

Starksboro Development Review Board Agenda

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

TOWN CLERK'S OFFICE AND VIA ZOOM

Instructions for remote participation below

TIME	TOPIC
6:30	Meeting called to order Review agenda for addition, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A).
6:35	Public Comment for non-agenda items only
6:45	Major Subdivision 26-DRB-02SD Boss-Kelly Preliminary Plan Review Hearing
7:45	Review and approve minutes from 2/12/26
7:55	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

Applicant name(s): Boss/Kelly

Application # 26-DRB-02SD

Date of Hearing: February 26, 2026

Type: Major Subdivision Preliminary Plan Review

Town of Starksboro Exhibit List

Exhibit #	Description	Date entered	notes
A	Warning, Abutter Map, and Abutters Mailing Affidavit	2/3/26	
B	Cover Letter by Barnard & Gervais dated 2/2/26	2/3/26	
C	DRB Application signed 1/30/26	2/3/26	
D	Owner Authorization Letter by Barnard & Gervais dated 11/18/25	2/3/26	
E	Project Narrative	2/3/26	
F	Draft Drawing S-1 Overall Subdivision Plan dated 12-30-25	2/3/26	
G	Draft Drawing S-2 Lot 6 Site dated 12-30-26	2/3/26	
H	Draft Drawing S-3 Lot 1 House Site Plan	2/3/26	
I	Draft Drawing PL-1 Two-Lot Subdivision Survey Plat dated 01-14-2026 (rec'vd 2/9/26)	2/9/26	

Town of Starksboro
Development Review Board
Notice of Hearing

Bradley Boss and Crystal Kelly submitted a major subdivision application (26-DRB-02SD) for Preliminary Plan Review of a Two-Lot Subdivision located on a 153.2 +/- acre parcel (10431) at 793 VT Route 116, Starksboro. The proposed subdivision is in the ASRR/FC Districts. The hearing on the application will be held per Sec. 426 of the Starksboro Land Use and Development Regulations (SLUDR).

The Starksboro Development Review Board will conduct the hearing on **February 26, 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

Date : February 5, 2026

Town of Starksboro

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

ABUTTERS MAILING AFFADAVIT

Pursuant to section #410 of the Starksboro Land Use Development Regulations I, Stephen Rooney, Zoning Administrator for the Town of Starksboro, hereby acknowledges that on 2/3/2026 that I sent by US 1st class mail the attached "notice of public hearing", for application 26-DRB-02SD to the following list of abutting property owners and others requesting notice.


 Stephen Rooney, Zoning Administrator

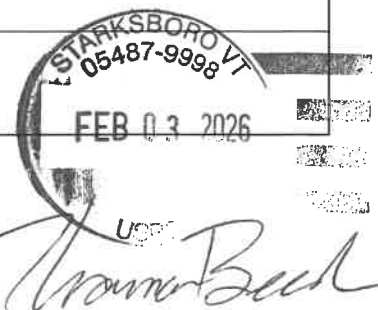
Date: 2/3/26

I attest by my signature below that I have reviewed this list and that it was mailed on 2/3/26.

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

Applicants: Bradley Boss & Crystal Kelly 793 VT Route 116, Starksboro – Parcel ID#10431

Abutters or Participants	
Parcel #	Name And Address
10301	Laura's Rentals, LLC 1835 VT Route 116 Starksboro, VT 05487
10574 / 10573	Stuart Morrow 6666 Spear Street Shelburne, VT 05482
10609	DMV Properties, Inc. David & Veronica Casey 10663 Dennis & Peggy Casey PO Box 31 Starksboro, VT 05487
10732 / 10733	David L. & Janet Russell 1248 VT Route 116 Starksboro, VT 05487
10665	Wayne Place 690 VT Route 116 Starksboro, VT 05487
10665	Stephen Fortner 137 Meadowlark Lane Starksboro, VT 05487
10663	Keith & Grace Pike 1109 VT Route 116 Starksboro, VT 05487
10004 (Monkton)	A Johnson Company, 106 Andrew Johnson Dr Bristol, Vt, 05443
10709 (Monkton)	Russell Holly, Po Box 6 Hinesburg, Vt, 05461
10700	Miner Hills Llc, 548 Burritt Road Hinesburg, Vt, 05461



Town of Starksboro

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

ABUTTERS MAILING AFFADAVIT

10698	David Gagnon Desiree Cousino 4437 River Road New Haven, VT 05472
10252	Habersang John Von Der Linn Kelsey 368 Hillsboro Road Starksboro, Vt, 05487
11055	Martin Shannon, 129 Hillsboro Road Starksboro, Vt, 05487
10429	Kelly Joseph, Kelly Sharon 210 Hillsboro Road Starksboro, Vt, 05487
10038	Webb Richard Scott, Webb Cynthia Marie 36 North Leno Lane Middlebury, Vt, 05753
10660	Atwood Barbara J, 568 Vt Route 116 Starksboro, Vt, 05487
10663	Keith & Grace Pike 1109 VT Route 116 Starksboro, VT 05487
11148	Melvin Kelly Mathew Burton-Kelly 1025 17 th Ave. SE East Grand Forks, MN 56721-2222

Any questions (office 453-2639)10660



BARNARD & GERVAIS, LLC*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



February 2, 2026

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

Subject: Bradley Boss & Crystal Kelly, Two-Lot Subdivision, 793 VT Route 116 Starksboro, Vermont
– Preliminary Plat Hearing Application and Required Information

Dear Steve:

I am writing on behalf of Bradley Boss & Crystal Kelly to formally request a preliminary plat hearing for a proposed two-lot subdivision relative to their 153.2 +/- acre parcel (Lot 1) of land located at 793 VT Route 116 in Starksboro, Vermont.

In accordance with the Town of Starksboro Land Use and Development Regulations, the following items are respectfully submitted:

1. Town of Starksboro Development Review Board (DRB) Application.
2. Authority To Act On Behalf Letter.
3. Project Narrative.
4. Waiver Request.
5. Names and Addresses of Adjoining Property Owners.
6. Wastewater Design Drawings dated December 30, 2025.
7. Survey Plat PL-1 dated January 14, 2026.
8. Preliminary Plat Application Fee (under separate cover).

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

Sincerely,

Jackson Grimes
Licensed Designer #133700

c: Bradley Boss & Crystal Kelly



Development Review Board Application

Town of Starksboro
RECEIVED
02/02/2026

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

EXHIBIT C

Address of property: 793 VT Route 116 **Parcel ID** (last 5 digits of SPAN): 10431

Property Owner (see Page 2): Bradley Boss & Crystal Kelly

Property Owner Bradley Boss & Crystal Kelly

Mailing Address: 422 Hayden Hill Rd E, Hinesburg, VT 05461

Signature of Owner: *Bradley H. B.* **Date** 1/30/2026

Signature of Owner: *Crystal Kelly* **Date** 1/30/2026

Applicant (see Page 2): Bradley Boss & Crystal Kelly

Mailing Address: 422 Hayden Hill Rd E, Hinesburg, VT 05461

Phone:

Signature of Applicant: *Bradley H. B.* *Crystal Kelly* **Date** 1/30/2026

Application Type (check all that apply):

☐ **Variance** (per section 422)

Specific relief requested: _____

☒ **Waiver** (per section 423)

Specific relief requested: 252.B Lot size, see narrative

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

Project description and Zoning Permit #: _____

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

Project description and Zoning Permit #: _____

☒ **Subdivision** (per Section 426). Pre-application meeting date : 12/11/25

_____ Minor x Major Total # Lots 2

☐ **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-02SD **Fee Paid:** _____ **Date Deemed Complete:** 2/2/26

Warning Public Notice date: 2/5/26 **Prelim. Hearing date:** 2/26/26 **Date of Preliminary Determination** _____

DRB Chair: _____ **DRB Clerk/ZA:** _____

Zoning office notes: _____

BARNARD & GERVAIS, LLC

Land Surveyors, Licensed Designers, Environmental Consultants

www.barnardandgervais.com

EXHIBIT D



November 18, 2025

Barnard and Gervais, LLC
10523 VT Route 116
PO Box 133
Hinesburg, VT 05461

Town of Starksboro
RECEIVED
02/02/2026

Authorization Letter

Re: Authorization to Act on Behalf of Property Owner

Dear Steve,

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

Property Address: 793 VT Route 116, Starksboro, VT

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

Application Description: Two-Lot Subdivision

This authorization includes, but is not limited to:

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

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

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

Authorized Representative Contact Details:

Name: **Jason S. Barnard**

Company: **Barnard & Gervais, LLC**

Phone: 802-482-2597

Email: Jason@barnardandgervais.com

EXHIBIT D

Town of Starksboro
RECEIVED
02/02/2026

Owner & Representative Details and Signature:

Name of Legal Owner: **Bradley Boss & Crystal Kelly**

Owner Representative: **Bradley Boss & Crystal Kelly**

Signature of Owner: *Bradley A. Boss*

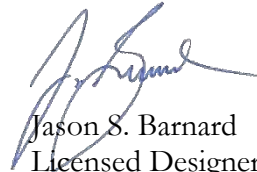
Signature of Owner: *Crystal Kelly*

Signature of Authorized representative: *Bradley A. Boss*

Signature of Authorized Representative: *Crystal Kelly*

Date: 11/20/2025

Sincerely,



Jason S. Barnard
Licensed Designer #126179

c: Bradley Boss & Crystal Kelly

**Bradley Boss & Crystal Kelly
Two-Lot Subdivision
793 VT Route 116
Starksboro, Vermont**

Project Description

Bradley Boss and Crystal Kelly own a parcel of land (Lot 1) located at 793 VT Route 116 in Starksboro. The parcel is 153.2 +/- acres in size and contains a 4-bedroom farmhouse, barn, and several agricultural outbuildings. The farmhouse is served by an on-site in-ground wastewater system and provided water by an on-site shallow well. Mr. Boss and Ms. Kelly are proposing to subdivide the parcel into two (2) lots. Lot 1 will be 148.36 +/- acres and is proposed to be improved with a new 4-bedroom single family residence that will be served by a new on-site in-ground wastewater system and provided water by a new on-site drilled well. Lot 6 will be 4.84 +/- acres and contain the existing 4-bedroom farmhouse, barns, and outbuildings. The farmhouse will continue to be served by the on-site in-ground wastewater system and will continue to be provided water by the shallow well located on Lot 1 via an easement.

Lot 1 also contains a grandfathered sand pit that has been in use prior to the adoption of any zoning regulations. The pit will continue to be used at the same capacity it has been historically and will continue to be accessed on the existing gravel road leading there. The approximate extents of the grandfathered pit are shown on the site plans and survey plat. No changes are being proposed to the use of the sand pit that is considered grandfathered and predates the Town of Starksboro Land Use Regulations.

Town of Starksboro, Land Use and Development Regulations

In accordance with **Section 426.E Review Criteria** of the Town of Starksboro Land Use and Development Review regulations, the applicant shall demonstrate to the Development Review Board (DRB) that the project conforms to the review criteria listed below.

- **Siting and Suitability** – The proposed subdivision will create two (2) new parcels, Lot 1 and Lot 6. The proposed residential home on Lot 1 is situated at a location that contains well drained soils and gently sloped topography. At this time, there is no new development proposed on Lot 6 as it will contain all the pre-existing buildings. The proposed subdivision has been designed in general conformance with the density and dimensional standards presented in Section 211 of the Starksboro Land Use Regulations. However, in order to capture all the existing agricultural structures and minimize impacts to visible agricultural land, Lot 6 is being proposed to be 4.84 +/- acres in size. As such, a variance from the typical 0.5-2 acre lot size is being requested. Building envelopes are shown as required under sections 243.B and 263.C of the current Land Use Regulations.
- **Natural Features** – The proposed subdivision boundaries are based on existing natural features, site improvements, and historic land use to the greatest extent practicable. The location of the existing buildings was taken into consideration, along with access and infrastructure (i.e. wastewater systems, water supply wells, and driveways). The proposed Lot 1 residence will be located near an existing gravel access road to reduce overall impacts. No new development is being proposed within flood hazard areas and the project will not have undue adverse impact on significant wildlife habitat. There are Class II wetlands associated with the parcel and all existing infrastructure will be adequately isolated from any Class II wetlands.

- **Character of the Area and Privacy** – The general character of the area associated with this part of Starksboro are single-family rural residential homes, businesses, and agriculture. As proposed, the subdivision creates one (1) new house lot. The proposed new residence will have no issues with privacy as it will be accessed using an existing access drive and will be built several hundred feet from any property lines. There is no new development proposed on Lot 6, so this portion of the subject parcel will remain the same with the existing residential and agricultural buildings.
- **Energy Conservation and Access to Renewable Energy** – The proposed new residential home will meet the most recent energy conservation standards, including the VT Residential Building Energy Standards.
- **Access and Circulation** – Both proposed parcels will utilize individual existing gravel driveways as access. The driveways will be upgraded to applicable standards if necessary. Traffic generated by this subdivision will be negligible as there is only one single family residence being added and it will connect to Route 116. If required, a permit will be obtained by the landowner from VTRANS as part of this project.
- **Infrastructure, Utilities, Facilities and Services** – VT Route 116 is currently a State of Vermont highway and will continue to be maintained by VTRANS. Starksboro presently provides fire service to this area and will continue to provide this service. Utilities are currently located along VT Route 116.
- **Lighting** – Any new lighting will be typical of rural residential homes and will be installed so that exterior lighting is down-shielded to mitigate light trespass off the proposed parcels and therefore all new exterior lighting will be compliant with Section 314 of the Town of Starksboro Land Use Regulations.
- **Recreation** – Both parcels will have adequate access to recreation opportunities from on-site woodlands and agricultural fields.

**Bradley Boss & Crystal Kelly
Two-Lot Subdivision
793 VT Route 116
Starksboro, Vermont**

Waiver Request

In order to have a workable parcel, reduce fragmentation of agricultural land, and keep all of the existing structures (residential and agricultural) on the same parcel, proposed Lot 6 will be greater than 2 acres but less than 25 acres. As such, proposed Lot 6 does not conform with the dimensional standards of the ASRR Zoning District. To create a parcel of 4.84+/- acres that conforms with setback distances as best as possible, a waiver is being requested. In accordance with Section 423.E of the Land Use Regulations, the following information is provided.

Town of Starksboro, Land Use and Development Regulations

In accordance with **Section 423.E Review Standards** of the Town of Starksboro Land Use and Development Review regulations, the DRB may grant a waiver in accordance with the following standards.

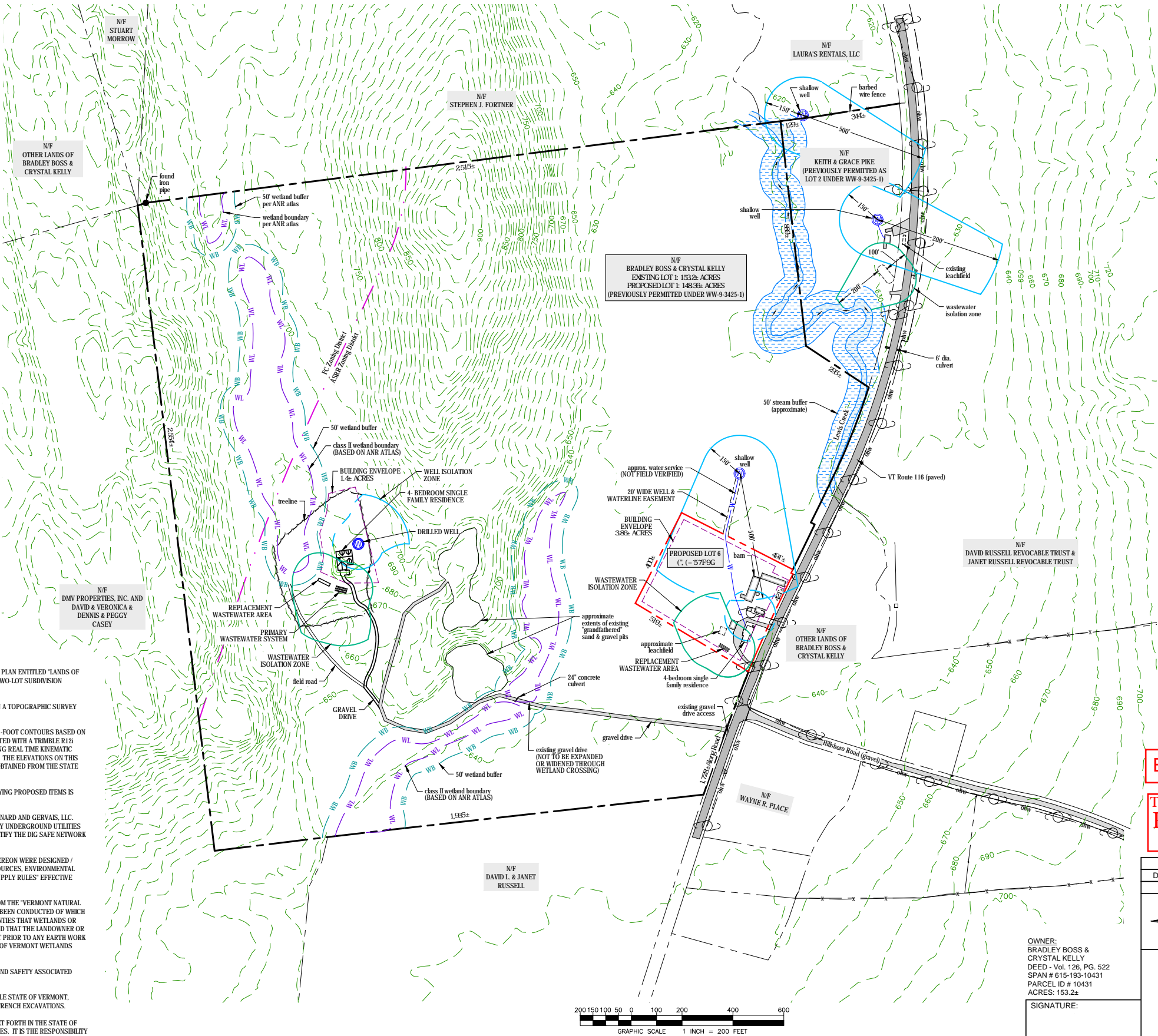
- **423.E(1)** – This waiver is being requested in order to subdivide off an existing farmhouse and several agricultural buildings to allow for a new residence to be constructed on the remaining lands. Placing all the existing buildings on their own parcel will be beneficial for the remaining lands as it will allow for a new home to be built in the most optimal location on the parcel. Further, by creating Lot 6 to be 4.84+/- acres it reduces the fragmentation of agricultural land. This parcel is not located in the Flood Hazard Overlay District.
- **423.E(2)** – The waiver requested will not affect the character of the area as no new development is being proposed on Lot 6, and the new construction proposed on Lot 1 is out of sight from the road and any abutters. This waiver will not impair the development of any adjacent properties as the proposed subdivision is internal to the parent parcel. As such, the property owners abutting the boundary from which the dimensional waiver is requested support this project, since they are the ones proposing it.
- **423.E(3)** – The waiver requested will not be detrimental to the public health, safety, or welfare, or will not have the effect of nullifying the intent and purpose of applicable provisions of these regulations, the town plan, the Act and/or other municipal bylaws and ordinances in effect. No development is proposed that will take place within five feet of a public highway or private road right-of-way, or too close to a property line.
- **423.E(4)** – The proposed subdivision boundaries were chosen based on minimum deviation from the allowed dimensional requirements as allowed by existing site features. Since no new development is being proposed on Lot 6, the overall height, windows, and screening are not applicable to this waiver. In the event any future construction or repairs take place, the proposed subdivision boundary conforms with side and rear yard setbacks to provide negligible impacts on neighboring property.

ZONING INFORMATION ¹	
ZONING DISTRICTS	
AGRICULTURAL, SCENIC & RURAL RESIDENTIAL (ASRR)	
FORESTRY & CONSERVATION (FC)	
WATERSHED PROTECTION (WP)	
DIMENSIONAL REQUIREMENTS	
ASRR DISTRICT:	
RESIDENTIAL DENSITY:	1 DU/10 AC MAX.
LOT SIZE (RESIDENTIAL):	1/2 - 2 AC OR >25 AC
LOT SIZE (NONRESIDENTIAL):	2 ACRES MIN.
LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.
LOT FRONTAGE (LOT 2 TO <5 AC):	250 FT. MIN.
LOT FRONTAGE (LOT 5 TO <10 AC):	350 FT. MIN.
LOT FRONTAGE (LOT >10 AC):	500 FT. MIN.
LOT COVERAGE (RESIDENTIAL):	20% MAX.
LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 20% OR 3 ACRES MAX.
SETBACK - ROAD CENTERLINE:	100 FT. MIN.
SETBACK - ADJ. PROP. (RES.):	20 FT. MIN.
SETBACK - ADJ. PROP. (NONRES.):	50 FT. MIN.
BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	NO MAX.
BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.
BUILDING HEIGHT:	35 FT. MAX.
FC DISTRICT:	
RESIDENTIAL DENSITY:	1 DU/25 AC MAX.
LOT SIZE (RESIDENTIAL):	1 ACRE MIN.
LOT SIZE (NONRESIDENTIAL):	5 ACRES MIN.
LOT FRONTAGE (LOT <2 AC):	100 FT. MIN.
LOT FRONTAGE (LOT 2 TO <5 AC):	150 FT. MIN.
LOT FRONTAGE (LOT 5 TO <10 AC):	200 FT. MIN.
LOT FRONTAGE (LOT >10 AC):	500 FT. MIN.
LOT COVERAGE (RESIDENTIAL):	10% MAX.
LOT COVERAGE (NONRESIDENTIAL):	LESSER OF 5% OR 3 ACRES MAX.
SETBACK - ROAD CENTERLINE:	75 FT. MIN.
SETBACK - ADJ. PROP. (RES.):	20 FT. MIN.
SETBACK - ADJ. PROP. (NONRES.):	50 FT. MIN.
BUILDING FOOTPRINT (1- & 2- FAMILY RES.):	NO MAX.
BUILDING FOOTPRINT (ALL OTHER BLDGS.):	NO MAX.
BUILDING HEIGHT:	35 FT. MAX.

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

PROJECT NOTES:

- THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "LANDS OF BRADLEY BOSS & CRYSTAL KELLY, 793 VT ROUTE 116, STARKSBORO, VERMONT, TWO-LOT SUBDIVISION SURVEY PLAN" BY BARNARD AND GERVAIS, LLC, DATED 01-14-2026.
- THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN FEBRUARY 2025.
- THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD83 (GEOID12B) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12 GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
- FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.
- NO ATTEMPT HAS BEEN MADE TO LOCATE ANY UNDERGROUND UTILITIES BY BARNARD AND GERVAIS, LLC. THE CONTRACTOR WILL BE RESPONSIBLE FOR CONTACTING DIG SAFE TO HAVE ANY UNDERGROUND UTILITIES MARKED PRIOR TO ANY EXCAVATION OR SITE WORK. THE CONTRACTOR SHALL NOTIFY THE DIG SAFE NETWORK AT LEAST 72 HOURS PRIOR TO THE START OF CONSTRUCTION.
- THE PRIMARY AND REPLACEMENT WASTEWATER DISPOSAL SYSTEMS SHOWN HEREON WERE DESIGNED / SIZED IN ACCORDANCE WITH THE STATE OF VERMONT AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE NOVEMBER 6, 2023.
- WETLANDS SHOWN ON THE SUBJECT PARCEL ARE BASED ON INFORMATION FROM THE "VERMONT NATURAL RESOURCES ATLAS" AND NO OTHER WETLAND DELINEATION OF SAID PARCEL HAD BEEN CONDUCTED OF WHICH BARNARD & GERVAIS, LLC IS AWARE. BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT WETLANDS OR ASSOCIATED BUFFERS DO OR DO NOT EXIST ON SAID PARCEL. IT IS RECOMMENDED THAT THE LANDOWNER OR CONTRACTOR CONTACT A WETLAND SPECIALIST TO CONFIRM NO WETLANDS EXIST PRIOR TO ANY EARTH WORK OR CONSTRUCTION. FOR REFERENCE, THIS PROJECT IS LOGGED WITH THE STATE OF VERMONT WETLANDS PROGRAM PROJECT #2026-0033.
- BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
- ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) GUIDELINES FOR TRENCH EXCAVATIONS.
- THE CONTRACTOR AND/OR LANDOWNER SHALL ADHERE TO THE GUIDELINES SET FORTH IN THE STATE OF VERMONT EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION SITES. IT IS THE RESPONSIBILITY OF THE LANDOWNER OR SITE CONTRACTOR TO ENSURE THESE GUIDELINES ARE FOLLOWED AND EROSION/SEDIMENT CONTROL MEASURES ARE MAINTAINED THROUGHOUT THE COURSE OF THE PROJECT.
- IN THE EVENT THE REPLACEMENT WASTEWATER SYSTEM FOR LOT 1 AND/OR LOT 6 NEEDS TO BE BUILT, A FULL DESIGN SHALL BE COMPLETED AND A PERMIT AMENDMENT APPLIED FOR PRIOR TO THE START OF ANY CONSTRUCTION.
- THIS PROPERTY IS SUBJECT TO STATE OF VERMONT POTABLE WATER SUPPLY AND WASTEWATER SYSTEM PERMIT WW-9-3425-1.



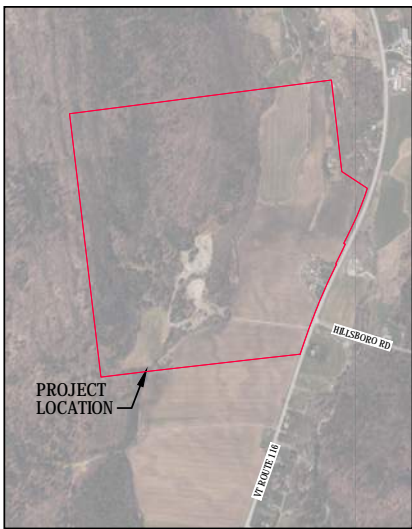
OWNER:
BRADLEY BOSS &
CRYSTAL KELLY
DEED - Vol. 126, PG. 522
SPAN # 615-193-10431
PARCEL ID # 10431
ACRES: 153.2±

SIGNATURE:

DRAFT

JASON S. BARNARD
LICENSED DESIGNER #126179

DESIGNER CERTIFICATION STATEMENT
I HEREBY CERTIFY THAT, IN THE EXERCISE OF
MY REASONABLE PROFESSIONAL JUDGEMENT,
THE DESIGN-RELATED INFORMATION
SUBMITTED WITH THIS APPLICATION IS TRUE
AND CORRECT AND THE DESIGN INCLUDED IN
THIS APPLICATION FOR A PERMIT COMPLIES
WITH THE VERMONT WASTEWATER SYSTEM
AND POTABLE WATER SUPPLY RULES.



Project Location Map
Not to Scale

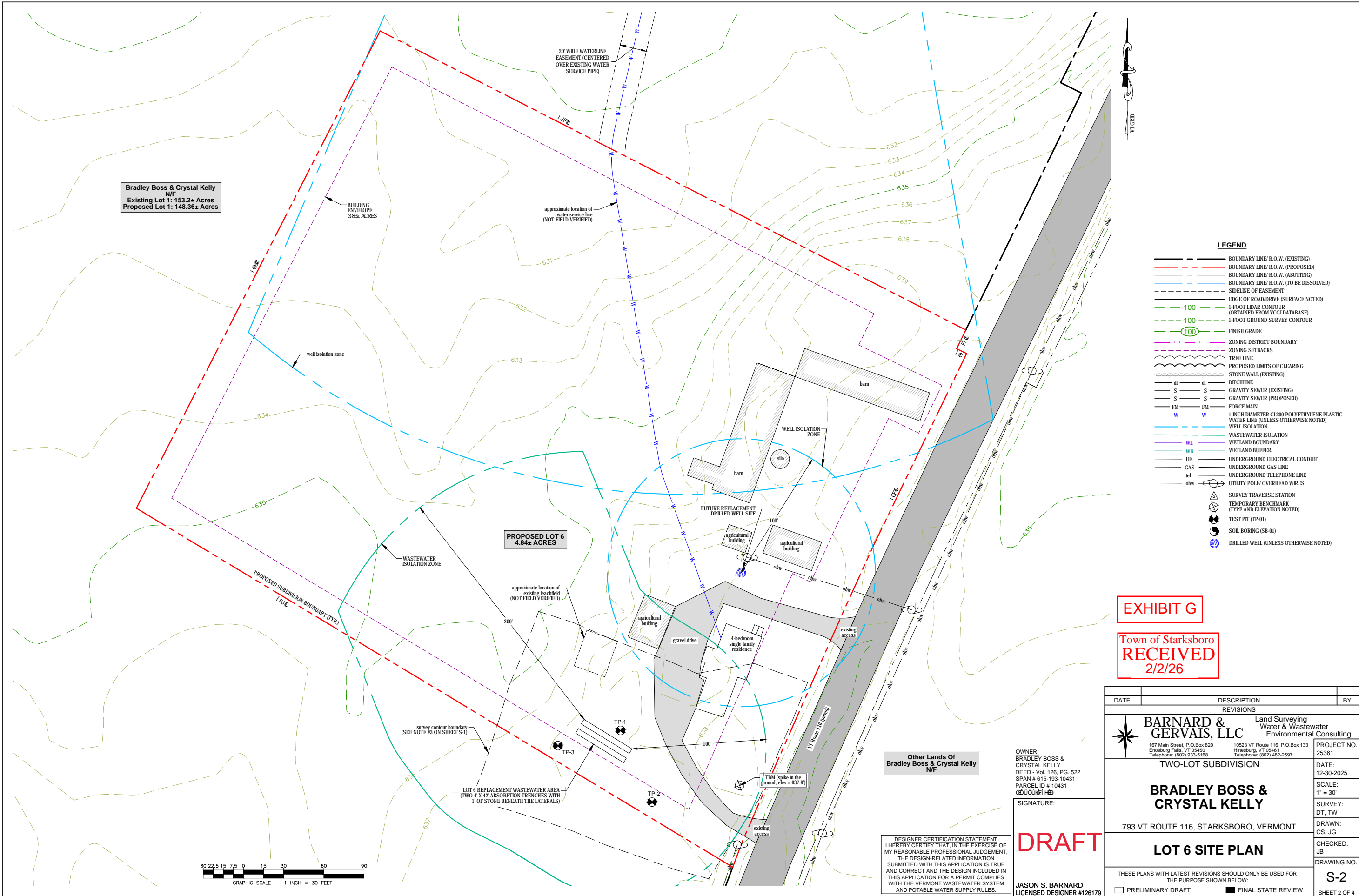
LEGEND

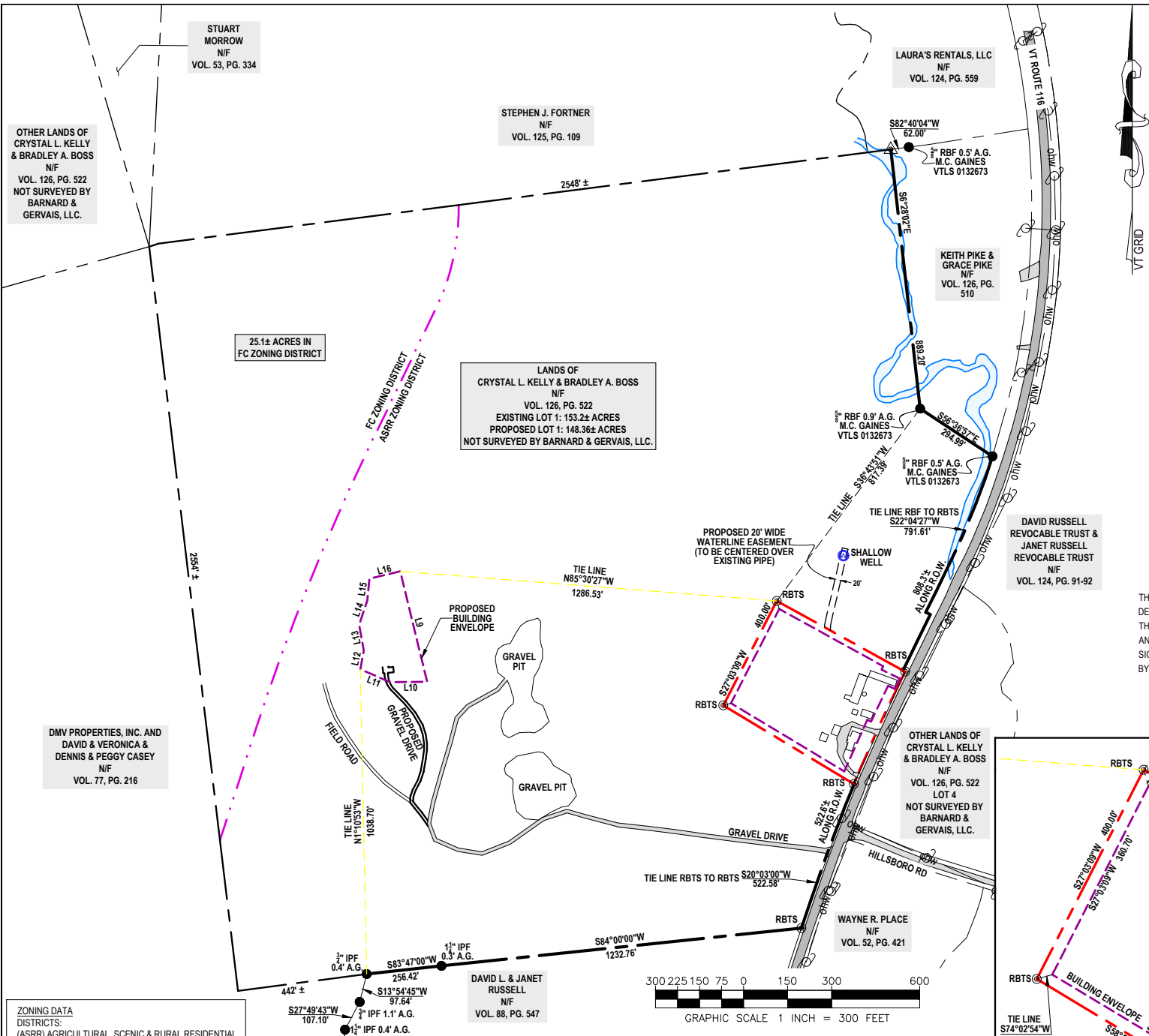
- BOUNDARY LINE/ R.O.W. (EXISTING)
- BOUNDARY LINE/ R.O.W. (PROPOSED)
- BOUNDARY LINE/ R.O.W. (ABUTTING)
- BOUNDARY LINE/ R.O.W. (TO BE DISSOLVED)
- SIDELINE OF EASEMENT
- EDGE OF ROAD/DRIVE (SURFACE NOTED)
- 100 1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
- 100 1-FOOT GROUND SURVEY CONTOUR
- FINISH GRADE
- ZONING DISTRICT BOUNDARY
- ZONING SETBACKS
- TREE LINE
- PROPOSED LIMITS OF CLEARING
- STONE WALL (EXISTING)
- di di DITCHLINE
- S S GRAVITY SEWER (EXISTING)
- S S GRAVITY SEWER (PROPOSED)
- FM FM FORCE MAIN
- W W 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
- WELL ISOLATION
- WASTEWATER ISOLATION
- WETLAND BOUNDARY
- WETLAND BUFFER
- UE UNDERGROUND ELECTRICAL CONDUIT
- GAS UNDERGROUND GAS LINE
- tel UNDERGROUND TELEPHONE LINE
- ohw UTILITY POLE/ OVERHEAD WIRES
- SURVEY TRAVERSE STATION
- TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
- TEST PIT (TP-01)
- DRILLED WELL (UNLESS OTHERWISE NOTED)

EXHIBIT F

Town of Starksboro
RECEIVED
2/2/26

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168		
10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597		
TWO-LOT SUBDIVISION		PROJECT NO. 25361
DATE: 12-30-2025		SCALE: 1" = 200'
SURVEY: DT, TW, TG		DRAWN: CS, JG
CHECKED: JB		DRAWING NO. S-1
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/> PRELIMINARY DRAFT <input checked="" type="checkbox"/> FINAL STATE REVIEW		
SHEET 1 OF 4		

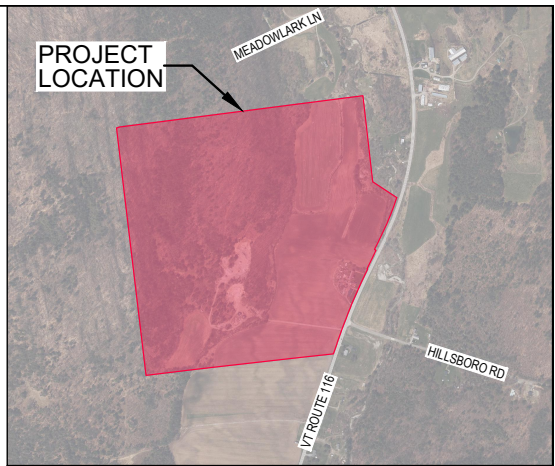




SURVEY REFERENCES:
1. "LANDS OF THE ESTATE OF MITCHELL KELLY, VT ROUTE 116 & HILLSBORO ROAD STARKSBORO, VERMONT. TWO-LOT SUBDIVISION & BOUNDARY LINE ADJUSTMENT SURVEY PLAT DATED 03-31-2025 BY BARNARD & GERVAIS, LLC AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDES 92 B, C, D.
2. "PORTION OF PROPERTY OF DAVID L. & JANET G. RUSSELL, ADDISON COUNTY, STARKSBORO, VT" DATED APRIL 26, 1983 BY RODNEY R. ORVIS AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE 238.
3. "SURVEY PLAT OF LANDS BELONGING TO THE ESTATE OF FRANCIS O'CONNOR - VERMONT ROUTE 116, TOWNS OF BRISTOL, MONKTON, & STARKSBORO, ADDISON COUNTY, VERMONT" DATED 7 JANUARY 2004 BY SOUTH MOUNTAIN SURVEYING & MAPPING AND RECORDED IN THE TOWN OF BRISTOL MAP RECORDS MAP SLIDE #49, MAP #307.

I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA § 1403.

DATED THIS _____ DAY OF _____, 20____
L.S. 0132699



TOWN OF STARKSBORO BUILDING RIGHTS TABLE

IN ACCORDANCE WITH SECTION 351.D OF THE TOWN OF STARKSBORO, VERMONT LAND USE AND DEVELOPMENT REGULATIONS ZONING BYLAWS EFFECTIVE 1/28/2020, THE TOTAL NUMBER OF BUILDING RIGHTS ON THE PARCEL PRIOR TO SUBDIVISION SHALL BE ALLOCATED AMONG THE RESULTING LOTS. CALCULATIONS OF THE BUILDING RIGHTS WERE MADE USING THE ACRES SHOWN HEREON AND ZONING DISTRICT DENSITY REQUIREMENTS STATED IN THE AFOREMENTIONED ZONING REGULATIONS. IT SHOULD BE NOTED THAT THE ACREAGE OF LOT 1 IS APPROXIMATE AND THEREFORE THE NUMBER OF BUILDING RIGHTS ON SAID LOT 1 ARE NOT WARRANTED BY BARNARD & GERVAIS, LLC. IT SHOULD BE FURTHER NOTED THAT THESE BUILDING RIGHTS ARE SUBJECT TO CHANGE IN THE EVENT OF AMENDMENTS TO THE CURRENT DENSITY REQUIREMENTS.

EXISTING PARCEL	TOTAL # OF BUILDING RIGHTS	PROPOSED PARCELS	BUILDING RIGHTS USED	BUILDING RIGHTS REMAINING
LOT 1	13± CALCULATED USING APPROXIMATE ACRES	LOT 1 = 25.1 AC. (FC) & 123.26 AC. (ASRR)	0	13±
		LOT 2 = 4.84 AC. (ASRR)	1	0

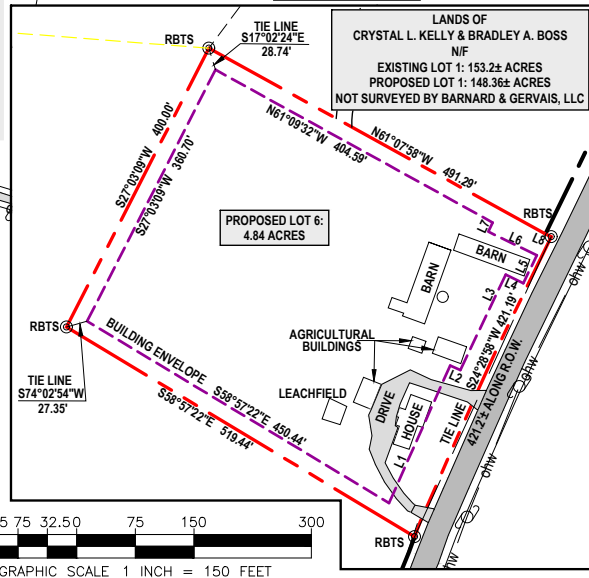
THIS FINAL PLAT HAS BEEN APPROVED IN DECISION 26-DRB-02SD BY THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF STARKSBORO, VERMONT; THIS _____ DAY OF _____, 20____, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID DECISION.
SIGNED THIS _____ DAY OF _____, 20____,
BY _____ DEVELOPMENT REVIEW BOARD CHAIR

RECEIVED FOR RECORD IN THE TOWN OF STARKSBORO
THIS _____ DAY OF _____, 20____
MAP BOOK _____ PAGE _____
AT _____ O'CLOCK _____ MINUTES _____ M
AND RECORDED IN STARKSBORO, VERMONT
ATTEST _____ TOWN CLERK

LEGEND

— — — — —	PROJECT BOUNDARY LINES (SURVEYED)
— — — — —	PROJECT BOUNDARY LINES (APPROX.)
— — — — —	ABUTTING BOUNDARY LINES
— — — — —	EXISTING EASEMENT / RIGHT OF WAY
— — — — —	PROPOSED BOUNDARY LINES
— — — — —	PROPOSED BUILDING ENVELOPE
— chw — chw —	UTILITY POLE & OVERHEAD WIRES
●	RBF
●	IPF
⊙	RBTS
△	CALCULATED CORNER
○	SHALLOW WELL
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
N/F	NOW OR FORMERLY

INSET DETAIL



LINE	BEARING	DISTANCE
L1	N23°58'07"E	192.26'
L2	S65°22'55"E	14.28'
L3	N25°26'17"E	135.10'
L4	S64°07'12"E	25.00'
L5	N25°52'48"E	39.70'
L6	N64°07'12"W	69.00'
L7	N25°52'48"E	13.00'
L8	N64°07'12"W	8.25'
L9	S13°40'44"E	387.40'
L10	S89°27'45"W	126.36'
L11	N66°38'10"W	110.10'
L12	N10°24'25"E	65.11'
L13	N10°14'47"W	88.77'
L14	N18°21'52"E	87.31'
L15	N5°41'09"E	74.90'
L16	N76°31'25"E	107.88'

ZONING DATA
DISTRICTS:
(ASRR) AGRICULTURAL, SCENIC & RURAL RESIDENTIAL
(FC) FORESTRY & CONSERVATION

ASRR DISTRICT MINIMUM STANDARDS:
LOT SIZE (RES) = 1/2 - 2 OR > 25 ACRES
LOT SIZE (NONRES) = 2 ACRES
DENSITY = 1 DU / 10 ACRES
FRONTAGE (< 2 AC) = 100'
FRONTAGE (2 TO < 5 AC) = 250'
FRONTAGE (5 TO < 10 AC) = 350'
FRONTAGE (> 10 AC) = 500'
SETBACKS:
ROAD = 100' (CENTERLINE)
SIDE (RES) = 20'
SIDE (NONRES) = 50'
REAR (RES) = 20'
REAR (NONRES) = 50'

FC DISTRICT MINIMUM STANDARDS:
LOT SIZE (RES) = 1 ACRES
LOT SIZE (NONRES) = 5 ACRES
DENSITY = 1 DU / 25 ACRES
FRONTAGE (< 2 AC) = 100'
FRONTAGE (2 TO < 5 AC) = 150'
FRONTAGE (5 TO < 10 AC) = 200'
FRONTAGE (> 10 AC) = 500'
SETBACKS:
ROAD = 75' (CENTERLINE)
SIDE (RES) = 20'
SIDE (NONRES) = 50'
REAR (RES) = 20'
REAR (NONRES) = 50'

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

SURVEY NOTES:
1. BEARINGS SHOWN HEREON WERE GENERATED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R12i GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION GENERATED BY THE VERMONT CORS NETWORK.

2. NO ATTEMPT HAS BEEN MADE TO LOCATE OR IDENTIFY ANY EASEMENTS OR RIGHTS OF WAYS UNLESS OTHERWISE SHOWN ON THIS PLAN.

3. A SURVEY WAS COMPLETED IN DECEMBER, 2025 USING A TRIMBLE R750 / R12i BASE/ROVER CONFIGURATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBDIVISION SURVEY AS ESTABLISHED BY THE VERMONT BOARD OF LAND SURVEYORS.

4. ALL EVIDENCE OF MONUMENTATION FOUND ON THE SURVEYED PREMISES IS SHOWN HEREON. MONUMENTATION FOUND IS CONSIDERED TO BE IN GOOD AND STABLE CONDITION UNLESS OTHERWISE NOTED. ALL IRON PIPE DIMENSIONS PERTAIN TO INSIDE DIAMETER UNLESS OTHERWISE NOTED.

5. THE RIGHT OF WAY WIDTH FOR VT ROUTE 116 IS VARIABLE AND BASED ON DATA EXTRACTED FROM A PLAN ENTITLED "BRISTOL-STARKSBORO BART B", PROJECT F NO 171 (6), SHEET 28 OF 110 SHEETS* OBTAINED FROM THE STATE OF VERMONT RIGHT OF WAY SPATIAL DATA HUB. PREVIOUS SURVEYS OF RECORD, AND MONUMENTATION FOUND. ALL REBARS SET ARE AT THE LIMIT OF A 3-ROD (49.5') WIDE SEGMENT OF SAID RIGHT OF WAY.

6. ALL AREA CALCULATIONS ARE BASED ON THE EDGE OF THE RIGHTS OF WAY OF SAID ROAD AND NOT THE CENTERLINE THEREOF.

7. ALL REBARS SET ARE 5/8" WITH A CAP STAMPED A.L.W.W. VTLs 0132699 AND ALL MONUMENTATION FOUND IS AS NOTED.

8. UNAUTHORIZED ALTERATIONS AND/OR MODIFICATIONS TO THIS PLAN SHALL INVALIDATE ANY AND ALL CERTIFICATIONS MADE BY BARNARD & GERVAIS, LLC AND FURTHER ANY PARTIES INVOLVED IN SAID ALTERATIONS AND/OR MODIFICATIONS SHALL BE HELD LIABLE AND MAY BE PROSECUTED IN A COURT OF LAW.

9. BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT ALL ENCUMBRANCES THAT EXIST FOR THE SUBJECT PARCEL ARE SHOWN HEREON. ADDITIONAL ENCUMBRANCES THAT MAY EXIST INCLUDE, BUT ARE NOT LIMITED TO, WETLANDS, WELL AND SEPTIC ISOLATION ZONES, HAZARDOUS WASTE SITES AND/OR BROWNFIELDS WITH ASSOCIATED ISOLATION ZONES.

10. THIS SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.

11. BOUNDARY LINES, DISTANCES, AND ACRESAGES SHOWN HEREON AS APPROXIMATE ARE BASED ON SURVEY REFERENCES 1, 2, & 3 AND AVAILABLE TAX MAP DATA AND ARE FOR REFERENCE PURPOSES ONLY. BARNARD & GERVAIS, LLC. MAKES NO WARRANTIES TO ANY BOUNDARIES OTHER THAN THOSE SHOWN AS BEING SURVEYED.

EXHIBIT I

Town of Starksboro
RECEIVED
02/09/2026

PARCEL INFORMATION
OWNER: CRYSTAL L. KELLY & BRADLEY A. BOSS
VOL. 126, PG. 522
SPAN: 615-193-10431
PARCEL ID: 10431

DRAFT

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC Land Surveying Water & Wastewater Environmental Consulting 167 Main Street, P.O. Box 800 Enosburg Falls, VT 05450 Telephone: (802) 933-5168 19203 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2997		
PROJECT NO. 25361		
DATE: 01-14-2026		
SCALE: 1" = 300', 1" = 150'		
SURVEY: DT, TW, TG		
DRAWN: AW, JG		
CHECKED: AW		
DRAWING NO. PL-1		
SHEET 1 OF 1		

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

<input type="checkbox"/> SKETCH/CONCEPT	<input checked="" type="checkbox"/> PRELIMINARY	<input type="checkbox"/> FINAL LOCAL REVIEW
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