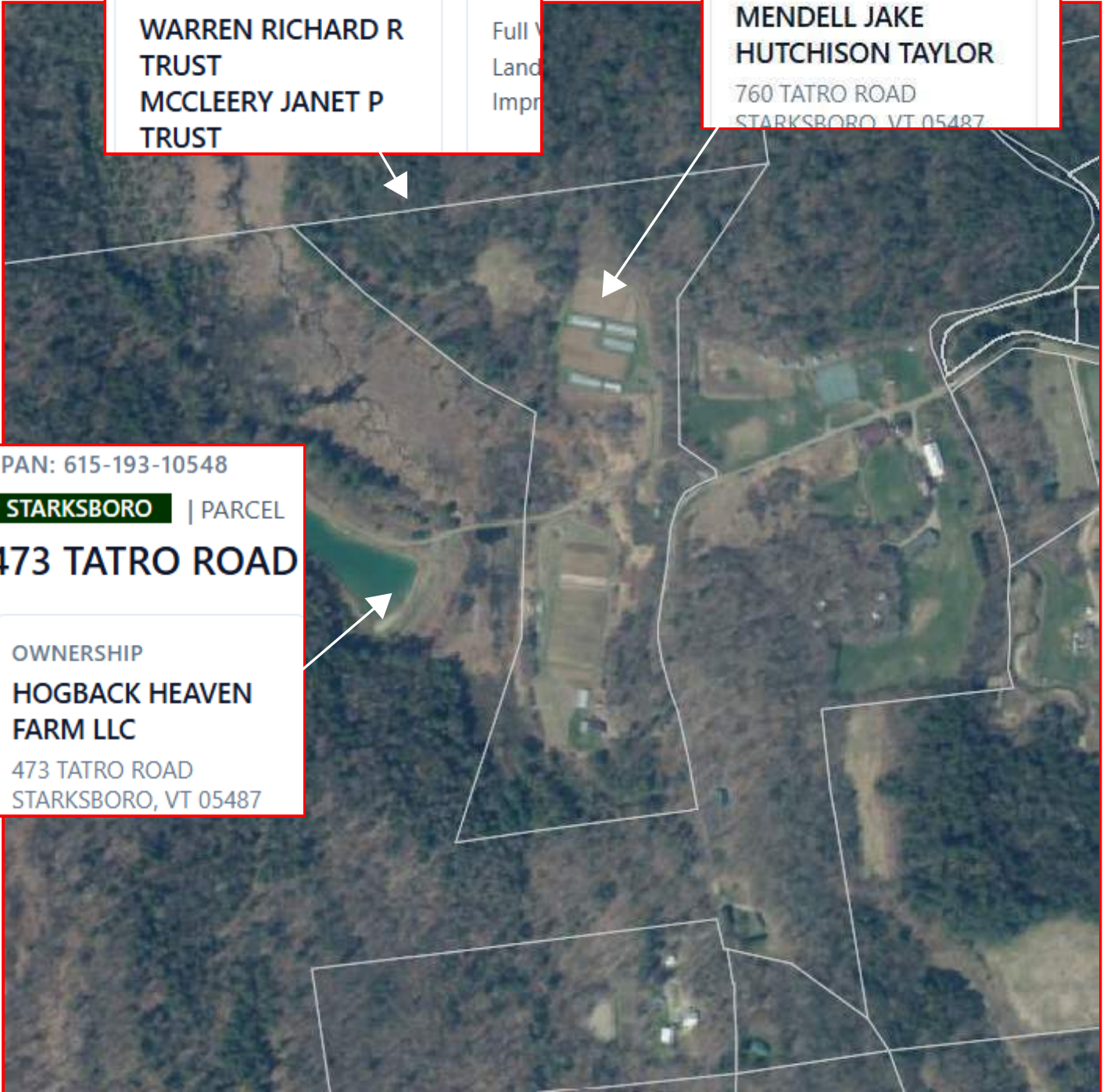


Exhibit B

26-DRB-03CU-1SP
ABUTTERS MAP
5/8/2026

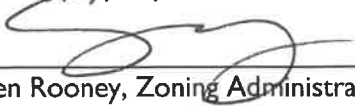
Town of Starksboro

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

ABUTTERS MAILING AFFADAVIT

Exhibit C

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 5/11/2026 that I sent by US 1st class mail the attached "notice of public hearing", for application 26-DRB-03CU-ISP to the following list of abutting property owners and others requesting notice.



Stephen Rooney, Zoning Administrator

Date: 5/11/2026

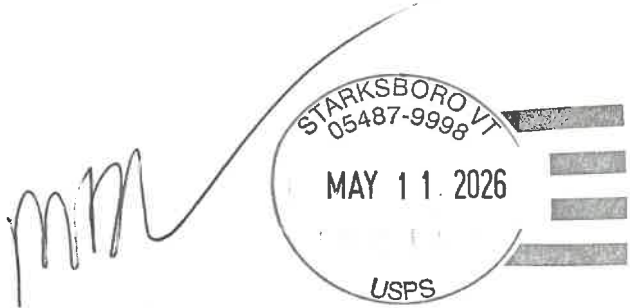
I attest by my signature below that I have reviewed this list and that it was mailed on 5-11-2026.

Attest: 

Town Clerk / Assistant Town Clerk / Town Admin

Applicants: Taylor and Jake Mendell, Parcel 11101, 760 Tatro Road

Abutters or Participants	
Parcel #	Name and Address
10924	RICHARD R WARREN TRUST JANET P MCCLEERY TRUST 600 PARSONAGE ROAD STARKSBORO, VT 05487
10548	HOGBACK HEAVEN FARM LLC 473 TATRO ROAD STARKSBORO, VT 05487



Apr 14, 2026

Steven Rooney
Zoning Administrator
Town of Starksboro

Exhibit D

Town of Starksboro
RECEIVED
4/20/2027

Subject: Submission of Documents for Parcel No. 11101

Dear Zoning Administrator,

Please accept this formal letter and the enclosed documents for the permit application concerning parcel number 11101 located at 760 Tatro Rd, Starksboro VT 05487. This submission is intended to approve an expansion of our vegetable processing area, approve our AOFB in the Forest and Conservation District, to amend our previous conditional use approval to add the AOFB and to gain relief from the 100ft. Wetlands buffer condition.

I have compiled the necessary documentation as outlined in your department's checklist to ensure a thorough and efficient review.

The following is an itemized list of the documents enclosed with this submission:

Document Title	Description	Included
Completed Zoning Permit Application Form	Completed Zoning Permit application for proposed addition	<input type="checkbox"/> File
Site map	Site plan showing property lines, existing and proposed structures, and approx. wetland boundaries.	<input type="checkbox"/> File
Architectural Drawings of proposed addition	Comprehensive drawings including elevations, floor plans, and cross-sections.	<input type="checkbox"/> File
DRB Application for AOFB Site Plan Review and Conditional Use Approval Amendment	Completed DRB application	<input type="checkbox"/> File

Document Title	Description	Included
Site Plan of parcel	Two annotated site plans, one showing the entire parcel and one showing the addition site in more detail.	File
Narratives	Narratives describing AOFB related activities at Footprint Farm, the relief requested for the wetlands setback, responses to review criteria in Site Plan Review Section 424.D, and in Conditional Use Criteria 245.D	File
Supporting Documents	Emails from Zapata Courage regarding wetland setback	File

I understand that additional information may be required during the review process, and I am prepared to provide any further clarification or supplementary materials needed in a timely manner. I can be reached at 802-385-3078 or taylor@footprintfarmvt.com for any questions regarding this application.

Thank you for your time and assistance with this important process.

Sincerely,

Taylor Mendell
Footprint Farm
760 Tatro Rd
Starksboro, VT 05487



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: 760 Tatro Rd Parcel ID (last 5 digits of SPAN): 11101
Zoning District: Forest + Conservation Overlay District (if applicable): _____ Lot Size (acres): 30.95

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

Property Owner(s) Name: Taylor Mendell
Property Owner(s) Name: Jake Mendell
Owner Mailing Address: 760 Tatro Rd
Starksboro VT 05487

Applicant Information (see definition next page):

Applicant Name: SAME
Applicant Mailing Address: _____
Email: _____

Project Information :

Description of Project: Addition to vegetable processing portion of existing building

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.

[Signature] 4/16/2026
Property Owner Signature Date
[Signature] 4/17/26
Property Owner Signature Date

Applicant Signature Date

OFFICE USE BELOW ONLY

Date received: 4/20/27 Date Application Deemed Complete 4/27/26 Fee: \$ _____ Paid via: Check #: _____ Online _____

PERMIT DECISION

Decision: DENIED/ APPROVED / REFERRED TO DRB

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

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

Zoning Administrator's Comments: _____

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

Review Checklist to be completed by the applicant:

Type of Project (check all that apply): New Construction / Sitework Change in Use Addition/Alteration Sign
 Accessory Dwelling Unit Home Business Renovation Other: _____

Related Prior DRB Approval Numbers # _____

For New Structures or Additions:

Total new square footage: 480 ft² **Size in ft:** Length 24' Width 20' Height 12'5"

Total Lot Coverage (includes driveways and other impervious surfaces) 3 %

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:

- | | |
|--|--|
| <input type="checkbox"/> Floodplain | <input checked="" type="checkbox"/> 50 feet from a waterbody, stream, etc. |
| <input checked="" type="checkbox"/> Wetlands (Class I or II) | <input type="checkbox"/> Water Source Protection Area |
| <input type="checkbox"/> Steep Slopes (20% or greater) | <input type="checkbox"/> Conservation Easement lands |

Other regulatory permits (note NA if not applicable):

New E-911 Address Required? N/A

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:

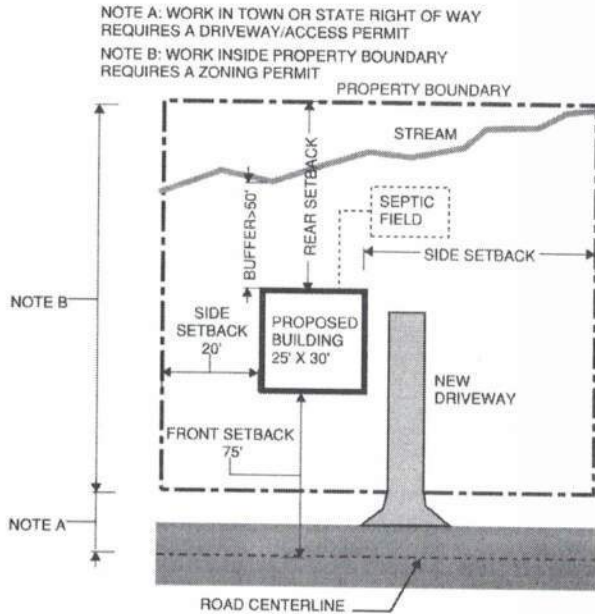


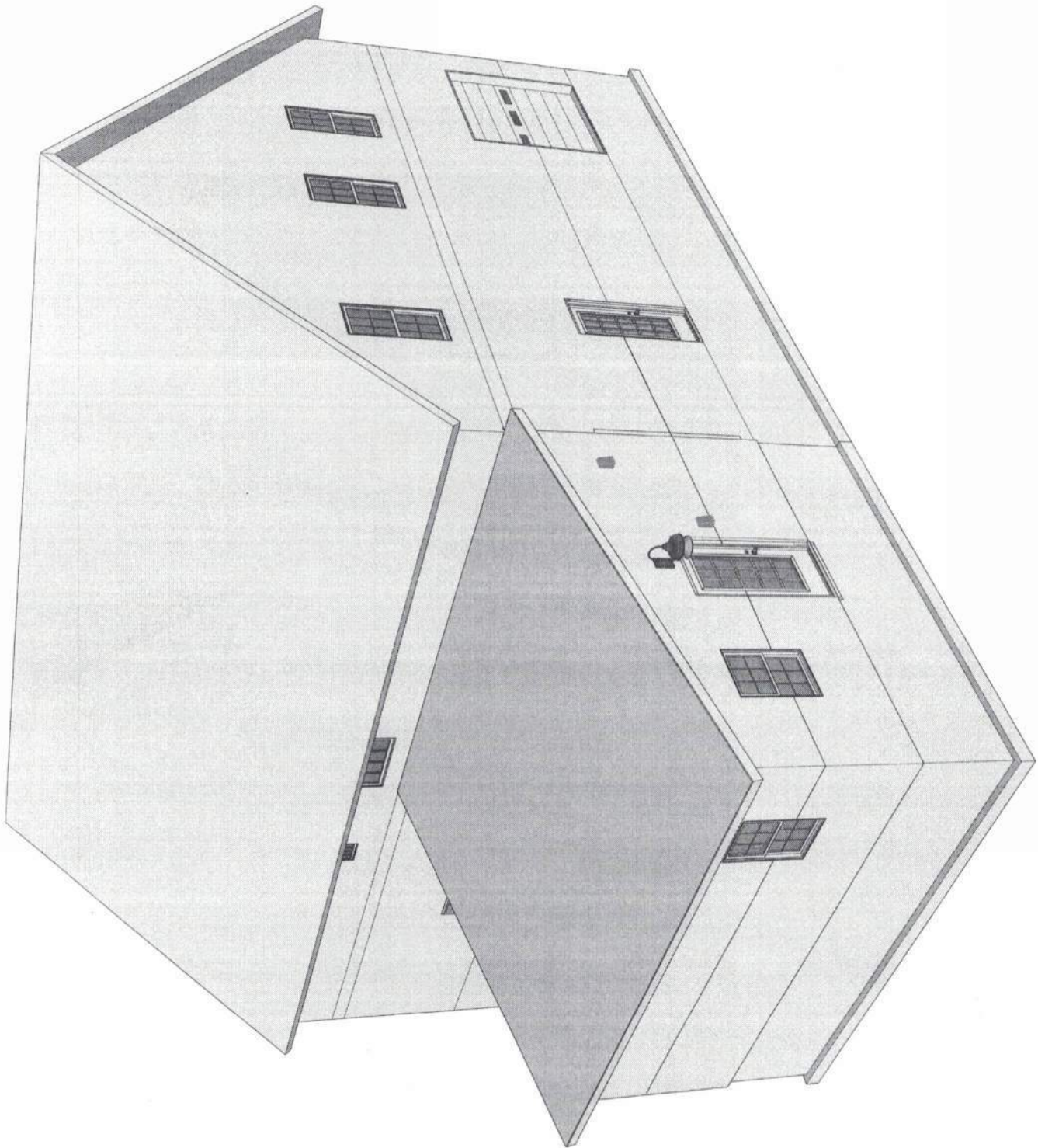
Diagram:

SEE ATTACHED PAGES

26-ZP-11

Town of Starksboro
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4/20/2027

Exhibit F



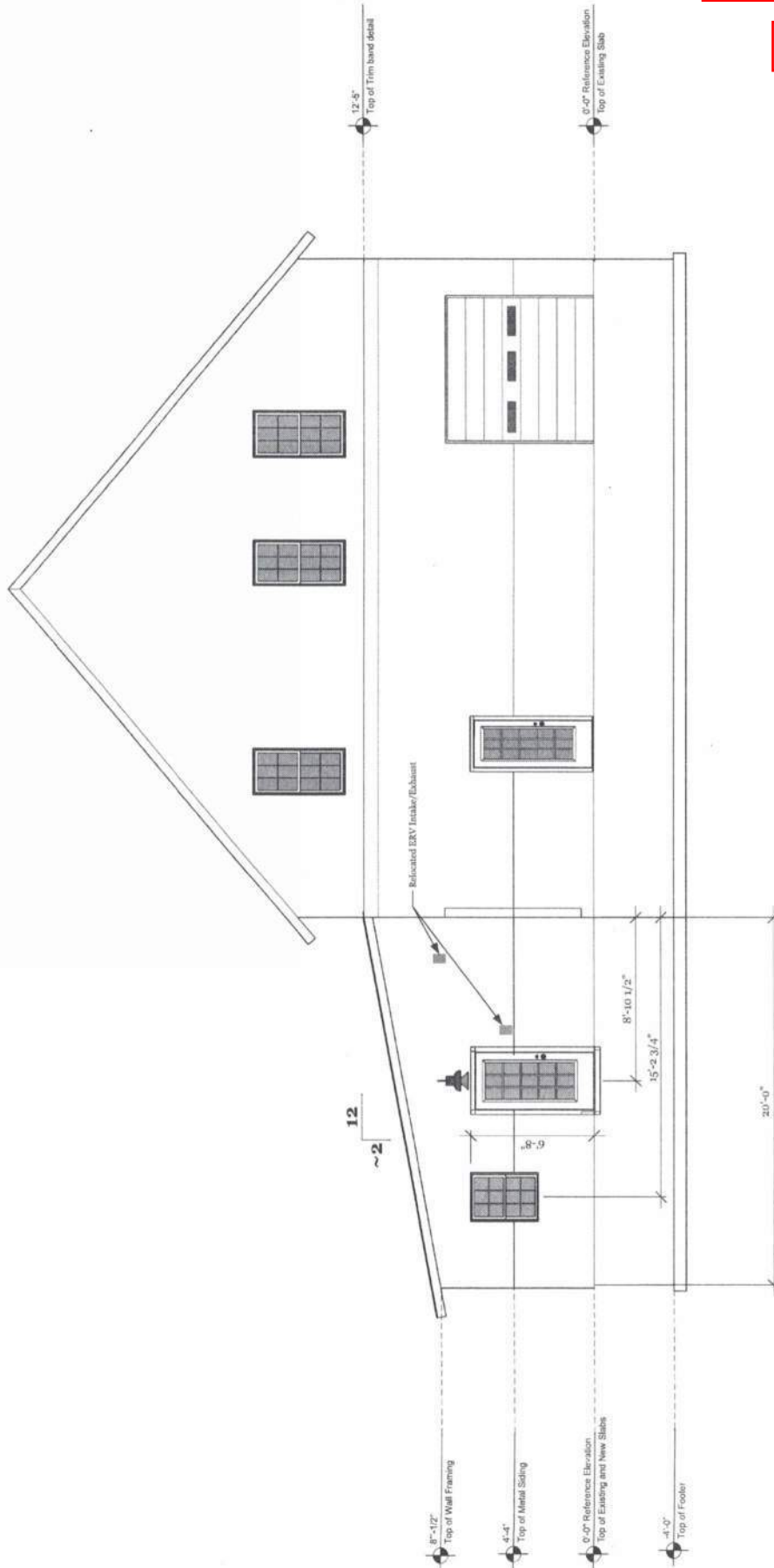
Amadon Woodworks and Design, LLC
Michael Shepard
amadonwoodworks@gmail.com
802-349-5785

Footprint Farm Wash/Pack Addition

March 23, 2026

Town of Starksboro
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4/20/2027

Exhibit F



NO.	DATE	REVISIONS	REMARKS
1	March 13, 2025		
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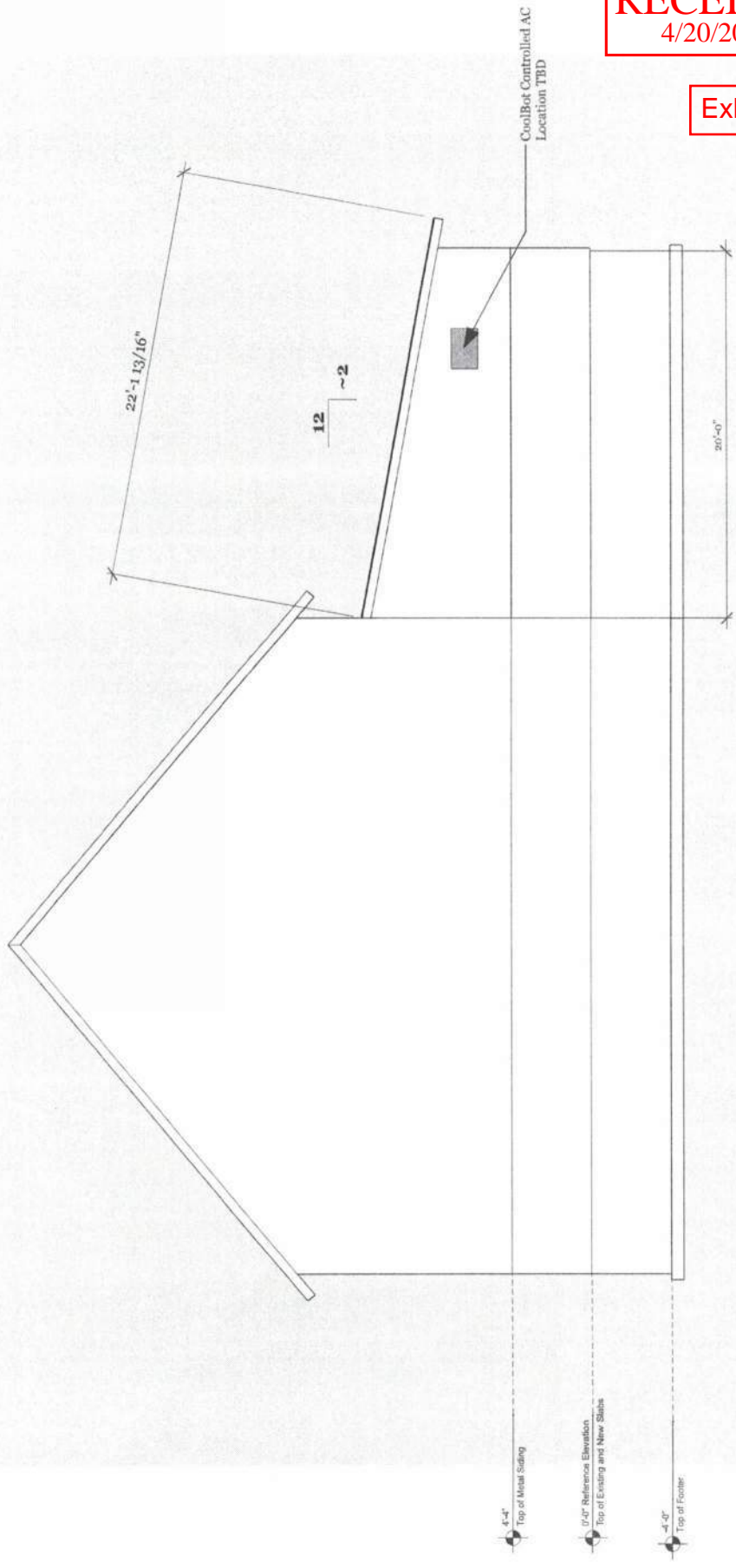
Amadon Woodworks and Design
Footprint Farm Wash/Pack Addition

East Elevation

26-ZP-11

Town of Starksboro
RECEIVED
4/20/2027

Exhibit F



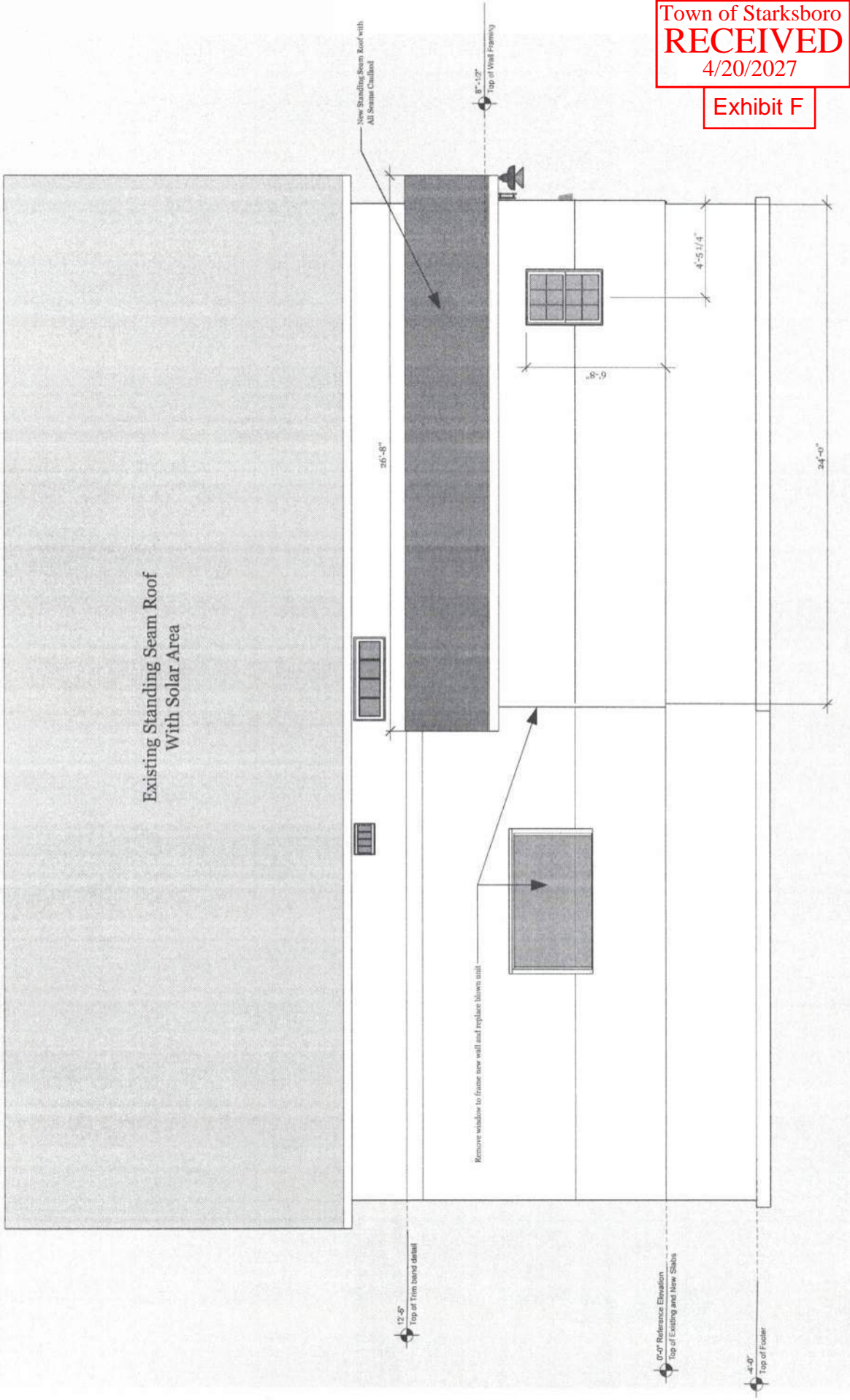
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Amadon Woodworks and Design
Footprint Farm Wash/Pack Addition

West Elevation

Town of Starksboro
RECEIVED
4/20/2027

Exhibit F



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Amadon Woodworks and Design
Footprint Farm Wash/Pack Addition

South Elevation

Town of Starksboro
RECEIVED
4/20/2027



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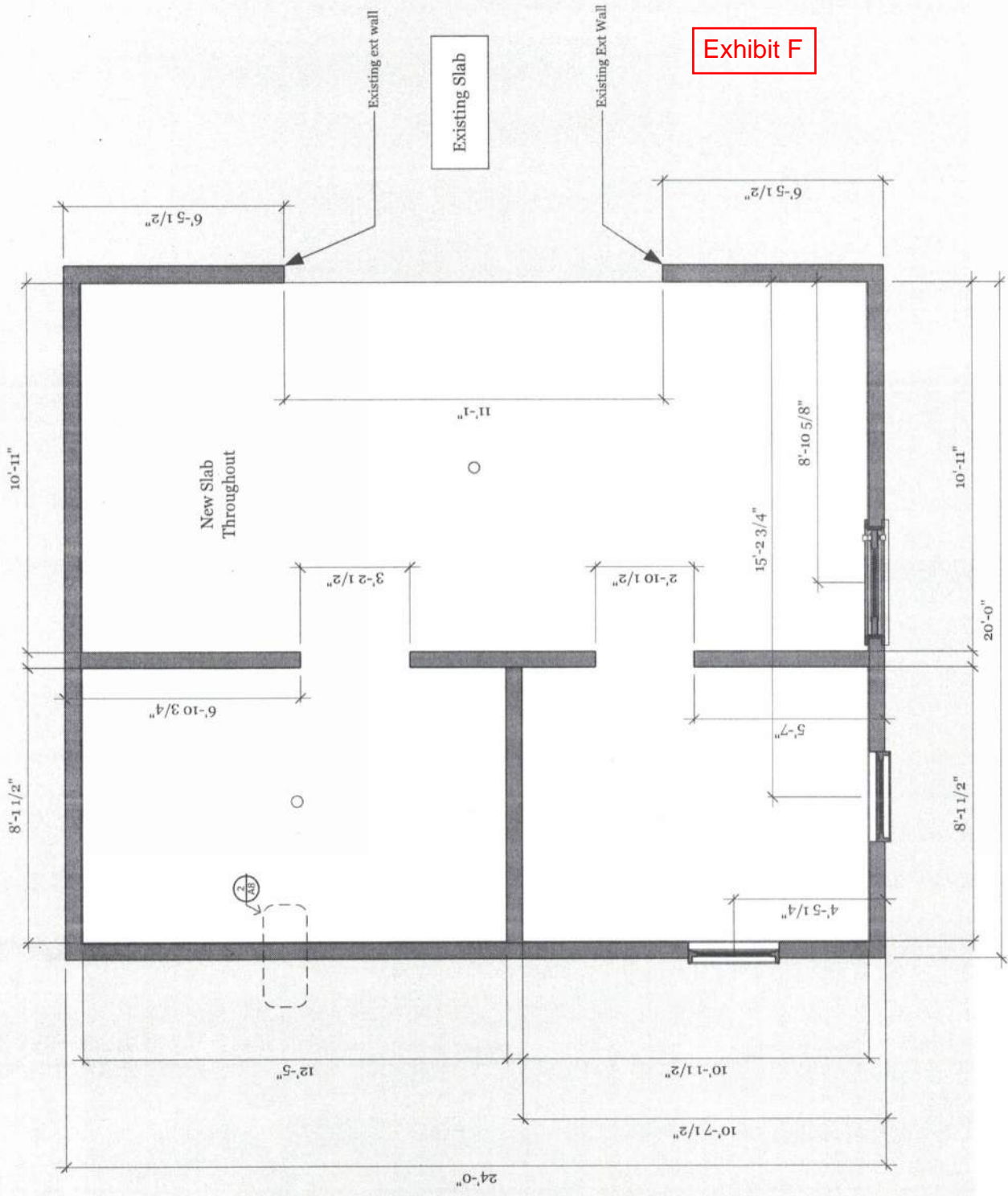
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NO.	DATE	REVISIONS
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Exhibit F



26-ZP-11

Town of Starksboro
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4/20/2027



Exhibit F



REVISIONS

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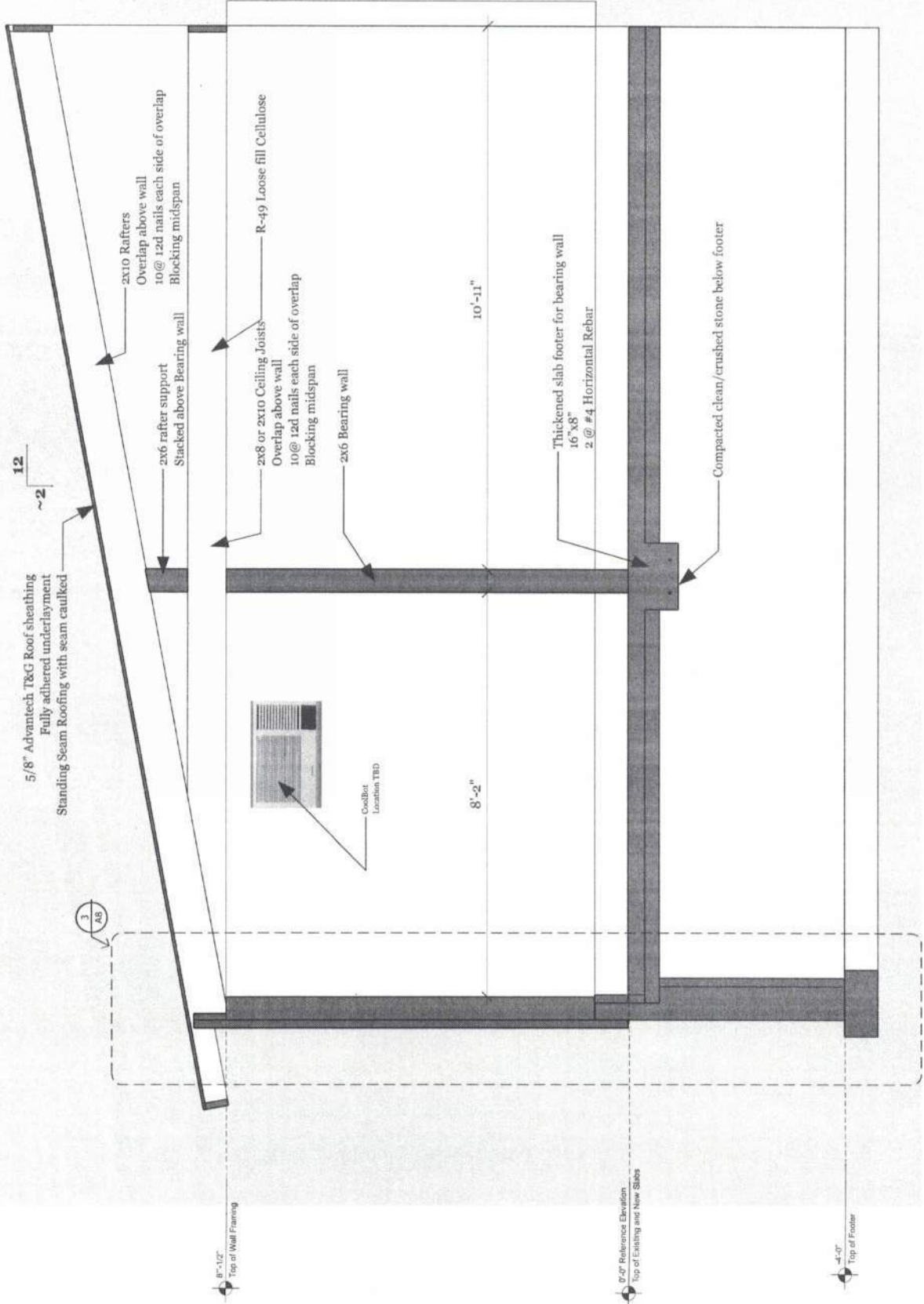
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Town of Starksboro
RECEIVED
4/20/2027

Exhibit F



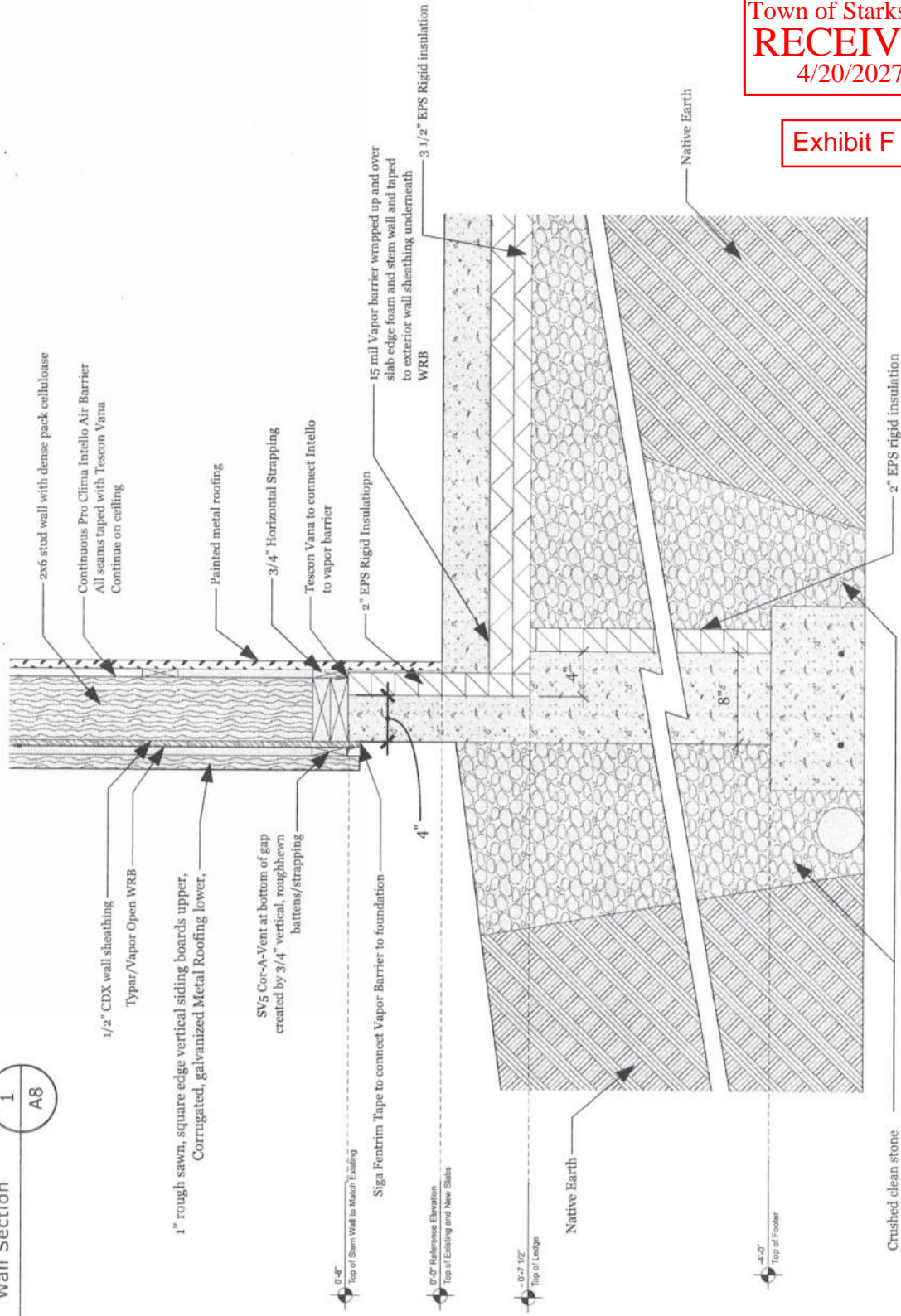
NO.	DATE	REVISIONS
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Amadon Woodworks and Design
Footprint Farm Wash/Pack Addition

Section

Wall Section

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A8



26-ZP-11

Town of Starksboro
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4/20/2027

Exhibit F

NO.	DATE	REVISIONS
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Footprint Farm Wash/Pack Addition

Slab edge/Wall Detail

Exhibit G

Address of property: 760 Tatro Rd Parcel ID (last 5 digits of SPAN): 11101

Property Owner (see Page 2): Taylor Mendell (Hutchison)

Property Owner Jake Mendell

Mailing Address: 760 Tatro Rd, Starksboro VT 05487

Signature of Owner: [Signature] Date 4/17/26

Signature of Owner: [Signature] Date 4/17/26

Applicant (see Page 2): SAME

Mailing Address: _____

Phone: _____ Email: _____

Signature of Applicant: _____ Date _____

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). # 26-ZP-11
Project description and Zoning Permit # On-farm business/section 342.B in the Fc district

Conditional Use Review (per section 425, "C" designation in Use Table, or other Section)
Project description and Zoning Permit #: Amendment of 2017DRB_06_CU decision #26-ZP-11

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-03CU-01SP Fee Paid: \$375 Date Deemed Complete: 4/27/2026

Warning Public Notice date: 5/14/26 Final Hearing date: 6/11/26 Date of decision: _____

DRB Chair: _____ DRB Clerk/ZA: _____

Zoning office notes: _____

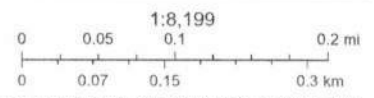
Site Plan Vermont Parcel Viewer



4/16/2026, 1:24:49 PM

Parcels - Active

- existing building
 - part residence
 - part wash/pack facility for farm. only place on property storing items pertaining to AOFB operations
 - x 7 greenhouses
 - x 2 sheds
- } all farm use



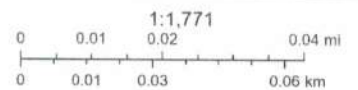
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, VCGI

Site Plan, zoom on addition
Vermont Parcel Viewer



4/16/2026, 1:26:35 PM

Parcels - Active



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, VCGI

Description of Footprint Farm & related AOFB operations

Footprint Farm is a small, diversified vegetable farm run by Taylor & Jake Mendell. The Mendells started the operation in 2013, first renting the land then subdividing and purchasing the subdivided parcel in 2017. The farm operates on about 3 acres of sandy farm land, 1.5 acres are used to grow annual vegetables, an acre is in annual cover crops at any one time, and the remaining .6 of an acre is occupied by unheated high tunnels used to grow vegetables year-round. Farmland is managed using regenerative, low input methods that put soil first and are monitored by several voluntary certifications such as CAPS (food safety), Real Organic and VOF (Organic and beyond Organic certifications), and oversight from the NRCS (Natural Resource and Conservation Services). In addition to the high tunnels, infrastructure includes a tractor shed, an equipment shed, a heated propagation tunnel, and a four-season wash/pack facility that doubles as the owners' primary residence. The farm employs six domestic workers in addition to Taylor & Jake, most of whom work seasonally. Two to three employees work year-round on a part-time basis. Most of them have been with us for 3-10 years. The farm's sales are split evenly between a 38-week CSA program and wholesale sales. Wholesale customers range from the Middlebury Foods Coop to caterers and restaurants between Middlebury and Burlington. The CSA program is a subscription model in which 200+ families sign up for a season of vegetables grown and chosen weekly by the farmers. About 20% of these customers received subsidized shares supported by up to 6 local food access programs. In addition to Footprint Farm vegetables, customers can choose to add products from other local producers: eggs, fruit, pork/beef, cheese, bread, and/or mushrooms. These products are typically delivered on the day of CSA distribution (bread, mushrooms, fruit) or are stored for short periods at the farm (up to two weeks) in designated storage spaces. Bought-in products represent about 10% of farm sales. It is these bought-in products that trigger the AOFB designation for Footprint Farm. CSA distributions are spread across 4 pick-up locations: Bristol, Hinesburg, Burlington and from the farm in Starksboro. There are typically 5-6 families who pick up from the farm, with the bulk of customers split between Bristol and Hinesburg pickup locations. Farm employees and owners deliver all farm products with the farm's delivery van.

Request of Relief from 100-foot setback from wetland

Our initial CU permit, 2017-DRB-06CU, listed "a minimum 100-ft setback from existing wetlands, and native vegetation shall remain undisturbed within 50-ft of the wetlands, with the exception that trees greater than 12 feet in height on the south side of the building envelope can be removed on an on-going basis to retain solar benefits on the site." We are requesting relief from the 100-ft setback, to be amended to the town's 50-foot setback. Included in this application are correspondence with Zapata Courage from the Watershed Management Division | Wetlands Program of the Vermont Department of Environmental Conservation who determined that the corner of the proposed addition would be just shy of 80-ft from the wetland.

Narrative regarding Site Plan Review Section 424.D and Conditional Use Criteria 425. D

Conditional Use Criteria 425.D

1. **Suitability of the Use** The proposed addition increases the ability for us (and future farmers) to use this land to maintain a viable agricultural business. The location of the addition does not affect the bulk of the property, and is located on a slope that will aid in the directional flow of any additional rainfall off the new roofline.
2. **Character of the area**
 - a. The proposed addition will maintain the aesthetic of the existing building and the Tatro Rd neighborhood: simple, blending into the surrounding woodland as much as possible, and practical. It will not alter the ability of neighboring properties (mostly residential, one commercial) to use their spaces as designed.
 - b. The proposed addition will not change the current activities on the property. It does not disturb the natural qualities of the surrounding area, nor will it create a situation in which additional municipal services are needed.
3. **Safety and Privacy** The proposed addition will not change the safety and privacy of neighboring landowners.
4. **Natural Setting** The proposed addition is sited in an area not currently wooded, or vegetated. It is, in fact, a rather sad area of the property with soils that have not been able to support much vegetation. The nearby woods and wetland will not be affected by the addition, and we plan to add native vegetation between the addition and the woods/wetland to help transition from human to natural spaces.
5. **Public Facilities and Services** Public facilities and services have been sufficient in the years since the original conditional use permit was created. This project will not change that.
6. **Performance Standards** This project will not change the performance standards already followed on our property. Noise is primarily contained within our main structure, the only noise above 50 dB(a) might be intermittent tractor or weedwhacker use, but our business uses both at far less frequency than most farms. Dust, odors and air pollution are no more than a normal residence. We have a few outdoor lights that are warm-toned, only on until about 6pm or later for resident safety, and are covered with an overhang. Vibration caused by tractor use is in the middle of the property and would not be felt by someone on a neighboring property. We do not store or accumulate junk, refuse, or fuel besides a propane tank for greenhouse heat. Traffic is concentrated to 6-7am when our employees arrive, and 3-4pm when they leave. We do get more deliveries than a standard home, but not more than one or two cars/large trucks per day. Any larger deliveries needed for everyday running of a farm business are typically organized into smaller trucks, or we meet the trucks on a class 2 road and bring the deliveries in ourselves to minimize vehicular impact on Tatro Rd.

Site Plan Review Criteria 424.D (AOFB designation)

1. **Siting and Design** The property is sited within the Forestry and Conservation district, and the original site plan designated a building zone that maintained the bulk of the usable agricultural and forested areas of the property. The now existing structure is on

an area that was previously cleared, so there was minimal tree removal. It is also on a sloped, sandy portion of the cleared area, both of which made the site undesirable for commercial agriculture. This new addition will not change the relationship of the building to its neighbors, as it will not be easily seen from the road, nor from neighboring properties.

2. **Vehicular Traffic and Circulation** Footprint Farm has been operating on this site for over a decade and in that time has increased traffic on Tatro Rd in three specific scenarios: employees getting to and leaving work, deliveries, and customers picking up orders. Employees (6 people 5 days per week during the main growing season and 3-4 people 2-3 days per week the rest of the year) arrive at and exit the property at the same time each day (6-8am and 3-4pm depending on the season), rarely crossing paths with everyday commuters/neighbors. In order to accommodate these regular vehicles we have added and maintained a pull-out below the most potentially dangerous part of Tatro Rd (a blind hill) and have instituted a rule that all visitors and employees should give a quick horn toot at the hill to warn oncoming traffic. In the event of a two-car meeting, our driveway serves as a pull out on one side, and the pull out serves cars on the other side of the hill. Neighbors already used the horn toot method when we moved here in 2013, and it has continued to work for everyone in the passing years. There will be a small increase in delivery traffic with any commercial operation, and we go to lengths to reduce that impact on Tatro Rd. We coordinate with suppliers of larger sized agricultural goods to both send deliveries in smaller vehicles (either the suppliers can accommodate this request or we hire or send a smaller vehicle to pick up and deliver), we batch orders or order with other farms to reduce the frequency of deliveries, and when a larger truck cannot be avoided, we meet them at a different location so that they do not drive on the Class 2 portions of Tatro Rd. At our busiest times of year there are an additional (more than an average residence) 2-3 delivery vehicles on the road per week.

Lastly we have customers who come to the farm to pick up their orders. There are two wholesale customers who come midday once per week, and there are 6-8 neighbors who pick up CSA shares from 4-6pm once per week from April - December.

The only previously described traffic directly associated with an AOFB designation would be deliveries made once per week by a mushroom grower, a bread baker, a delivery with cheese and eggs, and once in a while a fruit grower or meat delivery (3-4 per week). So far there have not been issues with snow removal and storage, and preventative safety protocols have addressed potential safety concerns.

3. **Pedestrian Traffic and Circulation** The farm itself is privately owned, and not a public accommodation. The interior spaces, and areas beyond the parking area, are private and not open to the public primarily for safety and biohazard/contamination exposure concerns. Customers who come to the farm to pick up produce do so from the outdoor, covered space which is accessible to the parking area. This project and its associated AOFB activities do not increase pedestrian activity.
4. **Parking** The property currently maintains parking for owners/residents, farm delivery vehicles (2), and employees. The parking areas blend well into the surrounding environment.

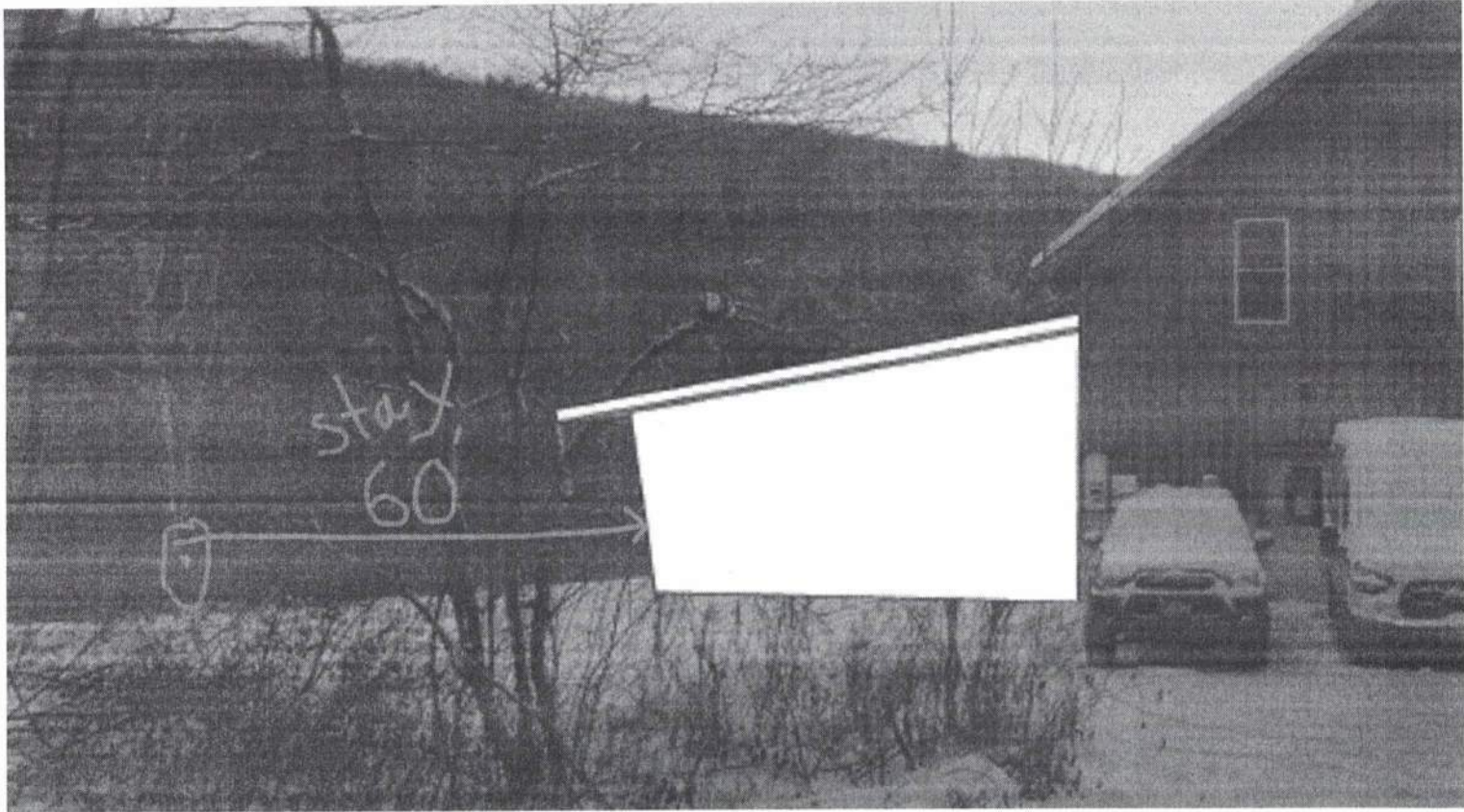
5. **Stormwater and Snow Storage** The design of the proposed addition uses a roof design that minimizes the impact of increased stormwater and snowfall. The driveway and farm roads have been designed to help stormwater drain away from buildings and farm fields, and do not pool or cause soil erosion.
6. **Lighting** The only exterior lighting on the building are three dim lights that provide a safe entry to the building. There is a motion sensor floodlight that has been used in rare cases when safety (local burglaries) was a concern.
7. **Signs** There is one small sign on a tree at the intersection of the driveway and Tatro Rd. The tree also holds the property's 911 address sign. The sign says Footprint Farm with an arrow pointing down the driveway. It is hand carved, and unobtrusive.
8. **Landscaping** There is no significant landscaping on the property. This building addition project finalizes the footprint of the property's main structure, which will give us the opportunity to introduce landscaping around the building. The bulk of the farm's activities are blocked from public view due to the topography of the property, though there is a propane tank near the parking area that we have started to hide with landscaping features.
9. **Energy Conservation** This property and the farm's operations have been designed with conservation in mind from the start. The existing building is sited so as to have the optimal solar capacity, and the entirety of the roof is covered in solar panels. The building is highly insulated to reduce heat and cooling loss, heating and cooling are controlled with heat pumps, the fixtures are energy saving, and switches have been installed in farm buildings in order to enable us to turn off high energy consuming equipment (fans) when they are not needed. All buildings have been sited as close as possible to roads to minimize human impact on the property, and the farm operates as a low-impact agricultural operation.
10. **Compatibility with the Town Plan and Other Regulations** Our farm's operations uphold many of the values identified by the Starksboro Town Plan. Agriculture is a named priority, and our use of this land preserves a space that has been used agriculturally for generations without putting undue pressure on the land itself. We are also farming this land with strategies and methods that provide the opportunity for a viable agricultural business to exist amongst the typically smaller and more hilled fields found in Starksboro. We initially introduced the idea of working with other agricultural producers to further strengthen the community ties that characterize the farming community, and to provide a diverse market for our neighbors while also increasing our own ability to run a profitable business. Our farm now has over 200 families who come back year after year, truly strengthening community through ties to food and land. We have also worked closely with the NRCS (Natural Resource and Conservation Services) to install more plants in the wetlands, habitat for birds and pollinators, and we have a conservation plan in place to help us maintain the natural beauty that is present on this property and characterizes this area of Starksboro as a whole. The work we do is rooted in sustainable growth, and we are honored to be part of this tight-knit, resourceful community.

RE: 760 Tatro Rd-Starksboro: 2026-0071

Courage, Zapata <Zapata.Courage@vermont.gov>
To: Taylor Mendell <taylor@footprintfarmvt.com>

Tue, Jan 27, 2026 at 4:27 PM

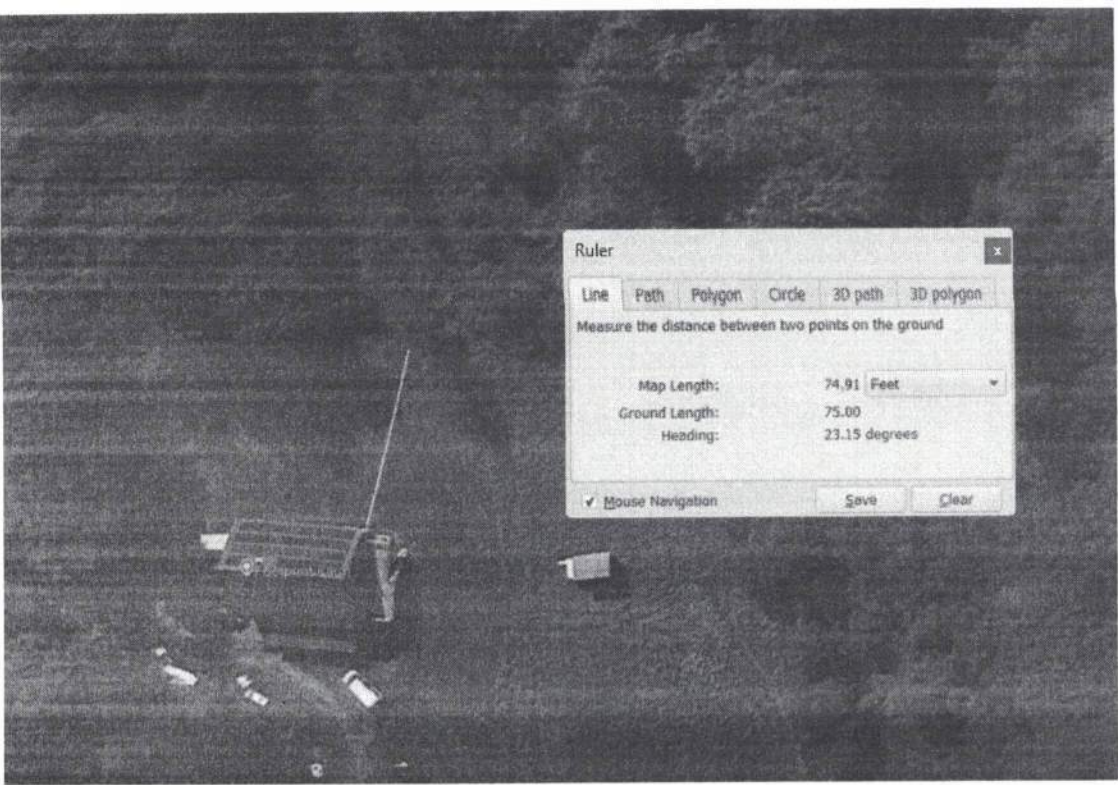
Attachments came through just fine. If your addition can stay 60-ft from the yellow birch tree with the sign on it, then you do not need a site visit, no delineation and a wetland permit is not needed (i.e. The width of your addition off the existing can be about 20 ft wide). Based on photos and the topography, the yellow birch is right at the edge of the wetland, probably just outside by a couple of feet.



Town of Starksboro
RECEIVED
4/20/2027

Exhibit J

Exhibit J



Let me know if you have questions. You can save my emails and forward them to the town.

So glad you know George. Say hello to him when you connect. With the Gov. shutdowns, we ended up not reviewing a couple of projects he had going on, so missed seeing him this summer.

Cheers,

Zapata

[Quoted text hidden]



Exhibit K

Town of Starksboro
RECEIVED
4/20/2027

Taylor Mendell (via email: taylor@footprintfarmvt.com)
760 Tatro Road
Starksboro, VT 05487
Footprint Farm

RE: Determination of a Farm Operation

Dear Taylor Mendell,

Thank you for submitting your “farming” request. The Agency of Agriculture, Food & Markets (the Agency) renders opinions, based on the Agency’s Required Agricultural Practices Regulations (RAPs) as to whether a person is “farming” and the RAPs apply.

After reviewing your request, the Agency determines that you are “farming” and required to comply with the RAPs. The Agency provides more detail below.

Farm Operation Determination

This letter is documenting that activities occurring on acres, of a **32** total acre farm operation, located at **760 Tatro Road, Starksboro, VT**, meets the definition of “farming,” per the RAPs.

Section 2.14 of the RAPs in part, states “farm” means a parcel or parcels of land owned, leased, or managed by a person and devoted primarily to farming, ... and that meets the threshold criteria as established in Section 3 of the RAPs, provided that the lessee controls the leased lands to the extent they would be considered as part of the lessee’s own farm.

Section 2.16 of the RAPs states “farming” means:

- (a) the cultivation or other use of land for growing food, fiber, Christmas trees, maple sap, or horticultural, silvicultural, and orchard crops; or
- (b) the raising, feeding, or management of livestock, poultry, fish, or bees; or
- (c) the operation of greenhouses; or
- (d) the production of maple syrup; or
- (e) the on-site storage, preparation, and sale of agricultural products principally produced on the farm; or
- (f) the on-site storage, preparation, production, and sale of fuel or power from agricultural products or wastes principally produced on the farm; or
- (g) the raising, feeding, or management of four or more equines owned or boarded by the farmer, including training, showing, and providing instruction and lessons in riding, training, and the management of equines.

In part, you have described your **farm operation** as a **diversified vegetable operation specializing in year-round greens and CSA sales**, and therefore meets the definition of farming in Section 2.16 of the RAPs by meeting the provisions listed below:

- (a) the cultivation or other use of land for growing food, fiber, Christmas trees, maple sap, or horticultural, viticultural, and orchard crops;**
- (c) the operation of greenhouses; and**
- (e) the on-site storage, preparation, and sale of agricultural products principally produced on the farm.**

Your description also suggests that your farm meets the minimum thresholds enumerated in Section 3.1 of the RAPs that

makes the RAPs applicable. You indicated that you meet at least the following minimum criteria in Section 3.1:

- (b) has produced an annual gross income from the sale of agricultural products of \$2,000.00 or more in an average year;**
- (c) is preparing, tilling, fertilizing, planting, protecting, irrigating, and harvesting crops for sale on a farm that is no less than 4.0 contiguous acres in size; and**
- (f) is managed by a farmer filing with the Internal Revenue Service a 1040(F) income tax statement in at least one of the past two years;**

Exhibit K

Agency Determination

Based upon this information presented at this time, the Agency has determined the activities described above occurring at **760 Tatro Road, Starksboro, VT**, meet the definition of farming pursuant the RAPs and are therefore considered a farming operation.

This farm operation determination does not exempt the Farm from compliance with any other provisions of the RAPs or any other applicable laws or regulations.

Farm operations that fall under the jurisdiction of the RAPs and operate an Accessory on Farm Business (AOFB) enjoy some zoning protections but may be required to participate in site plan review with their municipality and follow any relevant municipal performance standards. The Agency recommends that farms discuss their future operational plans with their municipality and work to comply with any/all AOFB requirements upfront to ensure a successful business plan. In part, an AOFB means the following activities conducted on a farm:

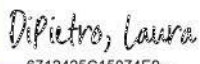
- The storage, preparation, processing, and sale of qualifying products, provided that the qualifying products are produced on a farm; the sale of products that name, describe or promote the farm or accessory on-farm business, including merchandise or apparel that features the farm or accessory on-farm business; or the sale of bread or baked goods; and
- educational, recreational, and social events that feature agricultural practices and /or qualifying agricultural products.

For more information, please review 24 V.S.A. § 4412 (11), visit: <https://agriculture.vermont.gov/land-use-renewable-energy-0/accessory-farm-business>, and talk to your town.

This letter outlines the Agency’s position based on the information provided and may change should the relevant information change. Please be aware that you will be required to comply with the Required Agricultural Practices (<https://agriculture.vermont.gov/rap>) by virtue of this determination by the Agency, and any other regulations applicable to your operation.

Please reach out with any additional questions.

Sincerely,

Signed by:

 6712425C15074E9...

 Laura DiPietro
 Director of Water Quality
 Agency of Agriculture, Food & Markets

4/20/2026 | 2:03:03 EDT

 Date

CC: Steven Rooney - Zoning Administrator, Starksboro, VT (sent via email: zoning@starksborovt.org)

Please also be aware of the following, and contact the appropriate authorities if necessary:

Flood Hazard Area and River Corridor Construction: Construction of farm structures otherwise exempt from municipal regulation are subject to the [Flood Hazard Area and River Corridor Rule](#) administered by the Department of Environmental Conservation, Agency of Natural Resources. Obtaining appropriate permits in advance of construction will ensure compliance with National Flood Insurance Program (NFIP) criteria and enhance flood resilience.

Public Drinking Water Supplies: Nutrients, sediment, organic matter and microorganisms may also impact drinking water supplies derived from surface waters. Agricultural operations should be aware of the locations of surface drinking water source intakes and appropriately manage agricultural activities to reduce potential negative impacts.

Wetlands: Although wetlands are not mentioned in the RAPs, landowners need to be aware of existing rules pertaining to wetlands under state and federal jurisdiction. The Natural Resources Conservation Service, U.S. Army Corps of Engineers, and the Vermont Department of Environmental Conservation coordinate all agriculture/wetland issues in Vermont. It is strongly suggested that landowners contact the U.S. Army Corps of Engineers at 802-872-2893 and the Vermont Department of Environmental Conservation at 802-241-3760 before initiating farm related activities in or near wetlands.

Construction of New Farm Structures: Construction of new farm structures, specifically buildings and other farm related structures that disturb one or more acres of land must obtain authorization from the ANR before commencing with land disturbance or construction activities. Approval will be issued by ANR upon receipt of a Notice of Intent (NOI) which certifies that adequate measures for the control of erosion and sedimentation will be used during land disturbance and construction efforts. Persons needing additional information about the Construction General Permit/NOI concerning one or more acres of land disturbance are advised to contact the Water Quality Division of the Department of Environmental Conservation at 802- 241-3770 or visit the web site at www.vtwaterquality.org/stormwater. Authorization by ANR is not needed for construction or land disturbance related to cultivation, irrigation, drainage and fencing.

Vermont Fire and Building Codes: Farm structures, as determined by the Vermont Agency of Agriculture, Food & Markets (the Agency), may be required to comply with all applicable Vermont fire and building code regulations. In no way does a designation as a farm structure by the Agency limit the need for the structure to meet requirements listed under Title 20 of the V.S.A. Chapter 173, including obtaining a construction permit for eligible structures as defined in Chapter 173. For more information please visit: www.firesafety.vermont.gov

Solid and Hazardous Waste Management: Agricultural operations are advised to manage all wastes generated on the farm consistent with all applicable solid waste rules and hazardous waste rules. Information regarding the proper storage and disposal of waste oil, petroleum products and empty containers can be obtained from the Vermont Waste Management Division at 802- 241-3888.

Wastewater Management and Residuals Management: Farm operations generating wastewater indirect discharges or discharges to underground injection wells are advised that permits may be required from the Department of Environmental Conservation Watershed Management Division or Groundwater Protection and Management Division. The management of sewage, biosolids, and septage on a farm must be conducted consistent with the Vermont Solid Waste Management Rules and any Solid Waste Management Facility Certification authorizing these activities. Information regarding these requirements can be obtained by calling (802) 828-1535.

Water Withdrawal and Irrigation: Farm operations utilizing surface waters for irrigation purposes are advised that water withdrawals above a de minimis rate are required to obtain a permit from the Department of Environmental Conservation consistent with the Procedure for Determining Acceptable Minimum Stream Flows. More information regarding water withdrawals for irrigation purposes and permitting requirements can be obtained by calling the Watershed Management Division at (802) 828- 1535.

Alteration of Streams: Stream alteration permits regulate activities that take place in or along streams. The permit program is intended to prevent the creation of flood hazards, protect against damage to aquatic life, and protect the rights of neighboring landowners. The types of activities that are regulated include streambank stabilization, road improvements that encroach on streams, bridge construction or repair, and utility crossings under streambeds. More information regarding stream alteration and permitting requirements can be obtained by calling the River Management Division at (802) 828-1535.

Spill Prevention, Control, and Countermeasure (SPCC): EPA's oil pollution prevention regulation requires facilities that are subject to regulation to prepare and implement a plan to prevent any discharge of oil into navigable waters or adjoining shorelines of the U.S. A farm must prepare a SPCC Plan if it has an aggregate aboveground storage capacity of greater than 1,320 gallons. Only containers of oil with a capacity of 55-gallons or greater are counted toward this aggregate capacity threshold. The plan is referred to as a Spill Prevention, Control, and Countermeasure (SPCC) plan. More information regarding SPCC and permitting requirements can be obtained by calling the Environmental Assistance Office at 1(800) 974- 9559.

Vermont Act 250: Act 250 is Vermont's land use and development law, enacted in 1970 at a time when Vermont was undergoing significant development pressure. The law provides a public, quasi-judicial process for reviewing and managing the environmental, social and fiscal consequences of major subdivisions and developments in Vermont. "Farming" is defined similarly under both Act 250 and the RAPs, and "farming" is generally exempt from Act 250 review. But, the Agency does not have the authority to determine whether Act 250 applies to your farming activities and/or building project. If there are questions regarding whether Act 250 applies, please contact the Natural Resources Board (NRB) [District Coordinator](#). Please also be advised that if you have an existing Act 250 permit it may attach to your new activity or project. The NRB District Coordinator can help you assess the potential impact. More information regarding Act 250 can be obtained by calling the NRB at (802) 828-3309.

Town of Starksboro Development Review Board

Exhibit L

Notice of Findings and Decision

In re: Jim Mendell and Peg Kamens- Application No. #2017DRB-06-CU, development in the Forest Conservation district, parcel# D2257S

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for conditional use (development in the Forest Conservation district) submitted by Jim Mendell and Peg Kamens (owners of record) pursuant to the Town of Starksboro Land Use and Development Regulations, adopted 2016.
2. The conditional use application was received by David Wetmore, Starksboro ZA, on September 14, 2017. A copy of the application and other exhibits are available at the Starksboro Municipal Office.
3. Public notice requirements for application #2017DRB-05-SD were completed as required in chapter #400 and evidenced in exhibit #1. This includes a warning in the Addison Independent, required postings, notice to abutting property owners, and owner/applicant.
4. The application for conditional use was considered by the Development Review Board (DRB) at a public hearing on October 12, 2017. The public hearing was closed on the same date. The DRB reviewed the application and conducted the public hearing pursuant to the Town of Starksboro Land Use and Development Regulations, adopted 2016, State law and Starksboro Rules of Procedure.
5. The following members of the DRB attended the hearing:
 - Dan Nugent, Chair; Marjorie Dickstein, V. Chair; Arnell Paquette, Secretary; Ben Campbell, Jon Fenner, and Rob Liotard.
 - DRB Member Richard Warren was present at the hearing, but did not participate, due to a stated conflict of interest.
6. At the outset of the hearing, the following people were present and a summary of their evidence with regard to the criteria, and a record of their participating at the hearing is part of the hearing record.
 - Taylor Hutchison; Peg Kamens; Dave Marshall; Jake Mendell; Jim Mendell; Kenneth Weston; and Dave Wetmore (Zoning Administrator).
7. During the course of the hearing the following exhibits were submitted to the Development Review Board:
 - Ex. #1: Application for conditional use, fee and narrative
 - Ex. #2: Applicant's project narrative.
 - Ex. #3: Proposed land survey by Ken Weston.
 - Ex. #4: Site plans (C1, C1.1, C1.2, C1.3 and C2) prepared by Civil Engineering Associates.
 - o Included are wastewater plans.
 - Ex. #5: Density summary and project description by Civil Engineering Associates.
 - Ex. #6: Project narrative addressing sections 260, 311, 312, 320, 330, 350 and 426.
 - Ex. #7: Public notice compliance.These exhibits are available at: Starksboro Municipal Office, Zoning Records.

TOWN CLERK'S OFFICE
STARKSBORO, VERMONT
RECORDED
DECEMBER 7 2017
at 12 o'clock 05 minutes P M
received this instrument for record
Vol 115 Page 002
Attest: *[Signature]*
TOWN CLERK

FINDINGS

Based on the application, testimony, exhibits, and other evidence the Development Review Board makes the following findings:

1. The applicant seeks conditional use approval to develop a single-family home and related accessory structures. The property is a 32+/- acre site bounded on the east by the private portion of Tatro Road and westerly by the mapped wetland. The property is more fully described in the following deeds in the Town of Starksboro Land Records:
 - Recorded in book 86, page 205, to Hogback Heaven Farm LLC from James Mendell and Peggy Kamens, dated September 21, 2006, recorded September 30, 2006.

Town of Starksboro Development Review Board

Exhibit L

Notice of Findings and Decision

In re: Jim Mendell and Peg Kamens- Application No. #2017DRB-06-CU, development in the Forest Conservation district, parcel# D2257S

Recorded in book 86, page 209, to Hogback Heaven Farm LLC from James Mendell and Peggy Kamens, dated September 21, 2006, recorded September 30, 2006.

Recorded in book 91, page 119, to Hogback Heaven Farm LLC from John Painter and Lisa Divoll-Painter, dated March 4, 2008, recorded March 6, 2008.

2. The property is located almost entirely in the **Forestry and Conservation (FC)** district, as described on the Starksboro land Use Map on record at the Town of Starksboro Municipal Office, and in Chapter 26 and Article 260.A of the Zoning Bylaws. Chapter 210, Article 210.A, Figure 3. Use Table identifies that single-family residential uses in the FC district are conditional. Conditional Use approval is requested for the development pursuant to section 425 of the Zoning Bylaws.
3. The Applicants propose to develop a single-family residence and related accessory buildings on the parcel, which currently includes a large portion of open agricultural land presently being operated by the Applicants as "Footprint Farm". A building site is proposed on the south end of the farm operation, which is in the FC district, reducing the impacts upon the agricultural resources. Minimal clearing will be required to site the single-family home and related agricultural structures. Further, the building site is setback 100-ft from wetland boundary. The parcel has frontage along the private portion of Tatro Road. A complying 4-bedroom SFH wastewater has been developed (ex. #4).

Chapter 260. FC District Purposes.

This district is intended to protect the natural qualities of land that is generally not suitable for land development for many reasons, including poor or shallow soils, poor access to Class 3 or better roads and other municipal services, steep slopes, and the adverse effects on the habitat of wildlife or other natural resources. The Hogback Heaven Lands located in this district have good soils for wastewater disposal. The existing road provides access to Town-owned Tatro Road. The presence of wildlife is impacted by the open nature of the land due to its prior history of farming activities, and its close proximity to existing residential and commercial uses.

Chapter 263. Special District Standards.

The proposed driveway and house envelope avoid the existing wetlands that are located on the south and west sides of the lot. The building envelope has been laid out to provide a 100-foot separation to the wetlands while also providing a 130-foot separation to the private portion of Tatro Road. There are no significant natural and ecological resources within the building envelope, such as wetlands, vernal pools, flood hazard areas, steep slopes, surface waters, or significant natural areas for endangered or threatened species.

The remaining portions of the lot will continue to be used for agricultural purposes.

The proposed building envelope has been placed at a location which minimizes impacts on neighbors while also being in proximity to the existing private portion of Tatro Road, and has been sited to provide minimal intrusion on the aesthetics along the private portion of the road.

The proposed clearing limits are limited to that necessary for the construction of the driveway and proposed house. No other clearing is proposed.

Chapter 311. Driveways.

The proposed home will have access to the existing private portion of the Tatro Road via a driveway that is designed for both heavy construction equipment and emergency vehicles and equipment. This road meets the design standards set forth in the regulations for low volume private roads.

The proposed increase in trip ends on the property will be minimal as there is only one new home proposed. Currently the operators of Footprint Farm commute to the site, while under the proposed conditions they will live on the same site as the farm, possibly resulting in a reduction of trips per day.

Notice of Findings and Decision

In re: Jim Mendell and Peg Kamens- Application No. #2017DRB-06-CU, development in the Forest Conservation district, parcel# D2257S

Chapter 330. Resource Protection.

The applicants propose to site the house a minimum of 100-ft from existing wetlands. Much of the existing 50-foot buffer area near the proposed house site has been mowed for hay as part of agricultural activities associated with the existing farm. In recognition that the use of solar energy is a goal set forth in the Town plan and these regulations, the applicant is proposing a natural vegetative re-establishment within the 50-foot buffer area in the vicinity of the proposed building envelope, with the exception that trees greater than 12 feet in height on the south side of the building envelope can be removed on an on-going basis in order to retain the solar benefits of the site.

Chapter 426. Subdivision Review

426.E Review Criteria.

- (1) Siting and Suitability. The building envelope for the new lot has been sited to minimize the agricultural potential of the remaining portions of the property.
- (2) Natural Features. The proposed driveway and house envelope avoid the existing wetlands that are located on the south and west sides of the lot. See Special Districts Standards and Resource Protection, above.
- (3) Character of the Area and Privacy. The proposed house site is buffered from the neighboring residential uses by setting the building envelope away from Tatro Road. The existing wetland is also a buffer between the house site and the homes to the south.
- (4) Energy Conservation and Access to Renewable Energy. The proposed building envelope provides south face access to sun. The wetland currently suppresses the forest in this area of the property, which will enable access to the sun later in the day and in the winter.
- (5) Access and Circulation. The change in existing traffic levels will be minimal. See Driveways, above. The low level of traffic will not impact existing Tatro Road's ability to accommodate vehicles, pedestrians, or bicyclists.
- (6) Infrastructure, Utilities, Facilities and Services. All of the new utilities serving the proposed home will be buried underground. The existing infrastructure is adequate to serve the one new home.
- (7) Lighting. The proposed building envelope has been designed to buffer light intrusion to abutting properties.
- (8) Recreation Access. The proposed residential use will not preclude access to a nearby existing open space conservation area.

CONCLUSIONS- the DRB concludes the following

1. The DRB concludes that the single-family residence can comply with the provisions of Chapter 330 – Resource Protection providing all construction complies with the “VT Handbook on Soil Erosion and Sediment Control on Construction Sites”.
2. There are presently numerous single-family residences within this area of Tatro Road. As proposed, the location of this residence minimizes intrusion further into the FC district. The DRB determines that site preparation and development should follow the “VT Handbook for Soil Erosion and Sediment Control”, and to ensure adequate access for fire and rescue services.
3. The size of the applicants' parcel has sufficient open space for recreation commonly associated with residential uses.
4. As proposed, this property is a legal conforming parcel and as such may be developed for the purposes permitted in the district. Compliance with all State permits shall be required prior to the ZA issuing a zoning permit for land development.
5. Compliance with Town of Starksboro Land Use and Development Regulations regarding down-shielded lighting will minimize negative impacts of light trespass into the night sky. Air and noise pollution will be limited to that commonly associated with residential uses. Extended generator operation is not anticipated but if one is

Town of Starksboro Development Review Board

Exhibit L

Notice of Findings and Decision

In re: Jim Mendell and Peg Kamens- Application No. #2017DRB-06-CU, development in the Forest Conservation district, parcel# D2257S

used it should not exceed 50 decibels at the property line.

6. Energy conservation compliance must conform to the "Vermont Residential Building Energy Standards".

DECISION AND CONDITIONS


Based on the findings and conclusions the Starksboro DRB **APPROVES** Conditional Use Application 2017DRB-06-CU for single-family use of parcel #D2257S located primarily in the Forest Conservation District subject to the conditions outlined below.

1. The land development and single-family residential use of parcel #D2257S shall be in accordance with the application, plans, exhibits on file and the findings of fact which are incorporated herein.
2. All land development shall comply with the "VT Handbook on Soil Erosion and Sediment Control on Construction Sites".
3. The residence shall be located a minimum of 100-ft from existing wetlands, and native vegetation shall remain undisturbed within 50-ft of the wetlands, with the exception that trees greater than 12 feet in height on the south side of the building envelope can be removed on an on-going basis to retain solar benefits on the site.
4. The residence shall be built in compliance with the Vermont Residential Building Energy Standards.
5. All exterior lighting shall be down-shielded.
6. Noise from the use of a generator shall not exceed 50 decibels at the property line.

Dated at Starksboro Vermont, this 16th day of November 2017.


 11-16-17
 Dan Nugent


 Marjorie Dickstein


 Edward "Ben" Campbell

 Jon Fenner

 Robert Liotard

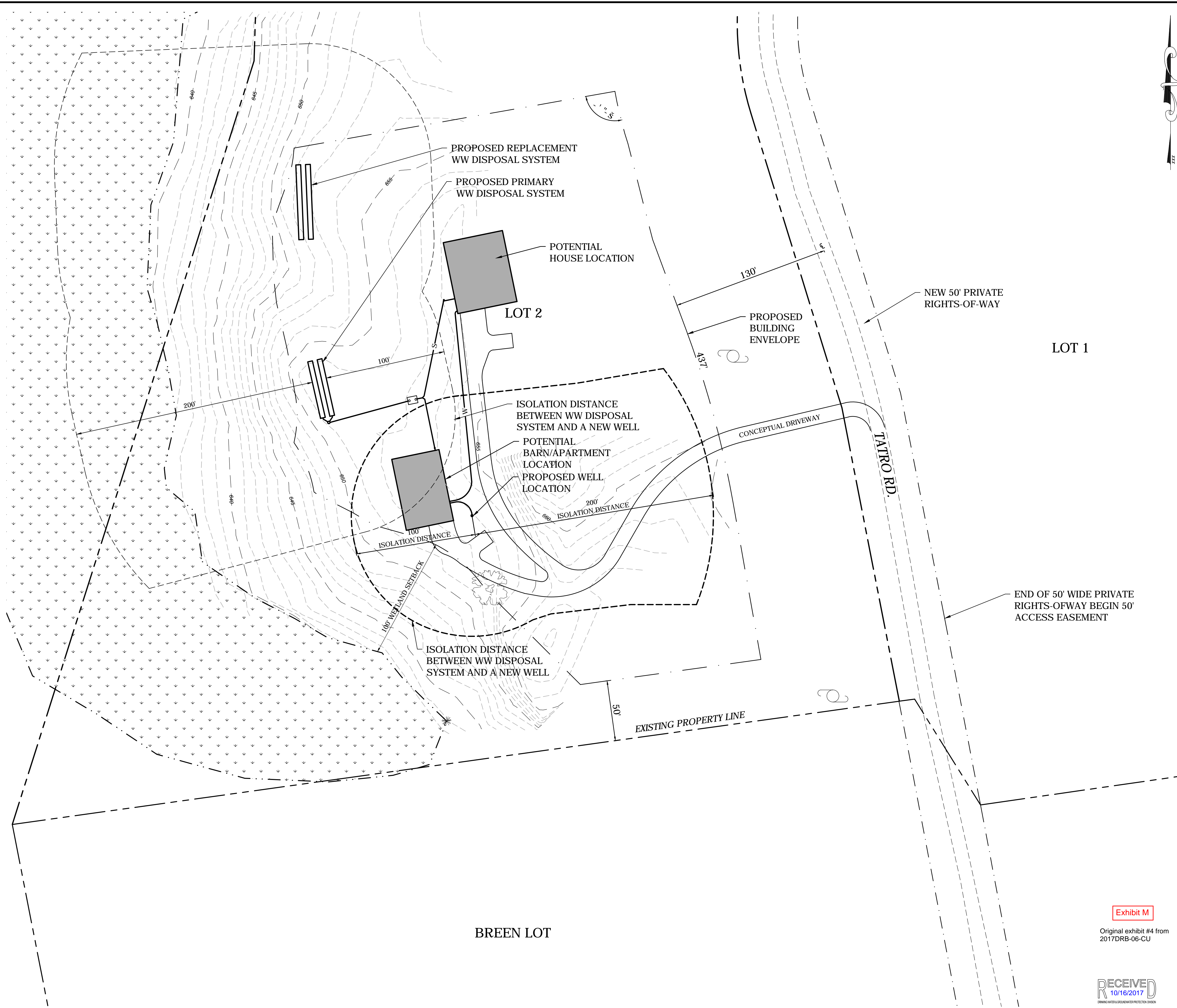

 Arnell Paquette

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

LEGEND

- PROPOSED PROPERTY LINE
- - - PROPOSED SETBACK LINE
- 100 --- PROPOSED CONTOUR
- ==== PROPOSED CURB
- ==== PROPOSED FENCE
- ==== PROPOSED GRAVEL
- ==== PROPOSED PAVEMENT
- PROPOSED GUARD RAIL
- E --- PROPOSED ELECTRIC
- FM --- PROPOSED FORCEMAIN
- G --- PROPOSED GAS
- ST --- PROPOSED STORM
- S --- PROPOSED GRAVITY SEWER
- T --- PROPOSED TELEPHONE
- W --- PROPOSED WATER
- PROPOSED SWALE

- ⊙ PROPOSED SEWER MANHOLE
- ⊙ PROPOSED STORM MANHOLE
- ⊙ PROPOSED CATCH BASIN
- ⊙ PROPOSED WELL
- ⊙ PROPOSED HYDRANT
- ⊙ PROPOSED SHUT OFF
- ⊙ PROPOSED UTILITY POLE
- ⊙ PROPOSED LIGHT POLE
- ⊙ PROPOSED EDGE OF BRUSHWOODS
- REBAR SET
- CONCRETE MONUMENT SET



SITE ENGINEER:



CIVIL ENGINEERING ASSOCIATES, INC.
10 MANSFIELD VIEW LANE, SOUTH BURLINGTON, VT 05403
802-864-2323 FAX: 802-864-2271 web: www.ceaa-vt.com

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DRAWN

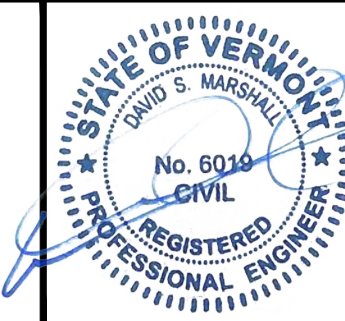
SAL

CHECKED

DSM

APPROVED

DSM



OWNER:

HOGBACK HEAVEN FARM, L.L.C.

TATRO ROAD
STARKSBORO, VT

PROJECT:

COMMON GROUND SUBDIVISION

TATRO ROAD
STARKSBORO, VT

DATE	CHECKED	REVISION
8/31/17	DSM	REVISIONS PER AMR COMMENTS
9/27/17	DSM	NOTE REVISIONS
10/16/17	DSM	WW PERMIT REVISIONS

PROPOSED PARTIAL SITE PLAN

DATE
MAY 8, 2017

SCALE
1" = 40'

PROJ. NO.
15154

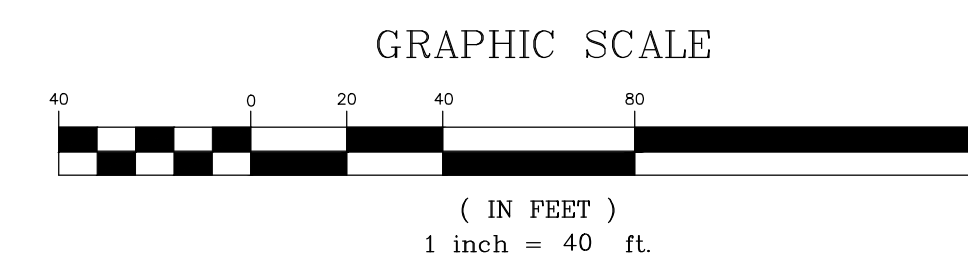
DRAWING NUMBER

C1.2

Exhibit M
Original exhibit #4 from
2017DRB-06-CU



VERMONT
DEPARTMENT OF ENVIRONMENTAL CONSERVATION
Drinking Water & Groundwater Protection Division
THIS IS SUBJECT TO PROVISIONS
OR CONDITIONS LISTED IN PERMIT
Permit #: WW-9-0451-5
Date: October 17, 2017



Town of Starksboro Development Review Board Hearing Exhibit List

Applicant: Haney-Fisher
Application # 26-DRB-02SP
Date of Hearing: 6/11/2026
Hearing Type: AOFB Site Plan Review

Revised 6/15/2026
to add exhibits
provided at the
hearing

Exhibit #	Description	Date entered	Submitted by:
A	Warning dated May 14,2026, rev 5/27/26	5/27/26	ZA
B	Abutter Map dated 5/6/26	5/26/26	ZA
C	Abutter Mailing Affidavit dated 5/26/26	5/26/26	ZA
D	Applicant Cover Letter dated 5/6/26	5/26/26	Applicant
E	Zoning Permit Application recvd 5/6/26	5/8/26	Applicant
F	DRB Application dated 4/7/26, recvd 5/6/26	5/26/26	Applicant
G	Site Plan and Site photos for sign locations, recvd 5/6/26	5/26/26	Applicant
H	List of abutters recvd 5/6/26	5/26/26	Applicant
I	Project Narrative, Site Plan Review criteria responses recvd 5/6/26	5/26/26	Applicant
J	Letter and photograph to the DRB from Carin and Dale Hoffman dated June 11, 2026	6/11/26	Interested Party
K	Email to ZA from Joanne Swierz dated June 11, 2026	6/11/26	Interested Party
L	Copy of prepared statement read at the hearing by Bonita Bedard	6/11/26	Interested Party
M	Copy of prepared statement read at the by Kirsten St. Louis	6/15/26	Interested Party

TOWN OF STARKSBORO
DEVELOPMENT REVIEW BOARD
REVISED NOTICE OF HEARING

Dwyer Haney and Emily Fisher submitted application 26-DRB-02SP for an On-Farm Business Site Plan Review on a 26+/- acre parcel #10615 at 685 Dan Sargent Road. The proposed **business** is in the LDRC district. The Site 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 June 11, 2026, starting at 7:40p.m. at the Starksboro Town Office with remote access (info below). The full application is available to review by request of 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>

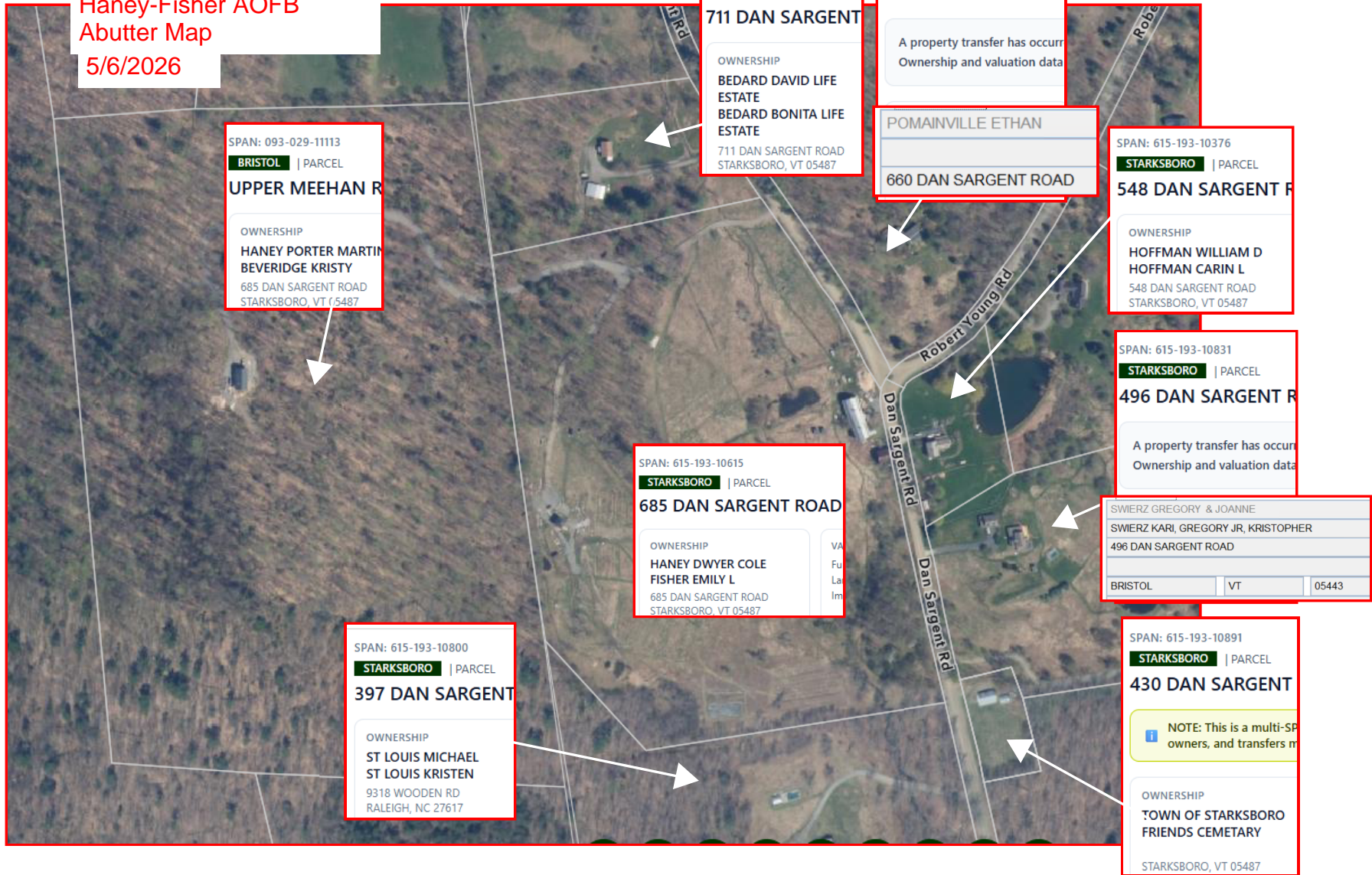
Meeting ID: 896 1741 5124

Or by Phone: +13052241968

Warning Date : May 14, 2026, revised 5/27/26

Exhibit B

26-DRB-02SP
Haney-Fisher AOFB
Abutter Map
5/6/2026



Town of Starksboro

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

ABUTTERS MAILING AFFIDAVIT

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 5/20/24 that I sent by US 1st class mail the attached "notice of public hearing", for application 26-DRB-02SP to the following list of abutting property owners and others requesting notice.


Stephen Rooney, Zoning Administrator

Date: 5/20/24

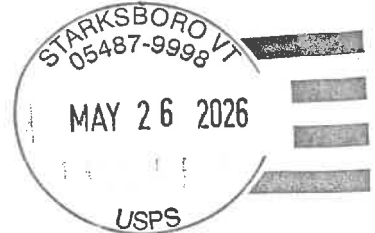
I attest by my signature below that I have reviewed this list and that it was mailed on 5/20/24

Attest:  Town Clerk/ Assistant Town Clerk/ Town Admin

Applicants: Dwyer Haney, Emily Fisher, 685 Dan Sargent Road, Parcel 10615

Abutters or Participants	
Parcel #	Name and Address
10054	DAVID BEDARD LIFE ESTATE BONITA BEDARD LIFE ESTATE 711 DAN SARGENT ROAD STARKSBORO, VT 05487
10564	ETHAN POMAINVILLE 660 DAN SARGENT ROAD STARKSBORO, VT 05487
10376	WILLIAM D HOFFMAN CARIN L HOFFMAN 548 DAN SARGENT ROAD STARKSBORO, VT 05487
10831	GREGORY & JOANNE SWIERZ GREGORY SWIERZ, JR. KARI SWIERZ KRISTOPHER SWIERZ 496 DAN SARGENT ROAD BRISTOL, VT 05443
10891	FRIENDS CEMETARY TOWN OF STARKSBORO STARKSBORO, VT 05491
10800	MICHAEL ST LOUIS KRISTEN ST LOUIS 9318 WOODEN RD RALEIGH, NC 27617
11113 (Bristol)	PORTER MARTIN HANEY KRISTY BEVERIDGE 687 DAN SARGENT ROAD STARKSBORO, VT 05487





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05/06/2026

Exhibit D

Site Plan Review for an Accessory On-Farm Business

Dwyer Haney and Emily Fisher - Bending Birch Homestead - May 6, 2026



We are applying for a DRB Site Plan Review for our farm, Bending Birch Homestead, so that we may become an Accessory On-Farm Business. In addition to the change of business designation, we are applying for a zoning permit so that we may paint our farm name on our barn and put a small sign at the entrance to our driveway where folks will be parking. There is no additional construction or infrastructure associated with this site plan review.

Enclosed, you will find:

- A. Zoning Permit Application
- B. Development Review Board Application
- C. Site Plan
- D. List of Abutting Property Owners
- E. Project Narrative and Review Criteria



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

ZONING PERMIT APPLICATION

Exhibit E

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: 685 Dan Sargent Rd. Parcel ID (last 5 digits of SPAN): 10615
 Zoning District: LDRC Overlay District (if applicable): _____ Lot Size (acres): 26

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

Property Owner(s) Name: Dwyer Haney
 Property Owner(s) Name: Emily Fisher
 Owner Mailing Address: 685 Dan Sargent Rd.
Starkshoro VT 05487

Applicant Information (see definition next page):

Applicant Name: Dwyer Haney
 Applicant Mailing Address: 685 Dan Sargent Rd.
Starkshoro VT 05487

Town of Starksboro
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 05/06/2026

Project Information :

Description of Project: Accessory On-Farm Business site plan review and two signs

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.

Dwyer Haney 5/6/26
 Property Owner Signature Date
[Signature] 5/6/26
 Property Owner Signature Date

Dwyer Haney 5/6/26
 Applicant Signature Date

OFFICE USE BELOW ONLY

Date received: 5/6/26 Date Application Deemed Complete 5/11/26 Fee: \$ 165 Paid via: Check # _____ Online

PERMIT DECISION

Decision: DENIED/ APPROVED / REFERRED TO DRB

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

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

Zoning Administrator's Comments: _____

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

Review Checklist to be completed by the applicant:

Type of Project (check all that apply): New Construction / Sitework Change in Use Addition/Alteration Sign
 Accessory Dwelling Unit Home Business Renovation Other: On-Farm Business (Sect. 342.B)

Related Prior DRB Approval Numbers # 26-DRB-02SP

For New Structures or Additions:

Total new square footage: N/A **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
- Wetlands (Class I or II)
- Steep Slopes (20% or greater)
- 50 feet from a waterbody, stream, etc.
- Water Source Protection Area
- 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:

NOTE A: WORK IN TOWN OR STATE RIGHT OF WAY REQUIRES A DRIVEWAY/ACCESS PERMIT

NOTE B: WORK INSIDE PROPERTY BOUNDARY REQUIRES A ZONING PERMIT

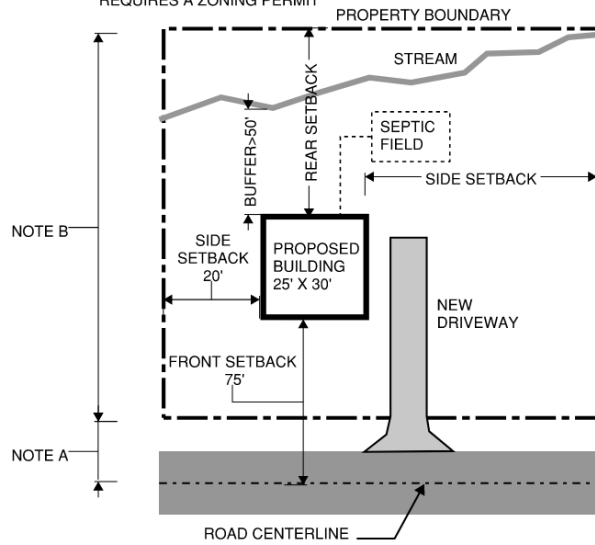


Diagram:

SEE ATTACHED SITE PLAN																			
------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Address of property: 685 Dan Sargent Rd. Parcel ID (last 5 digits of SPAN): 10615

Property Owner (see Page 2): Dwyer Haney

Property Owner Emily Fisher

Mailing Address: 685 Dan Sargent Rd, Starksboro, VT 05487

Signature of Owner: Dwyer Haney Date 4/7/26

Signature of Owner: EF Date 4/7/26

Applicant (see Page 2): Dwyer Haney

Mailing Address: 685 Dan Sargent Rd, Starksboro, VT 05487

Signature of Applicant: Dwyer Haney Date 4/7/26

Exhibit F

Town of Starksboro
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05/06/2026

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 # Accessory On Farm Business - Bending Birch Homestead
- Conditional Use Review (per section 425, "C" designation in Use Table, or other Section)
Project description and Zoning Permit #: _____
- Subdivision (per Section 426). Pre-application meeting date : _____
_____ 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-02SOP Fee Paid: \$325 Date Deemed Complete: 5/11/2026

Warning Public Notice date: 5/15/26 Final Hearing date: 6/11/26 Date of decision: _____

DRB Chair: _____ DRB Clerk/ZA: _____

Zoning office notes: _____

C) Site Plan with locations of parking areas and signs



Photos of sign locations:



D) List of Abutting Property Owners

To the west:

PORTER MARTIN HANEY & KIRSTY BEVERIDGE
687 DAN SARGENT ROAD
STARSBORO, VT 05487

To the north:

DAVID BEDARD LIFE ESTATE & BONITA BEDARD LIFE ESTATE
711 DAN SARGENT ROAD
STARSBORO, VT 05487

To the northeast:

RICHARD & BARBARA MOFFI
660 DAN SARGENT ROAD
STARSBORO, VT 05487

To the east:

WILLIAM D & CARIN L HOFFMAN
548 DAN SARGENT ROAD
STARSBORO, VT 05487

To the southeast:

GREGORY M & JOANNE SWIERZ
496 DAN SARGENT ROAD
STARSBORO, VT 05487

At the southeast corner:

STARSBORO QUAKER MEETING HOUSE
430 DAN SARGENT ROAD
STARSBORO, VT 05487

To the south:

MICHAEL & KRISTEN ST LOUIS
9318 WOODEN RD
RALEIGH, NC 27617

E) Project Narrative

Bending Birch Homestead is a diverse agroforestry farm that seeks to develop perennial (and often, tree-based) solutions to the climate crisis. Instead of growing corn that requires annual tillage and synthetic fertilizers & pesticides (and results in expansive monocultures, soil erosion, and massive carbon expenditures), we grow chestnuts that can produce more food per acre while requiring no tillage or outside inputs (and resulting in diverse, intact ecosystems, soil building, and carbon sequestration). Each approach grows a staple starch with many uses, but the impact each approach has on our landscape couldn't be more different. We grow many things besides chestnuts, but they serve a good example that illustrates our view of agriculture.

A big part of our goal in doing this work is to educate folks about these new (but also ancient) ways of agriculture and how they can change our world (and our communities) for the better. In order to meet these goals, we seek to become an Accessory On-Farm Business so that we can begin to conduct activities (farm tours, events, courses, etc) to share the work we are doing and celebrate tree-based agriculture.

In addition to the change of our business designation, we will be mowing two areas of our pasture to allow for parking and adding two signs to identify our AOFB to folks driving up Dan Sargent Road. These parking areas will not be near any septic systems, wells, streams, or other pieces of infrastructure.

Review Criteria from 424.D

(1) Siting and Design

The two parking areas are immediately adjacent to existing curb cuts and limit impact to agricultural areas of the property. The parking areas will be mown pasture, and won't appear different from the surrounding pasture when not actively being used for parking.

The design of the signs will be very simple - wooden construction with our farm logo - nothing that stands out or draws undue attention.

(2) Vehicular Traffic and Circulation

Traffic generated will be generally infrequent and won't be taking place during times of the year when Dan Sargent Rd. requires frequent maintenance (no mud season programming planned). Parking will be immediately adjacent to the existing curb cuts so as to separate vehicular traffic from pedestrian traffic and minimize vehicular usage on the property. All access points will still be passable for emergency vehicles and because no programming is planned for the winter, the parking areas won't be plowed or used when snow is present. Carpooling will be encouraged in advertising to limit vehicular traffic.

(3) Pedestrian Traffic and Circulation

Pedestrians will access different parts of the property on mown paths through the pasture.

(4) Parking

The northerly parking area will accommodate approximately 22 cars and the southerly parking area by the barn will accommodate approximately 7 cars for a total of 29 parking spaces. This limits the impact to land that could otherwise be used agriculturally. The mown parking areas will not be aesthetically distinguishable from any of the surrounding mown pasture.

(5) Stormwater and Snow Storage

Pasture infiltrates storm water very effectively - there will be no increase in runoff.

(6) Lighting

No lighting is planned for the parking areas or the signs.

(7) Signs

The two proposed signs will be sited in logical places to identify the farm without having any adverse effects on the character of the area. Both the sign on the barn and the sign to the north will be less than 16 square feet as stipulated in 317.F and will be of simple wooden construction displaying our farm logo.

(8) Landscaping

We have been adding shrubs and buffer plantings for several years to mitigate our impact on neighbors and beautify our property. These plantings will continue until our property is a forest of edible food, overflowing with abundance and beauty.

No equipment or utilities are planned, but if we were to add them in the future, we would certainly include buffer plantings.

(9) Energy Conservation

Since we are not planning to use any energy for these parking areas and signs, we've conserved energy to the maximum extent possible.

(10) Compatibility with the Town Plan and Other Regulations

This Accessory On-Farm Business fits perfectly within the stated vision in the town plan:

Starksboro's collective vision is to maintain our town's environmental quality, scenic beauty, diverse working landscapes, rural character, sense of community and quality of life

The town's support of agriculture is really important to us and was one of the many reasons we chose to settle here. This excerpt from the town plan captures this spirit perfectly:

In future decades, we hope agriculture becomes an increasingly vital and economically viable enterprise, which can support farmers and their families. We want our town to move towards greater sustainability – producing food and energy locally. We would like our economy to expand – providing more jobs in town in a diversity of small businesses, which are built on our natural and human assets

Our Accessory On-Farm Business shall conform to the requirements outlined in the town zoning regulations, section 342.B

To the Starksboro Development Review Board
Re: Application 26-DRB-02SP — Dwyer Haney and Emily Fisher, On-Farm Business Site Plan Review
685 Dan Sargent Road, Parcel #10615, LDRC District
Hearing Date: June 11, 2026

Dear Chair Campbell and Members of the Development Review Board,

We are residents of the Starksboro community and submit this comment for the record in connection with the above-referenced application for an On-Farm Business Site Plan Review. I ask the Board to carefully examine four areas of concern before approving this application as submitted.

Having lived next to this parcel and been prior owners, we have direct knowledge of the site and have concerns about the proposed changes and the impacts they would have on the surrounding land and community.

1. PARKING - JUSTIFICATION FOR 29 SPACES

The proposed site plan identifies 29 parking spaces. This number appears disproportionate for a rural on-farm business on a 26-acre parcel in the LDRC district and raises significant questions the applicant should be required to answer:

- What is the maximum number of visitors, customers, or employees expected on-site at any one time, and what specific calculation under the Starksboro Land Use and Development Regulations (SLUDR) produces a requirement of 29 spaces?
- Does this parking count reflect anticipated event use — such as farm dinners, workshops, or agritourism gatherings — that would draw larger crowds than typical farm retail operations? If so, the scope and frequency of such events should be fully disclosed and regulated as conditions of approval.
- Providing 29 spaces for what is described as a farm business conversion suggests the operation may function at times more like an event venue than a working farm. The Board should require the applicant to justify each space with specific use projections and confirm compliance with SLUDR parking standards.

2. WATER QUALITY - NO ON-SITE SEPTIC OR WATER SUPPLY

We are deeply concerned that the application identifies no on-site septic system and no on-site water supply to support the proposed business operations and the volume of visitors implied by 29 parking spaces.

- Vermont requires any commercial or public-use operation that generates wastewater to have an approved wastewater system permitted through the Agency of Natural Resources. The

Board should confirm whether the applicant has obtained or applied for a Wastewater System and Potable Water Supply Permit (Act 250 / ANR) sufficient for the scale of operations proposed.

- Without adequate wastewater infrastructure, public use of this property poses a direct risk of surface and groundwater contamination, particularly given that Dan Sargent Road is a rural area where neighboring properties may rely on private wells.
- We ask the Board to condition any approval on submission of proof of an approved, permitted wastewater and water supply system scaled to the maximum expected occupancy before any public-facing business operations commence.

3. 3. PARKING LOCATION - WET AREA NEAR THE BARN, VERNAL POOLS, AND OIL RUNOFF INTO THE DRINKING WATER SOURCE

The parking spaces identified adjacent to the barn appear to be located in a seasonally or permanently wet area. Compounding this concern, there are vernal pools present in the field below the proposed parking area, and the drainage from this area flows toward a drinking water source serving neighboring properties. Together, these conditions raise serious environmental, public health, and regulatory concerns:

- Vernal pools are among Vermont's most ecologically sensitive habitats. They provide essential breeding habitat for wood frogs, spotted salamanders, and other amphibian and invertebrate species. Vermont Agency of Natural Resources guidance recognizes vernal pools and their upland buffers as critical natural communities warranting protection, and disturbance to vernal pool habitat — including through altered hydrology and stormwater runoff from upslope impervious surfaces — can significantly harm these ecosystems.
- Grading, compaction, or surfacing of the wet area near the barn to accommodate vehicle parking would likely increase the volume and velocity of stormwater runoff draining downslope toward the vernal pools and, critically, toward the drinking water source below. Even if the parking area itself is not within a regulated wetland, the hydrological connection between the proposed parking area and the sensitive areas below it means that impacts to one directly affect the others.
- A parking area accommodating 29 vehicles presents a meaningful and ongoing risk of petroleum contamination. Vehicles regularly deposit motor oil, transmission fluid, brake fluid, gasoline, and other hydrocarbons onto parking surfaces through leaks, drips, and exhaust condensate. In a wet, poorly drained area with direct surface flow toward a drinking water source, these contaminants have no meaningful filtration barrier before reaching the water supply. A single significant oil leak or fuel spill in this location could contaminate the drinking water source for neighboring households with no practical means of remediation.
- The Board should require the applicant to demonstrate that the proposed parking area does not drain — directly or indirectly — toward any drinking water source, including springs, dug

wells, drilled wells, or surface water intakes used by neighboring properties. If such a hydrological connection exists, the parking area should be relocated, or a certified stormwater engineer should design an appropriate containment and filtration system capable of capturing petroleum and other vehicle-related pollutants before they reach the watershed.

- The Board should require a site-specific wetland and vernal pool assessment by a qualified wetland scientist or natural resource professional before approving any parking or surface improvements in or near the wet area adjacent to the barn. This assessment should map the vernal pools, identify applicable buffers, and evaluate whether the proposed parking location would affect vernal pool hydrology, upland buffer habitat, or the drinking water source below.
- If any portion of the proposed parking area falls within a regulated wetland or wetland buffer under Vermont Act 250 or the Vermont Wetland Rules, additional state permits may be required before site work begins.

4. NOISE AND TRAFFIC - IMPACT ON THE SURROUNDING RESIDENTIAL COMMUNITY

Dan Sargent Road is a quiet residential road, and the surrounding community has a reasonable expectation that land use changes will not fundamentally alter its character. We have concerns about the proposed change of use and its impact on the community surrounding.

- Traffic: 29 parking spaces, if regularly filled, would generate significant vehicle trips on a road not designed for commercial traffic volumes. The Board should require a traffic impact assessment or, at minimum, a clear description of expected peak traffic days and hours, and should consider conditions limiting the frequency and size of public events.
- Noise: Farm business operations that include events, amplified music, tours, or other gatherings can generate noise that travels substantially in a rural, quiet environment. The Board should require the applicant to identify all activities that may produce elevated noise levels and to commit to specific mitigation measures — such as hours of operation, decibel limits, or buffer plantings — as conditions of approval.
- Lighting: If evening events are anticipated, outdoor lighting associated with the parking area and event spaces should be reviewed to prevent light pollution affecting neighboring residences.
- The Board should impose enforceable conditions on hours of operation, maximum attendance at any single event, and annual event frequency to protect the residential character of the surrounding neighborhood.

We do not oppose agricultural operations or the reasonable development of farm businesses in Starksboro. However, the concerns outlined above - an unexplained parking count, the absence of sanitary infrastructure, potential parking in a wet area, and impacts to a residential road and neighborhood - require clear, documented answers before this application is approved.

We respectfully request that the Board:

- (a) Require the applicant to provide a detailed parking justification consistent with Starksboro Land Use and Development Regulation (SLUDR) standards;
- (b) Condition approval on a permitted wastewater and water supply system adequate for the proposed use;
- (c) Require a stormwater and drainage assessment for the parking area near the barn;
- (d) Impose conditions on hours of operation, event frequency, maximum attendance, and noise to protect neighboring residents.

Thank you for your consideration. We ask that this comment be entered into the record.

Respectfully submitted,

Carin & Dale Hoffman

548 Dan Sargent rd, Starksboro, VT

June 11, 2026

Amy McCormick

From: Carin L. Hoffman <carinlhoffman@me.com>
Sent: Thursday, June 11, 2026 1:31 PM
To: Amy McCormick
Subject: Screenshot 2026-06-11 at 1.30.04 PM

1:30 60 86
From: Carin Hoffman
<23> in LaughlinHoffma
Today at 12:03 PM

No Subject



Starksboro Zoning Administrator

From: joanne swierz <anamcarajs@gmail.com>
Sent: Thursday, June 11, 2026 5:48 PM
To: Starksboro Zoning Administrator
Subject: Zoning for Bending Birch Farm

Steve Rooney
Starksboro Zoning Administrator

From
Joanne and Greg Swierz
496 Dan Sargent Road

Hello Steve

We are currently in Burlington at UVM Medical Center due to a medical emergency in the emergency department

So we are writing to you now about tonight's meeting at 7:30
Regarding the zoning application for Bending Birch Farm into a business

It was our intention to be there tonight however we will not be there

If at all possible, we may be able to enter into the Zoom meeting at 7:30 PM

We want you to know that as
Property owners who would adjoin this property

That we would like our voices be counted into the meeting tonight

We also want to continue if there will be any meetings following tonight's presentation

Being longtime residents in Starksboro, it is our desire not to have a farm business operating across the street

We love the peace and quiet we love, listening to nature, and we love that the town of Starksboro wishes to be conservative to maintain this environment
That's why we moved here

As I read through all the documents, my main concern is the word "event"
There have been other events on their property that have disturbed the peacefulness of the valley

We are comfortable with that for special occasions

However, we are not comfortable with 29 cars plus 2-4 people per car or more

This will disturb the peacefulness of the valley

We do recognize it would be part of the year however, we do not wish to have a business

We are a residential neighborhood and wish to maintain our neighborhood in line with the Town of Starksboro vision for the future of Starksboro

Thank you for entering our concerns into tonight's meeting

We look forward to continuing conversations if there will be any following tonights meeting.

Sincerely
Joanne and Greg Swierz

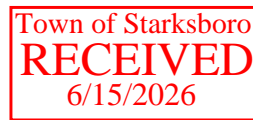
Joanne Swierz RN EOLD
496 Dan Sargent Road
Bristol, Vermont
anamcarajs@gmail.com
908-347-3561

In going through the project narrative, its not clear what else is being grown besides chestnuts or what the actual revenue for the On Farm Business will be generated from. Where will the people gather? Will there be pig roasts etc next to the driveway? Will people come for overnight with campers?

I notice the mention that the proposed parking lots will minimize vehicular usage on the property even though the Haney driveway is actually hidden by the treeline and could be a better fit for a parking area.

“No equipment or utilities are planned, but if we were to add them in the future we would certainly include buffer plantings” feels too open ended.

In closing my husband and I feel that a parking lot on that scenic location would be counter to what both the town plan and the Land Use and Development Regs intend and we ask that it be denied.



26-DRB-02SP Haney-Fisher AOFB Site Plan Review

Notes St. Louis Abutters

General Comments:

As property abutters and strong supporters of Starksboro and stronger supporters of the wonderful community of neighbors on Dan Sargent road we welcome new neighbors and investment in the community.

While the entire St. Louis family hope for nothing but success for Dwyer and Emily and Bending Birch Homestead and we have a deep respect for the rights afforded to private property owners we do have some questions regarding the scope, intended use and environmental impact of the Accessory On-Farm Business (AOFB) plan and subsequent development.

Signage:

Size and locations we have no concern.

Accessory On-Farm Business (AOFB):

The project narrative discusses farm tours, events, courses, etc, used to educate and inform on alternate methods of agriculture. The parking area of up to 29 vehicles would give us an idea of the operation on scale if the success we all hope for is realized.

At max capacity 29 vehicles would mean a minimum of 29 people and a possible maximum occupancy of around 29 x 4 or 116 individuals. Where is everyone going to pee / poop?

Our property experiences significant run off in wet years from the North / abutting side so human wastewater at a commercial scale is a concern.

At what point would size and type of events, customer traffic brought by AOFB be further evaluated? Is this the only time and if so, has the maximum possible occupancy been reviewed by the State?

Notes for follow up:

Have appropriate toilet, bathroom, and handwashing facilities been accounted for or provided for this human bio load on the property? Our I believe in Vermont, operating an Accessory On-Farm Business (AOFB) with no added structures requires compliance with state wastewater and local land use regulations. Because you are hosting people on the land, the state evaluates wastewater capacity based on business type and expected customer traffic. Has this been reviewed by the state?

NOTES for reference:

State Wastewater and Water Supply Requirements

Even without new structures, Vermont's Department of Environmental Conservation (DEC) dictates sanitation rules for business gatherings. [1]

- **Licensed Designer Needed:** You must work with a Vermont Licensed Designer to evaluate existing systems.
- **Portable Toilets:** Permitting allows for self-contained, portable toilets (portapotties) for temporary AOFB events.
- **Discharge Rules:** Untreated gray water (from washing stations) cannot be dumped freely. You require an [Alternative Toilet Practice Approval](#) for non-flush or mobile units. [1, 2, 3, 4]

Parking areas Concerns:

Although not paved, compacted surface parking lots cause significant environmental damage by increasing sediment runoff, degrading water quality in local watersheds, and introducing legacy pollutants. Compacted soil from repeated parking soil is partially permeable compared to asphalt, compacted surfaces still act as semi-impervious areas that accelerate erosion, disrupt natural hydrology, and leach chemical contaminants from vehicles, oil, fuel residue and heavy metals from brake pads.

As "Down Stream" abutters, there is a sizable water flow from north to south the runs about 40 yards to the west of Dan Sarget Road from the Bedard property south through the Haney / Fisher property across the St. Louis Property and on to the Trombley Property. Very close to the added 60X100 parking.

In this time of unprecedented climate crisis as mentioned in the project narrative uncharacteristically strong storms have seen the 48" plus culvert that crosses our driveway topped over and washed out from this water flow. Has adequate thought been given to the management of run-off from the added parking areas and associated natural hydrology.