

# Starksboro Development Review Board Agenda

Thursday, May 28, 2026 @ 6:30 pm.

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

Instructions for remote participation below

TIME	TOPIC
6:30	<b>Meeting called to order</b> 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-02WVR Thompson Waiver
7:40	26-DRB-04SDA-04CU Hammerbeam Holdings, LLC Subdivision Amendment and Conditional Use Review
8:40	Deliberative Session.
8:30	<b>Adjournment</b>

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

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

Meeting ID: 896 1741 5124

Join by Phone:  
1-305-224-1968

Applicant name(s)\_Thompson Application # 26-DRB-02WVR

Date of Hearing: 5/28/2026 Type: Waiver

Town of Starksboro  
Exhibit List

Exhibit #	Description	Date entered	Submitted by:
A	Warning dated April 30,2026	5/8/26	ZA
B	Abutter Map dated 4/28/26	5/8/26	ZA
C	Abutter Mailing Affidavit	5/8/26	ZA
D	Applicant Letter and Site Photos to DRB dated 4/17/26	5/8/26	Applicant
E	DRB Application dated 4/15/26	5/8/26	Applicant
F	Partial Site Diagram, rcvd. 4/17/26	5/8/26	Applicant
G	Zoning Permit Application dated 4/2/26	5/8/26	Applicant
H	Applicant / ZA email correspondence, 4/3/26 to 4/20/26	5/8/26	ZA
I	Previous DRB subdivision decision 08-121-SD dated 5/14/2009	5/8/26	ZA
J	Plat Map 74A recorded 9/24/2009	5/8/26	ZA
K	Set-Aside Adjustment Example Diagram dated 4/20/26	5/8/26	ZA

**TOWN OF STARKSBORO**  
**DEVELOPMENT REVIEW BOARD**  
**NOTICE OF HEARING**

Bradley and Alexandra Thompson submitted application 26-DRB-02WVR for a Waiver to build a garage addition on set-aside land located on a 5+/- acre parcel #11061 at 140 VT Route 116 in the Town of Starksboro. The proposed subdivision is in the ASRR district. The Waiver 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 **May 28, 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 : April 30, 2026

Address, SPAN, Parcel ID, Town



**TAYLOR ROBERT III  
SMITH MICHELLE**  
12 IRELAND ROAD  
STARKSBORO, VT 05487

615-193-10283  
LAND & DWELLING

615-193-10733  
LAND & BUILDING

**RUSSELL DAVID  
RUSSELL JANET  
REVOCABLE TRUST**  
1248 VERMONT ROUTE  
116  
STARKSBORO, VT 05487

Route 116

**DESMARAIS RICHARD  
J**  
PO BOX 17  
STARKSBORO, VT 05487

615-193-10973  
LAND & DWELLING

**DMV PROPERTIES INC  
CASEY DAVID &  
VERONICA & DENNIS  
& PEGGY**  
PO BOX 31  
STARKSBORO, VT 05487

615-193-11061  
LAND & DWELLING

**THOMPSON BRADLEY  
THOMPSON  
ALEXANDRA**  
140 VT ROUTE 116  
BRISTOL, VT 05443

615-193-10609  
LAND

Route 116

**HEARING  
26-DRB-02WVR  
THOMPSON  
ABUTTERS  
4/28/26**

**MCCORMICK  
DONALD R III  
MCCORMICK AMY L**  
PO BOX 33  
STARKSBORO, VT 05487

615-193-10972  
LAND & DWELLING

**Exhibit B**

**Town of Starksboro**

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

**ABUTTERS MAILING AFFIDAVIT**

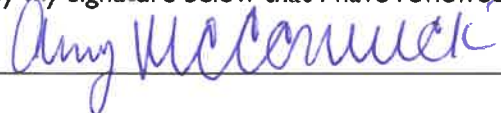
**Exhibit C**

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 4/29/26 that I sent by US 1<sup>st</sup> class mail the attached "notice of public hearing", for application 26-DRB-02WVR to the following list of abutting property owners and others requesting notice.

  
\_\_\_\_\_  
Stephen Rooney, Zoning Administrator

Date: 4/29/26

I attest by my signature below that I have reviewed this list and that it was mailed on 4/30/2026.

Attest:  \_\_\_\_\_ Town Clerk/ Assistant Town Clerk/ Town Admin

Applicants: Bradley and Alexandra Thompson, Parcel 11061, 140 VT Route 116

Abutters or Participants	
Parcel #	Name and Address
10283	ROBERT III TAYLOR SMITH MICHELLE 12 IRELAND ROAD STARKSBORO, VT 05487
10973	RICHARD J DESMARAIS PO BOX 17 STARKSBORO, VT 05487
10972	DONALD R III MCCORMICK AMY L MCCORMICK PO BOX 33 STARKSBORO, VT 05487
10609	DMV PROPERTIES INC DAVID & VERONICA & DENNIS & PEGGY CASEY PO BOX 31 STARKSBORO, VT 05487
10733	DAVID RUSSELL JANET RUSSELL REVOCABLE TRUST 1248 VERMONT ROUTE 116 STARKSBORO, VT 05487

Bradley & Alexandra Thompson  
140 VT Route 116  
Bristol, VT 05443



April 17, 2026

Exhibit D

Garage Addition

Waiver Request

Dear members of the Development Review Board,

We are writing today to request a waiver to immediately build a 12'x32' addition to our existing garage on the eastern side of the building. This waiver request is being brought forth because our proposed addition is partially (2.5') outside of our building envelope.

When considering all the required setbacks (100 feet from the road centerline and 20 feet from all adjoining property boundaries) the remaining building envelope represents only approximately 67% of the one-acre parcel we were allocated.

It is important to note that we are fully complying with all required setback distances from neighboring properties and roadways. As such, our proposed use of the land does not create any impact on adjacent properties or their owners.

Additionally, we would like to point out that the restrictions within a building envelope was not referenced in the permit application. Had this been clearly identified, it would have been a reminder to us to consider our limitations long before completing the application. This likely would have made us reconsider the original placement of our garage back in 2014 to give us the option to build or expand upon on either side.

In response to each of the review standards as listed in Section 423:

423.E (1) The waiver requested will not go against any permitted, by-right use of the lot and will benefit the continued, reasonable use of the property. There is no Flood Hazard Overlay District on or neighboring this lot.

423.E (2) The waiver requested will not adversely affect the character of the area. Nor will this have an effect on the adjacent property considering the boundary set-backs.

423.E (3) The waiver requested will not be detrimental to the public health, safety or welfare, or have the effect of nullifying the intent and purpose of application provisions of any regulations, plans, bylaws and ordinances. There will no impact to the public highway, any private road or to any property line; and the structure will not prohibit any required construction and maintenance.

423.E (4) The proposed land development is most beneficial to the eastern side of the building - for personal reasons as well as what we feel is best for the town. Due to the size of the slope on the western side and for the safety and security of our town, we would like to keep equipment as minimally visible to the main highway as possible.

Given these factors, we respectfully ask the Board to take this request and supporting information into consideration as you review our application.

Thank you for your time and consideration.

Brad & Ali Thompson

*Brad & Ali Thompson*  
*Alexandre Thompson*



Facing N showing a 3' retaining wall to the left (western side).

Facing N/E (below)



# Development Review Board Application

Address of property: 140 VT Route 116 Parcel ID (last 5 digits of SPAN): 11061

Property Owner (see Page 2): Bradley Thompson

Property Owner Alexandra Thompson

Mailing Address: 140 VT Route 116 Bristol VT 05443

Signature of Owner: [Signature] Date 4/15/26

Signature of Owner: [Signature] Date 4/15/26

Applicant (see Page 2): same

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

Signature of Applicant: [Signature] Date 4/15/26

[Signature]



**Application Type** (check all that apply):

- Variance** (per section 422)  
Specific relief requested: \_\_\_\_\_
- Waiver** (per section 423) ~~waiver~~  
Specific relief requested: allow for garage addition to be built 2.5' outside of bldg envelope.
- 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: \_\_\_\_\_  
\_\_\_\_\_ 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-02WVR Fee Paid: \_\_\_\_\_ Date Deemed Complete: 4/20/2027

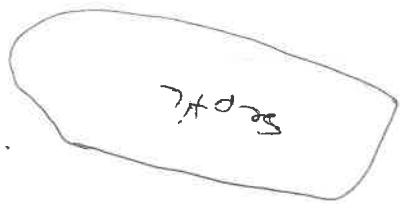
Warning Public Notice date: 4/30/26 Final Hearing date: 5/28/26 Date of decision: \_\_\_\_\_

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

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

Robert Taylor III &  
Michelle Smith  
N/F

Bradley Thompson &  
Alexandra Thompson  
N/F  
5.0± Acres



existing building envelope  
(SEE NOTE #2)

12x32 addition  
would be 2.5'  
over building  
envelope

existing garage

well

concrete  
monument found

iron pipe  
found (typ.)

W

N

E

236'±

216'±

216'±

236'±

717'±

34'±

50'

50'

62'

9.5'

Town of Starksboro  
**RECEIVED**  
4/17/2026

Exhibit F

Richard J.  
N

# Starksboro VERMONT

## ZONING PERMIT APPLICATION

A Zoning Permit is required prior to any land development, as defined in the Starksboro Land Use & Development Regulations. Additional local permits and approvals, such as Conditional Use Review and Site Plan Review, may be required to file the Zoning Permit. After-the-fact permits are charged at 3x the original permit fee.

**Site Information:**

Physical Address of Property: 140 VT Route 116 Starksboro Parcel ID: 11061  
 Zoning District: ASRR Overlay District?: \_\_\_\_\_ Lot size (acres): 5.0

**Property Owner Information:**

Property Owner Name: Brend Thompson  
 Owner Mailing Address: 140 VT Route 116  
Bristol Vermont 05443

**Applicant Information:**

Applicant Name: Brend Thompson Alexandra Thompson  
 Applicant Mailing Address: 140 VT Route 116  
Bristol Vermont 05443

Town of Starksboro  
**RECEIVED**  
4/2/2026

Exhibit G

Description of Project: 12x32 enclosed lean to addition to existing  
28x32 garage

**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. Please contact the Starksboro Road Foreman regarding Right-of-Way and Access permits. 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 Zoning Regulations.

<p><u>[Signature]</u> <u>4/2/26</u>                  Applicant Signature Date</p>	<p><u>[Signature]</u> <u>4/2/26</u>                  Property Owner Signature Date</p>
<p><u>[Signature]</u> <u>4/2/26</u></p>	<p><u>[Signature]</u> <u>4/2/26</u></p>

**PERMIT DECISION**

**Decision:** DENIED/ APPROVED / APPROVED WITH CONDITIONS LISTED BELOW

Zoning Administrator signature: \_\_\_\_\_ Cert. of Occupancy req?  Yes  No  
 Date of Signature: \_\_\_\_\_ Date Zoning Permit takes effect: \_\_\_\_\_ Permit Expiration Date: \_\_\_\_\_  
 Date the Application was received by Staff: 4/3/26 Fee: \$ 80 Check #: CASH  
 Zoning Administrator's Comments: APP COMPLETE 4/6/26

**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 one):  New Construction  Change in Use  Addition/Alteration  Sign  Accessory Dwelling Unit  
 Home Business  Renovation  Other: \_\_\_\_\_

Related Prior Approvals (Permits, Subdivision, Conditional Use, Site Plan) # \_\_\_\_\_

Total new square footage: 334 Size in ft: Length 32 Width 12 Height 8

Wastewater permit, amendment, or waiver info (from State of Vermont):

Project setbacks: Distance from the property boundaries (ft):

Right: 50+ Left: 75 Rear: 50 Front: 150+ Lot Coverage \_\_\_\_\_%

\* With this completed application form please submit:  A Diagram  The Permit Fee \*

Does the property have any of the following conditions or is located within particular protection areas:

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

\* Permit Fee: See Zoning Fee Schedule

ZA to confirm fee prior to submission of completed application

Additional notes:

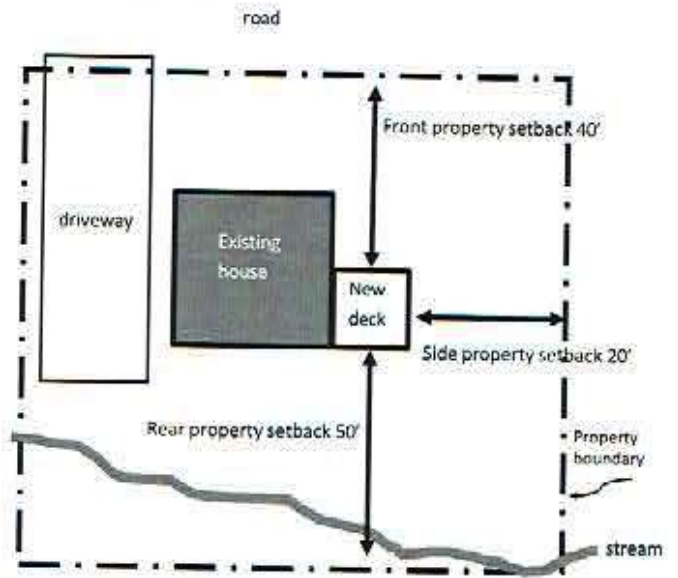
**Diagram:**

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

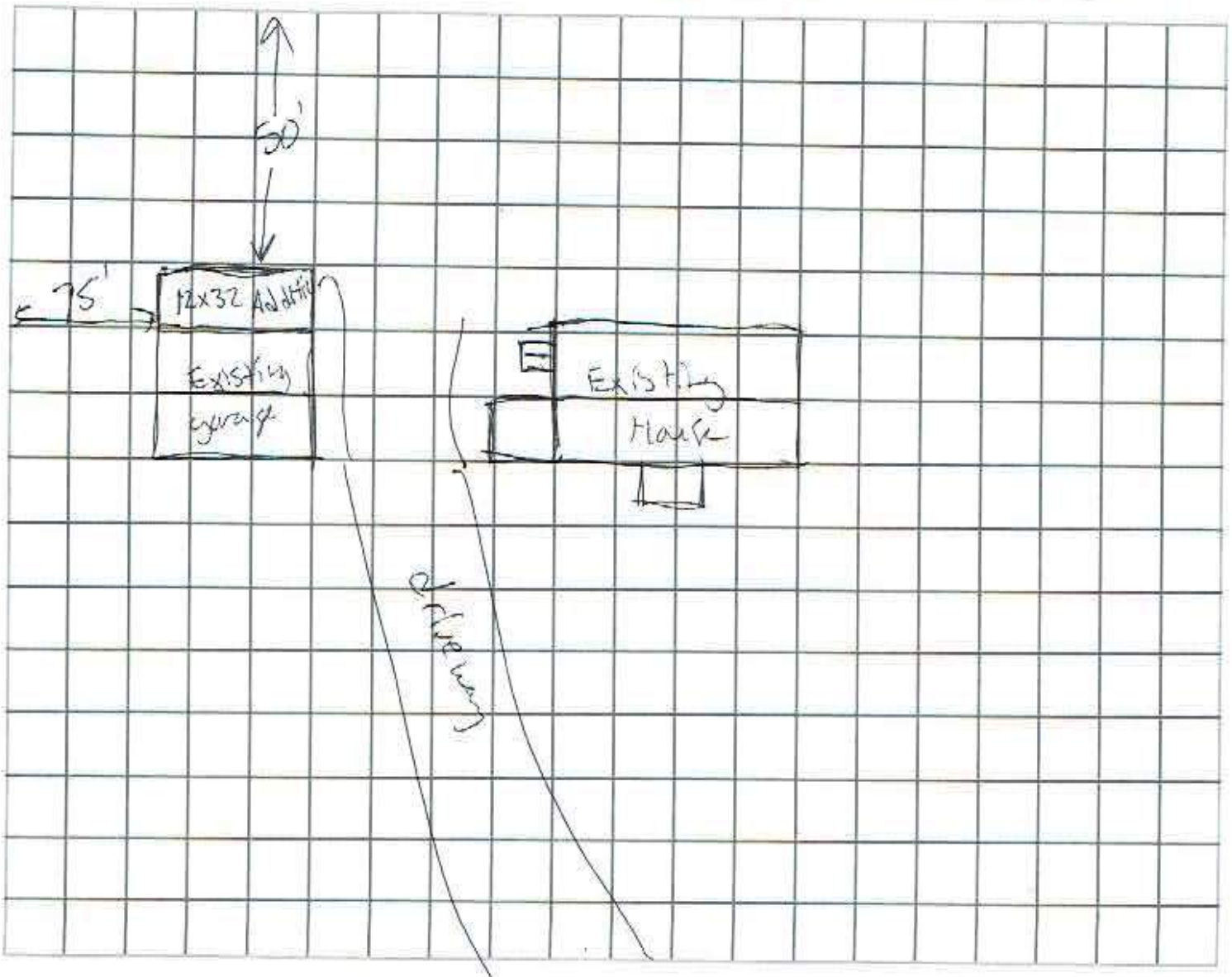
Include the following property information: boundary lines and rights-of-ways, setbacks, surface waters and wetlands, dimensions of existing and proposed structures, existing /proposed accesses (curb cuts) driveways and parking areas, existing /proposed utilities, existing /proposed water and wastewater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

Diagram example:

**Exhibit G**



**Diagram:**



## Steve Rooney

---

**From:** Bradley Thompson  
**Sent:** Monday, April 20, 2026 12:36 PM  
**To:** Steve Rooney  
**Subject:** Re: Permit Application

Exhibit H

Steve,

We addressed 423e 2 in our letter to the Drb. We would like an official meeting with the DRB.

Thank you,

Brad Thompson  
Townline Power Equipment  
Starksboro, Vermont

On Apr 20, 2026, at 12:23 PM, Steve Rooney <srooney@starksborovt.org> wrote:

I meant to reference 423.E(2) below.

Regards,  
<image001.png>

Stephen Rooney  
Zoning Administrator  
Town of Starksboro  
Direct Line: 802-453-2768  
zoning@starksborovt.org  
Office Hours Mon & Tues 9am - 3:30pm

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**From:** Steve Rooney On Behalf Of Starksboro Zoning Administrator  
**Sent:** Monday, April 20, 2026 12:22 PM  
**To:** 'Bradley Thompson'  
**Subject:** RE: Permit Application

Brad, I'm considering the encroachment on your conservation boundary to apply to 423.E(3). You are entitled to disagree, and I can note that in the materials provided to the DRB if you'd prefer.

Regards,  
<image001.png>

Stephen Rooney  
Zoning Administrator

Town of Starksboro  
Direct Line: 802-453-2768  
[zoning@starksborovt.org](mailto:zoning@starksborovt.org)  
Office Hours Mon & Tues 9am - 3:30pm

Exhibit H

**From:** Bradley Thompson  
**Sent:** Monday, April 20, 2026 12:13 PM  
**To:** Starksboro Zoning Administrator <[zoning@starksborovt.org](mailto:zoning@starksborovt.org)>  
**Subject:** Re: Permit Application

What is the reasoning for needing a support letter from my neighbors when I am nowhere near the required setbacks from my property lines? Can you show me in the zoning bylaws where support letters are required when complying with the required setbacks? I can understand if I was trying to build something within the 20' setback. Which plenty of waivers have been approved for that in the past.

Thank you,

Brad Thompson  
Townline Power Equipment  
Starksboro, Vermont

On Apr 20, 2026, at 11:56 AM, Starksboro Zoning Administrator <[zoning@starksborovt.org](mailto:zoning@starksborovt.org)> wrote:

Brad, if you want an official decision on this, we'll need to warn a hearing, and I'll need the abutter support letters noted below before I can consider the application complete for that purpose. I can send an example if you need one.

If you'd like an informal meeting with the DRB to discuss the issue, I can set that up as part of a regular meeting. What is discussed at that time is not legally binding on either party, and the DRB may make a different determination after the formal hearing is held.

Let me know which approach you wish to take.

Regards,  
<image001.png>

Stephen Rooney  
Zoning Administrator  
Town of Starksboro  
Direct Line: 802-453-2768

[zoning@starksborovt.org](mailto:zoning@starksborovt.org)

Office Hours Mon & Tues 9am - 3:30pm

Exhibit H

**From:** Bradley Thompson

**Sent:** Monday, April 20, 2026 11:49 AM

**To:** Starksboro Zoning Administrator <[zoning@starksborovt.org](mailto:zoning@starksborovt.org)>

**Cc:** Alexandra Thompson

Ben Campbell

**Subject:** Re: Permit Application

Steve,

I submitted an application to get a meeting with the Drb to see if we can proceed with this. Please set us up with this meeting.

Thank you,

Brad Thompson  
Townline Power Equipment  
Starksboro, Vermont

On Apr 20, 2026, at 11:12 AM, Starksboro Zoning Administrator <[zoning@starksborovt.org](mailto:zoning@starksborovt.org)> wrote:

Brad and Ali,

I've received your waiver application and check dated April 17, 2026.

I'm questioning the approach to apply for a waiver here. The critical issue here is that there are 4 acres of set-aside conserved, undeveloped land required by the original subdivision approval. The waiver request will reduce the 4 acres, and set-aside restrictions are typically viewed as critical subdivision conditions. Reducing that requirement may be problematic for the DRB, as it can set a precedent for other similar waivers to reduce the effectiveness of the set-aside requirement.

In addition to questioning the waiver, I'm not on the purpose of this statement, nor clear which permit is being referenced:  
<image002.png>

I understand you were not a party to the original subdivision decision, but you should have been aware or made aware of the restrictions at the time of the land purchase. I do know that the original house permit you applied for references the subdivision decision, and the shed permit issued to you prior to the garage includes a sketch showing the shed inside the set-aside zone.

If you'd prefer to continue with the waiver request, note that in 423.E(4), you're required to prove to the DRB that the proposed land development cannot be reasonably constructed in conformance with these regulations, and they could deny the application if they believe there are alternative locations that might be reasonably considered, versus reducing the area of a set-aside that was required by a previous decision.

Review Standard 423.E(2) also requires that you obtain approval of your abutting property owner(s) affected by this waiver request. In this instance I would interpret that to mean getting a letter of support from your neighbor to the north and to the east.

When you came in to meet with me last week, an alternative approach we discussed that would retain the 4 acres would be to amend the subdivision and the outline of the 1 acre envelope to provide more room around the buildings, not just for this addition but for parking, a pool, and misc. storage that I can see from the aerial photos, and for any future additions to the garage or house.

I've attached an example that overlays the aerial photo over the original plat so you can see the approximate area in the conserved land that has been cleared and you've utilized for parking, a pool, and storage. If the conserved land is adjusted to take advantage of the setbacks along the road, you may be able to conform the building area to areas you've developed and still retain the 4 acres.

Note that I'm ignoring the septic system in this discussion, as the septic was shown in the approved plat provided with the decision being located inside the conserved area.

I can't guarantee that the DRB will approve of this approach, as the northwest corner conserved land is not connected to the other conserved land. They might require a northern strip be added including some new plantings, for example.

Exhibit H

Let me know if you wish to continue with the waiver, or want to discuss the above or other options further.

Regards,  
<image001.png>

Stephen Rooney  
Zoning Administrator  
Town of Starksboro  
Direct Line: 802-453-2768  
[zoning@starksborovt.org](mailto:zoning@starksborovt.org)  
Office Hours Mon & Tues 9am - 3:30pm

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**From:** Alexandra Thompson  
**Sent:** Friday, April 17, 2026 11:45 AM  
**To:** Starksboro Zoning Administrator <[zoning@starksborovt.org](mailto:zoning@starksborovt.org)>  
**Cc:** Bradley Thompson  
**Subject:** Re: Permit Application

Hi Steve,

We've put together an application and supporting documentation/information for a DRB waiver. Please find attached. There will be a check left in the drop box at the office along with original copies.

Thanks,

Ali

> On Apr 3, 2026, at 6:37 AM, Alexandra Thompson wrote:

>

> Steve,

>

> Attached is our permit application for putting an addition on our garage. Please let us know if you have any questions. Brad can be reached at

>

> Thanks,

>

> Ali

> <Thompson Permit App.pdf>

<ZA-SRooney 4 acre setaside adjustment example.pdf>

# Town of Starksboro Development Review Board

Exhibit I

## Notice of Findings and Decision

In re: Joshua Larocque- Final Plat Application No. 08-121-SD, minor 2-lot subdivision of parcel # E2116L2W.2

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### INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for subdivision of land submitted by Joshua Larocque for subdivision approval under the Town of Starksboro Subdivision Regulations (SSR), adopted April 20, 1993.
2. The Final Plat application # 08-1210-SD and plat were received by Zoning Administrator, David Wetmore on March 23, 2009. A copy of the application is available at Starksboro Town Office.
3. On April 2, 2009, notice of a public hearing was published in the Addison Independent, a bi-weekly newspaper, distributed county wide.
4. On April 2, 2009, notice of a public hearing was posted at the following places:
  1. The municipal clerk's office.
  2. VT Rte. 116, within view of the public-right-of-way most nearly adjacent to the property for which the application was made.
  3. Starksboro Public Library
  4. Post Office parking lot notice board
5. On March 30, 2009, a copy of the notice of a public hearing was mailed to Applicants. On March 30, 2009, ZA David Wetmore mailed (US 1<sup>st</sup> class) to the following owners of properties adjoining the property (parcel #F4171E4) subject to the application. Town Clerk, Cheryl Estey certified that this was completed. This requirement is known as exhibit # 2:
  - Town of Bristol, Donald and Amy McCormick, Melissa Cousino, Richard LaFayette and April Vaughn, Gerald Rheume and Ester Sederburg, David and Janet Russell, DMV Properties.
6. The application was considered by the Starksboro Development Review Board at a public hearing on April 23, 2009 and April 30, 2009. The hearing was closed on 4/30/09. The DRB reviewed the application under the Town of Starksboro Subdivision Regulations, adopted April 20, 1993. Prior to the hearing a Sketch Plan Meeting was held on June 12, 2008 on the Larocque proposed 2-lot subdivision. Based on the DRB's review of the sketch plan proposal and the Regulations, the 2-lot subdivision was determined to be a minor subdivision.
7. Present at the hearing were the following members of the DRB:
  - Liz Choiniere, Dan Baker, Dennis Casey, Hugh Johnson, Norm Cota, Arnell Paquette, and Dan Nugent
8. At the outset of the hearing, the DRB Chair, Liz Choiniere afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. § 4465(b) to demonstrate that the criteria set forth in that statute could be met. A record of the name and address of persons wishing status as an interested person, a summary of their evidence with regard to the criteria, and a record of their participation at the hearing is in minutes of the record. The following persons were in attendance at the hearing.
  - Dave Wetmore, ZA
9. During the course of the hearing the following exhibits were submitted and accepted by the DRB on a motion and vote: These exhibits are part of the subdivision application record and are available at the Starksboro Town Office.
  1. Complete SD application, fee, and related submissions, including information from Sketch Plan
  2. Certification of public and adjoiner notification
  3. VTrans "letter of intent" regarding access to VT Rte. 116
  4. Kevin LaRose septic letter dated 10/21/08
  5. Proposed final plat/survey prepared by Ron LaRose dated 4/29/09

### FINDINGS of FACT

# Town of Starksboro Development Review Board

Exhibit I

## Notice of Findings and Decision

*In re: Joshua Larocque- Final Plat Application No. 08-121-SD, minor 2-lot subdivision of parcel # E2116L2W.2*

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

1. Joshua Larocque (owner of record) seeks approval for a minor 2-lot subdivision. The subject property is a 21.6 acre parcel located on east side of VT Rte 116 in the Town of Starksboro (parcel no. E2116L2W.2). The applicant has proposed to subdivide his parcel into two complying parcels. Lot #1 is a 16.6 acre parcel with 904+/- feet of frontage along Ireland Road. Lot #2 is a 5 acre parcel with 790-feet along VT Rte 116. The property is more fully described in a deed from Melissa Larocque to Joshua Larocque, dated February 18, 2008, and recorded in Book 90, Page 576, in the Starksboro Town Land Records.

2. The applicants parcel, # E2116L2W.2 is located in the Agricultural Scenic and Rural Residential (ASRR) corridor as described on the Town of Starksboro Land Use Zoning Map on record at the Town of Starksboro Municipal Office and outlined in section 1.5 of the Starksboro Zoning Bylaw (SZB).

3. The application for final Plat review was determined to be complete by Dave Wetmore, ZA on March 23, 2009, as required in Section 2.2. Subdivision approval is requested for the project pursuant to review under the following sections of the Town of Starksboro Subdivision Regulations (SSR) and Starksboro Zoning Bylaws (SZB):

- Section 2.2 and Article 3 (SSR)
- Section 1.8.1 (SZB)

4. Lot #1 is currently developed with a single-family home. The applicant anticipates that a single-family home will be built on lot #2. The applicant testified that there is not any “open agricultural” land as defined in Article 6 (SZB). The applicant is applying for the minor subdivision under section 1.8.1 of the Starksboro Zoning Bylaws. Mr. Larocque proposes to create a 1 acre building envelope (BE) on lot #2. The BE as shown on exhibit #5 is located adjacent to VT Rte 116 and near the north boundary of the parcel. A new road cut off of VT Rte 116 (exhibit # 3) will provide access to lot #2. The balance of lot #2 (4 acres) will be “set aside” (developmentally restricted) as required in section 1.8. Additionally, 5 acres are being set aside on lot #1 for the benefit of lot #2. In total, 9 acres will be set aside in order to permit creation (subdivision) of lot #2. As shown on the final plat, exhibit #5, lot #1 was created in Subdivision decision # 02-101-SD with the benefit of a 9 acre set aside. The approval of this application will result in a total of 18.1 acres of set aside land on lots #1 and 2 as required in section 1.8.

#### 4. Review General Standards 3.2- The applicant testified

3.2.1.1- The entire 21.6 acres is generally wooded or forested, except where it has been cleared for his current home. The 1 acre BE on lot #2 is also wooded. No structures are proposed within 100 feet of existing stream, pond or wetland, per section 2.14 (SZB). Lot #2 and the proposed building envelope (BE) consist of well drained soils and are well suited for residential building. The BE is located to avoid two stone walls on the property. The topography of BE is gently sloping and it is not located in a flood hazard zone. Any proposed development will comply with all State and Local regulation or bylaws.

3.2.1.2 – Lot #2 will likely be developed with a single-family home at some time in the future. Set aside land will be limited to only agricultural or forestry uses. There is no significant man made or natural features that would be negatively impacted by the SD being proposed. No historic features except the stone walls are identified.

3.2.1.3- Lots #1 and #2 meet the minimum lot size required in section 1.6 and 1.8 (SZB) and provide suitable recreational space required for residential uses. Each lot has ample recreational area for future development of a permitted use. Both parcels are a mixed forested landscape.

3.2.1.4- Grading plans are minimal. The SD or any future permitted use should not noticeably change existing runoff or cause erosion. Any construction on lot #2 will comply with the “VT Handbook on Soil Erosion and Sediment Control on Construction Sites”. A stormwater permit is not required because the applicant is not proposing to develop greater than 1 acre. A wastewater permit is required and a letter from Kevin LaRose, dated 10/21/087, exhibit # 4, states the soils will support a conventional waste water system. The “Potable Water and Wastewater” permit has not been issued as of this date.

# Town of Starksboro Development Review Board

Exhibit I

## Notice of Findings and Decision

In re: Joshua Larocque- Final Plat Application No. 08-121-SD, minor 2-lot subdivision of parcel # E2116L2W.2

3.2.1.5- The Larocque parcel is located entirely in the ASRR district. As proposed both lots 1 and 2 conform to the minimum district requirements in section 1.6 or 1.8 (SZR). Lot #1 is 16.6 acres, of which all but 2.5 acres are set aside. Lot #2 is 5 acres of which 4 acres will be set aside. Both lots comply with the minimum required in section 3.5 (SZR, road frontage) exhibit # 5.

3.2.1.6- Residential uses are considered permitted uses in the ASRR district. The ASRR district purpose is to “provide an incentive for development to occur on the smallest possible lot size in order to preserve the remainder of the land for agriculture ... Rural residential and agricultural uses have priority ...”. The Driveway Access “letter of intent” was issued (exhibit #3) for lot #2 by the VT AOT on February 2, 2009. Police services are provided by the VT State Police. Residential solid waste (trash and recyclables) is the responsibility of the property owner. The Town does not provide curbside pickup services.

3.2.1.7- The development of lot #2 is expected to be residential uses. Both lots are located in a district where residential uses are allowed by permitted use. The Town Plan (expired) section on, “Housing Goals and Strategies” encourage a diverse range of housing types, affordable and high quality. As proposed the applicant’s SD will comply with all State and local regulations.

3.2.1.8 – Letter from Kevin LaRose, Design Technician, confirms that lot #2 will meet the minimum site criteria for on-site waste disposal. No further pollution beyond that commonly associated with residential uses is expected.

3.2.1.9- Any new construction will comply with the “VT Residential Building Energy Code handbook”.

### CONCLUSIONS

1. The idea of a shared set aside is a new interpretation of section 1.8. However, the DRB’s review of section 1.8 concludes that the overall objective of conserving agricultural land is not compromised by this proposal and in reality allows for less fragmentation of lot #1 and provides more forest management opportunities.
2. As proposed application 08-121-SD complies with the stated purpose of section 1.2.
3. Lot #2 complies with minimum acreage required in section 1.8.1 (SZR) providing a minimum of 9 acres is setaside (development restricted) by deed and identified on the approved final plat.
4. Proposed Lots 1 and 2 comply with section 3.2.1.5 as evidenced on the proposed final plat/survey and review of the Starksboro parcel maps. Based on review of 3.2.1.5, lot #1 requires 1/5 of the depth of lot to be road frontage. Lot #2 requires 1/6 of the depth of the lot to be road frontage. Each lot exceeds the minimum acreage required in section 1.6 (SZB) and any structures can be developed to be in conformance with section 2.3 (setbacks). Additionally, the location of this proposed SD (adjacent to VT Rte. 116) should not place an unreasonable burden on the Towns municipal services.
5. As proposed the applicant has provided all the information required for review of a minor subdivision as outlined in sections 2.2 and 3.2 (SSR).
6. Wastewater permit from VTDEC will be required prior to further development.
7. Based on review of Starksboro’s Subdivision Regulations adopted in 1993, the application, and supporting documents and testimony the DRB determines that application 08-121-SD complies with the stated purpose and objectives of the Starksboro Regulations and therefore should be granted approval.

### DECISION AND CONDITIONS

Based upon these findings and conclusion hereby established, and subject to the conditions set forth below, the Starksboro DRB hereby **APPROVES** final plat application #08-121-SD for a 2-lot SD of parcel E2116L2W.2. The approval of this subdivision shall be conditioned as follows:

- Zoning Administrator shall be furnished all appropriate local and State Permits as determined by State Permit Specialist and Project Review Sheet prior to issuance of local permit for any development as stated in section 1.3.1 of the Starksboro Zoning Bylaws, dated July 2006.

**Town of Starksboro Development Review Board**

*Notice of Findings and Decision*

*In re: Joshua Larocque- Final Plat Application No. 08-121-SD, minor 2-lot subdivision of parcel # E2116L2W.2*

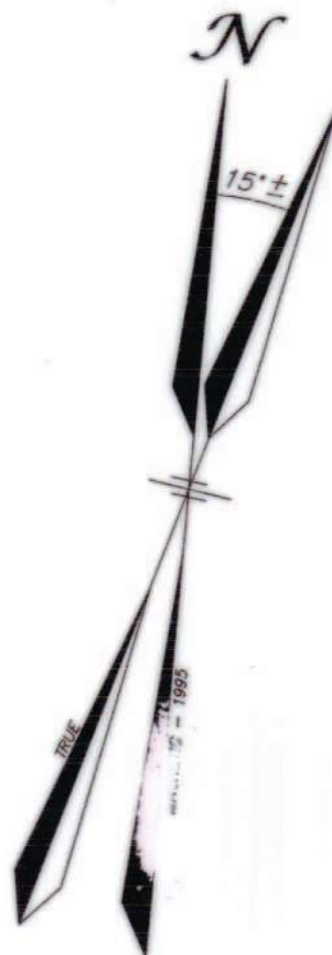
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- All exterior lighting, including (but not limited to) flood lights and spot lights, shall be down-shielded and aimed so that illumination is directed only to the area to be lighted and does not cast direct illumination or cause glare beyond the boundaries of a Lot. Use of motion detectors, timers, and turning lights off when not in use is strongly encouraged to increase energy conservation and decrease off-site impacts of interior and exterior lighting. No dusk to dawn lighting.

Dated at Starksboro, Vermont, this 14th day of May, 2009.

\_\_\_\_\_, Liz Choiniere, Chair

**NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the DRB. 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.

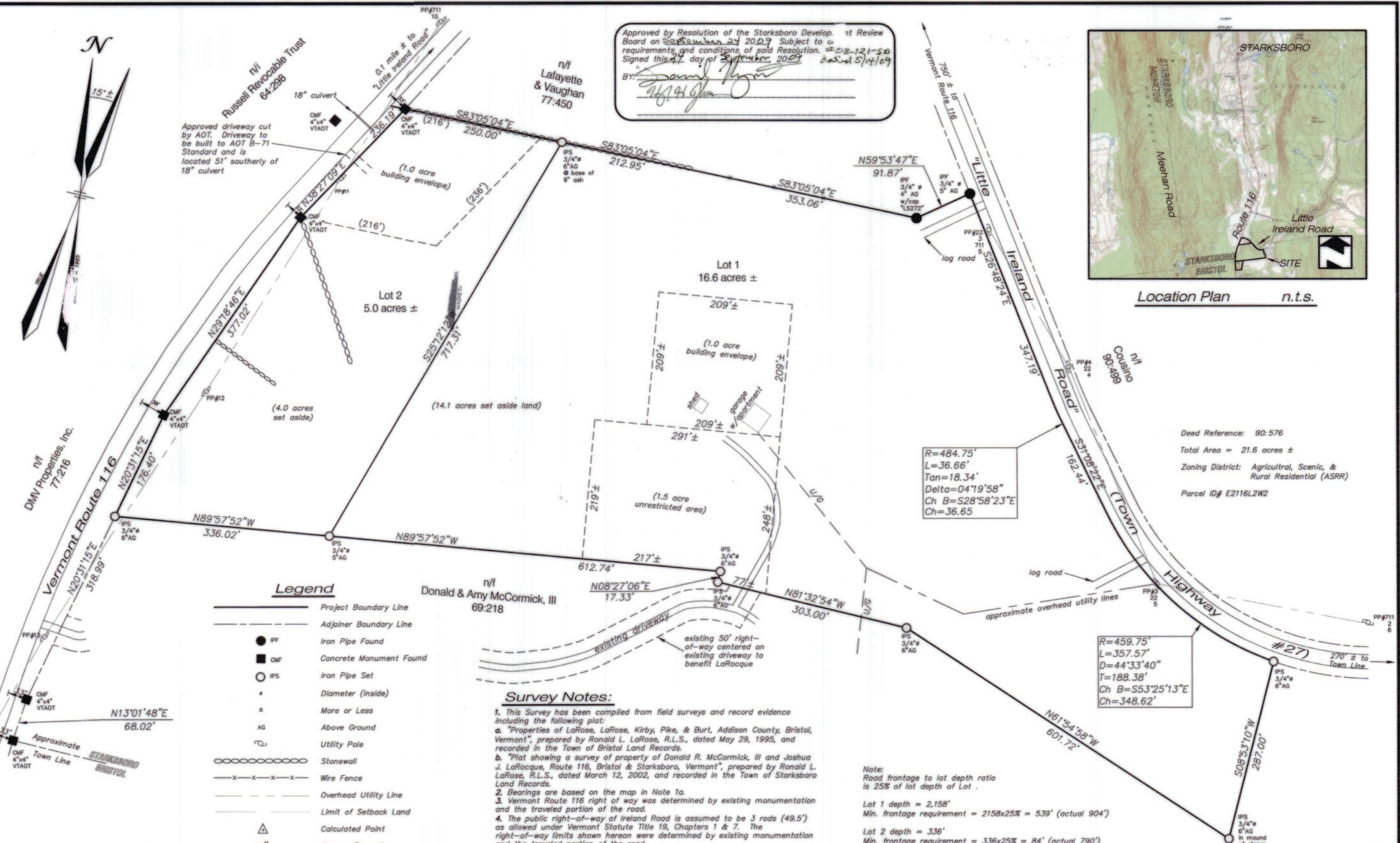


Approved by Resolution of the Starksboro Develop. at Review Board on Sept. 24, 2009 Subject to all requirements and conditions of said Resolution. #208-121-50 Signed this 27 day of September, 2009 at Starksboro, VT  
 BY: Ronald L. LaRose



Location Plan n.t.s.

Deed Reference: 90:576  
 Total Area = 21.6 acres ±  
 Zoning District: Agricultural, Scenic, & Rural Residential (ASRR)  
 Parcel ID# E2116L2W2



**Legend**

—	Project Boundary Line
- - -	Adjoiner Boundary Line
●	IPF Iron Pipe Found
■	CMF Concrete Monument Found
○	IPS Iron Pipe Set
•	Diameter (inside)
±	More or Less
AG	Above Ground
⊕	Utility Pole
⊗	Stonewall
- x - x - x -	Wire Fence
- - - - -	Overhead Utility Line
- - - - -	Limit of Setback Land
△	Calculated Point
n/f	Now or Formerly
- - - - -	Approximate Underground Utility Line

**Survey Notes:**

- This Survey has been compiled from field surveys and record evidence including the following plat:
  - "Properties of LaRose, LaRose, Kirby, Pike, & Burt, Addison County, Bristol, Vermont", prepared by Ronald L. LaRose, R.L.S., dated May 29, 1995, and recorded in the Town of Bristol Land Records.
  - "Plat showing a survey of property of Donald R. McCormick, III and Joshua J. LaRocque, Route 116, Bristol & Starksboro, Vermont", prepared by Ronald L. LaRose, R.L.S., dated March 12, 2002, and recorded in the Town of Starksboro Land Records.
- Bearings are based on the map in Note 1a.
- Vermont Route 116 right of way was determined by existing monumentation and the traveled portion of the road.
- The public right-of-way of Ireland Road is assumed to be 3 rods (49.5') as allowed under Vermont Statute Title 19, Chapters 1 & 7. The right-of-way limits shown hereon were determined by existing monumentation and the traveled portion of the road.
- There may be additional easements, restrictions, and/or reservations not shown hereon that may or may not be found in the Town of Starksboro Land Records.
- This survey depicts the boundary lines of LaRocque and abutting owners based on records as of March 2009.
- Reproductions of this sketch are not valid unless signed with a blue inked surveyor's signature.

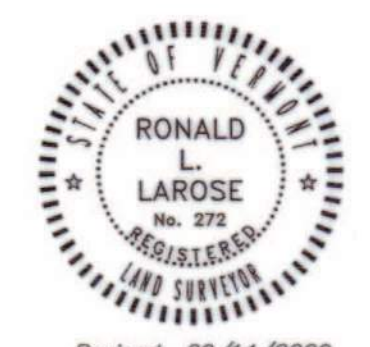
Note:  
 Road frontage to lot depth ratio is 25% of lot depth of Lot .  
 Lot 1 depth = 2,158'  
 Min. frontage requirement = 2158x25% = 539' (actual 904')  
 Lot 2 depth = 336'  
 Min. frontage requirement = 336x25% = 84' (actual 790')

Exhibit J

Town of Starksboro  
 Received for Record  
Sept. 24 A.D. 2009  
 at 8 o'clock 00 minutes P.M.  
 and recorded in Starksboro Plat Cabinet 14A  
 attest: Cheryl Estey  
 Town Clerk

compiled & prepared by  
**LaRose Surveys, P.C.**  
 Land Surveyors - Boundary Consultants  
 Water & Septic System Designers  
 P.O. Box 388 - 25C Main Street  
 Bristol, Vermont 05445  
 802.453.3818  
 www.larosuresurveys.com  
 info@larosuresurveys.com

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL PORTRAYAL OF CIRCUMSTANCES PERTINENT TO SUBJECT PROPERTY. A COLLABORATION OF FIELD, PAROL AND PERTINENT RECORD EVIDENCE WAS USED IN THE ANALYSIS OF BOUNDARY CONCLUSIONS SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 27 VSA 1403.

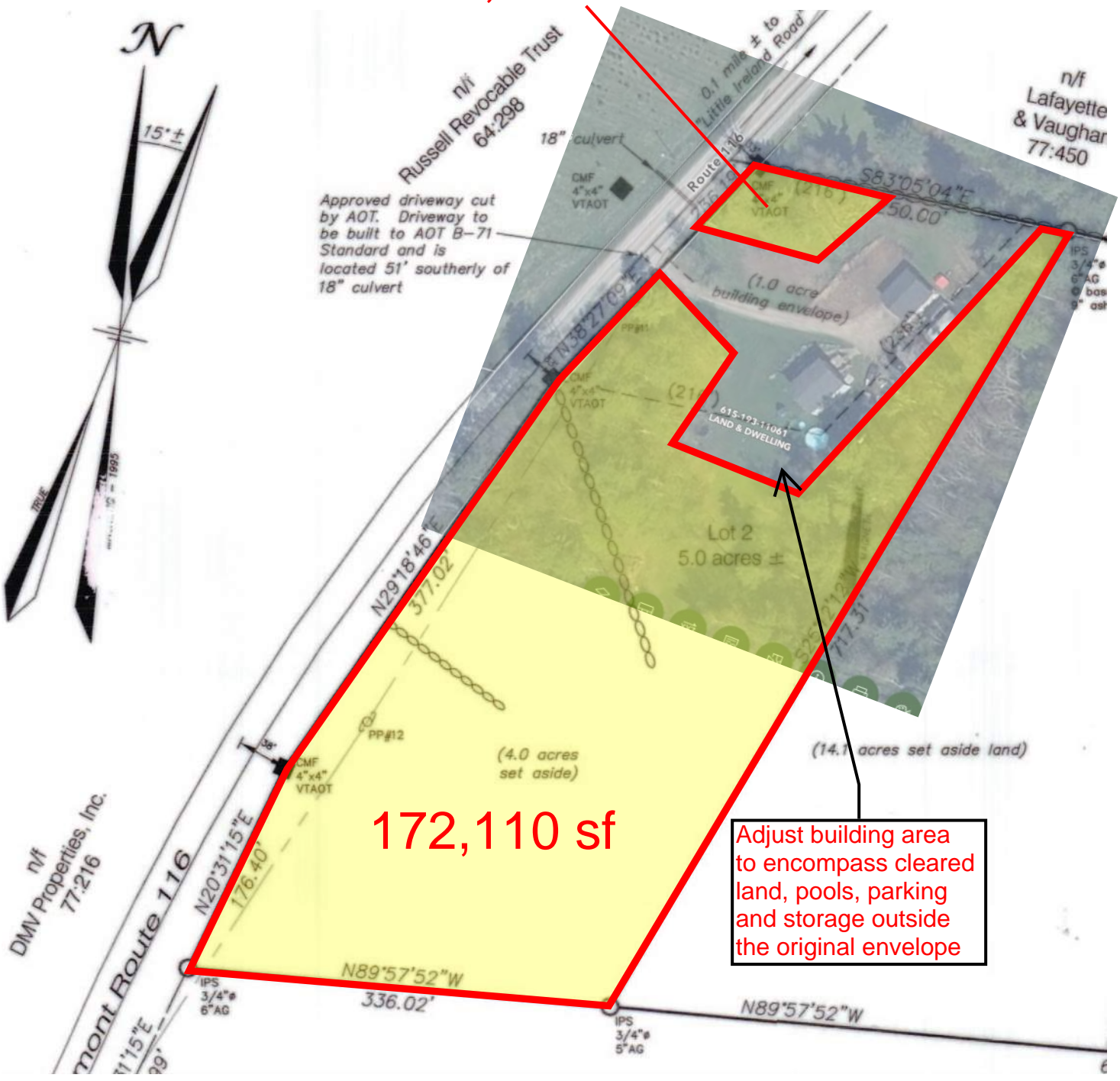
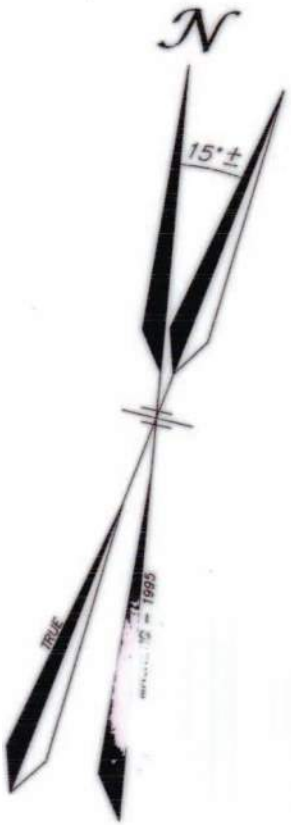


Route 116  
 Starksboro, Addison County, Vermont

April 29, 2009



6,336 sf



172,110 sf

178,446sf = 4.09 acres

Thompson Parcel 11061  
140 VT Route 116  
Set-Aside Adjustment  
Example  
ZA/SRooney 4/20/2026

Exhibit K

## Town of Starksboro Development Review Board Hearing Exhibit List

**Applicant:** Hammerbeam Holdings, LLC  
**Application #** 26-DRB-04SDA/04CU

**Date of Hearing:** 5/28/2026  
**Hearing Type:** Subdivision Amendment/ Conditional use Review Hearing

Exhibit #	Description	Date entered	Submitted by:
A	Warning dated April 30,2026	5/8/26	ZA
B	Abutter Map dated 4/21/26	5/8/26	ZA
C	Abutter Mailing Affidavit dated 4/29/26	5/8/26	ZA
D	Cover Letter from Bernard & Gervais dated 4/8/26	5/8/26	Applicant
E	DRB Application dated 3/30/26	5/8/26	Applicant
F	B&G Authorization Letter dated 4/30/2026	5/8/26	Applicant
G	ZA notice of incomplete application to applicant dated 4/14/26	5/8/26	ZA
H	Previous DRB subdivision approval 2012DRB-02-SD dated 9/13/2012	5/8/26	ZA
I	Plat Map 77A recorded 1/30/2013	5/8/26	ZA
J	B&GT response letter to ZA incomplete notification dated 4/20/2026	5/8/26	Applicant
K	Zoning Permit Application 26-ZP-13 dated 4/20/26	5/8/26	Applicant
L	Conditional Use Narrative dated 4/15/26	5/8/26	Applicant
M	Subdivision Project Narrative dated 4/15/26	5/8/26	Applicant

Starksboro DRB Hearing Exhibit List  
26-DRB-04SDA/04CU Hammerbeam Holdings, LLC

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N	Dwg S-1, Overall Site Plan, dated 10/27/25, rev 4/15/26	5/8/26	Applicant
O	Dwg S-2, Site Plan, dated 10/27/25, rev 4/16/26	5/8/26	Applicant
P	Plat PL-1, Boundardy Survey Retracement Plat, dated 3/18/26, rev 4/15/26	5/8/26	Applicant
Q	Dwg 2.0, Lower Level Plan, dated 3/20/26	5/8/26	Applicant
R	Dwg. 2.1, First Floor Plan, dated 3/20/26	5/8/26	Applicant
S	Dwg. 2.2 Kitchen Plan, dated 3/20/26	5/8/26	Applicant

**TOWN OF STARKSBORO**  
**DEVELOPMENT REVIEW BOARD**  
**NOTICE OF HEARING**

Hammerbeam Holdings, LLC submitted application 26-DRB-04SDA-04CU for an amendment of the building location in Subdivision Decision 2012-DRB-02, and a Conditional Use Review for development on steep slopes per SLUDR Section 334.C, on a 6.4+/- acre parcel #11082 at 75 Meadowbrook Drive in the Town of Starksboro. The proposed subdivision is in the LDRC, ASRR, FC, and HDRC districts. The Subdivision Amendment and Conditional Use Review Hearing on this application will be held per the 2020 Starksboro Land Use and Development Regulations (SLUDR).

The Starksboro Development Review Board will conduct the hearing on **May 28, 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 : April 30, 2026

Exhibit B

**AUSTGEN JENNIFER LYNN**  
242 MEADOWBROOK DRIVE  
STARKSBORO, VT 05487

**OWNERSHIP**  
**KELLEY KEVIN P**  
**KELLEY SANDRA E**  
114 MEADOW BROOK DRIVE  
STARKSBORO, VERMONT 05487

THOMPSON ALEXSYS TRUST  
AUSTGEN CARRIE TRUST  
242 MEADOW BROOK DRIVE

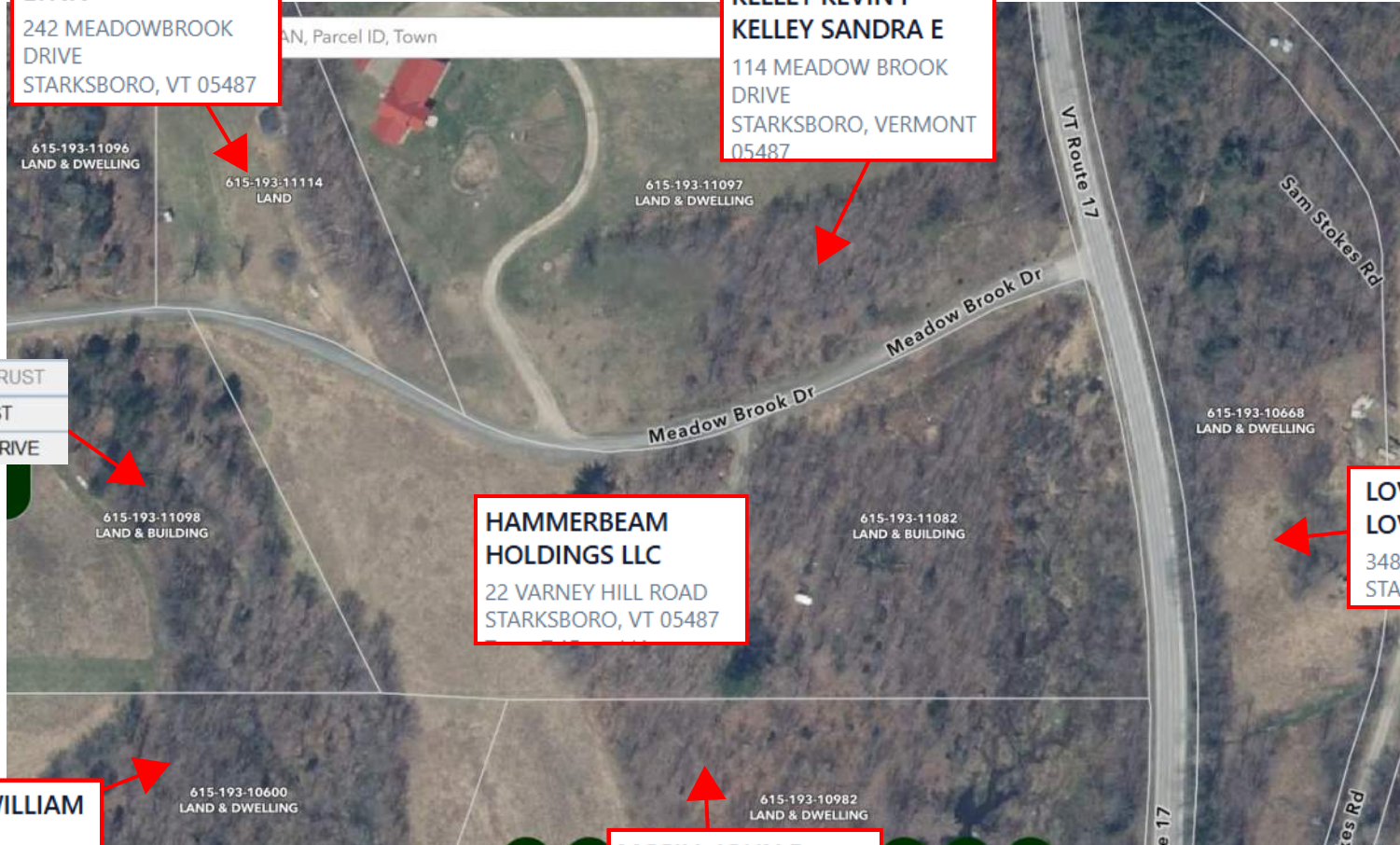
**LOVETT CHARLES**  
**LOVETT JENNIFER**  
348 SAM STOKES ROAD  
STARKSBORO, VT 05487

**HAMMERBEAM HOLDINGS LLC**  
22 VARNEY HILL ROAD  
STARKSBORO, VT 05487

**NORLAND WILLIAM D**  
1719 ROBERT YOUNG ROAD  
STARKSBORO, VT 05487

**MCGILL JOHN F**  
**SULLIVAN CHARLOTTE**  
1901 ROBERT YOUNG ROAD  
STARKSBORO, VT 05487

26-DRB-04SDA/04CU  
ABUTTER MAP  
4/21/2026  
S Rooney



**Town of Starksboro**

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

Exhibit C

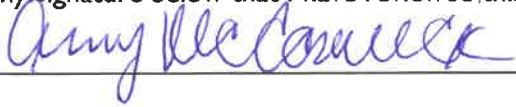
**ABUTTERS MAILING AFFIDAVIT**

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 4/29/28 that I sent by US 1<sup>st</sup> class mail the attached "notice of public hearing", for application 26-DRB-045DA/04CU to the following list of abutting property owners and others requesting notice.

  
\_\_\_\_\_  
Stephen Rooney, Zoning Administrator

Date: 4/29/28

I attest by my signature below that I have reviewed this list and that it was mailed on 4/30/2026

Attest:  Town Clerk/ Assistant Town Clerk/ Town Admin

Applicants: Hammerbeam Holdings, LLC, 22 Varney Hill Road, Starksboro, VT 05487  
Parcel 11082, 75 Meadow Brook Drive

Abutters or Participants	
Parcel #	Name and Address
11097	KEVIN P KELLEY SANDRA E KELLEY 114 MEADOW BROOK DRIVE STARKSBORO, VERMONT 05487
11114	JENNIFER LYNN AUSTGEN 242 MEADOWBROOK DRIVE STARKSBORO, VT 05487
11098	ALEXSYS THOMPSON TRUST CARRIE AUSTGEN TRUST 242 MEADOW BROOK DRIVE STARKSBORO, VT 05487
10600	WILLIAM D NORLAND 1719 ROBERT YOUNG ROAD STARKSBORO, VT 05487
10982	JOHN F MCGILL CHARLOTTE SULLIVAN 1901 ROBERT YOUNG ROAD STARKSBORO, VT 05487
10668	CHARLES LOVETT JENNIFER LOVETT 348 SAM STOKES ROAD STARKSBORO, VT 05487

# BARNARD & GERVAIS, LLC

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



Exhibit D

Town of Starksboro  
**RECEIVED**  
4/8/2026

April 8, 2026

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

Subject: Hammerbeam Holdings, LLC., Subdivision Amendment, 75 Meadow Brook Drive,  
Starksboro, Vermont – Subdivision Amendment Application and Required Information

Dear Steve:

I am writing on behalf of Hammerbeam Holdings, LLC. to formally request a subdivision amendment hearing for a 6.4+/- existing parcel of land located at 75 Meadow Brook Drive in Starksboro, Vermont. This parcel was created as Lot 1 as part of a subdivision by Alan & Nancy Norris in 2013. No boundary lines are being adjusted or new lots created as part of this project. However, the proposed development is changing from what was originally permitted and therefore requires a subdivision amendment.

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

1. Project Narrative.
2. Town of Starksboro Development Review Board (DRB) Applications.
3. Application Fee (To Be Provided By Applicant).
4. Names and Addresses of Adjoining Property Owners.
5. Subdivision Site Plan Drawings S-1 and S-2 dated October 27, 2025.
6. Survey Plat PL-1 dated March 18, 2026.

Please review the included information and let me know if there are any other items that are required for the final 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,

Jason S. Barnard  
Licensed Designer #126179

c: Kevin Moyer



# Development Review Board Application

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

**Address of property:** 75 Meadow Brook Drive **Parcel ID** (last 5 digits of SPAN): 11082

**Property Owner** (see Page 2): Hammerbeam Holdings, LLC. (Representative - Kevin Moyer)

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

Mailing Address: 22 Varney Hill Road, Starksboro, VT 05487

**Signature of Owner:** *Kevin Moyer* Date 3/30/2026

**Signature of Owner:** \_\_\_\_\_ Date \_\_\_\_\_

**Applicant** (see Page 2): Hammerbeam Holdings, LLC. (Representative - Kevin Moyer)

Mailing Address: 22 Varney Hill Road, Starksboro, VT 05487

Signature of Applicant *Kevin Moyer* Date 3/30/2026

Exhibit E

Town of Starksboro  
**RECEIVED**  
4/8/2026

**Application Type** (check all that apply):

- Variance** (per section 422)  
Specific relief requested: \_\_\_\_\_
  - Waiver** (per section 423)  
Specific relief requested: \_\_\_\_\_
  - Site Plan Review** (per section 424, "S" designation in Use Table, or other Section).  
Project description and Zoning Permit #: \_\_\_\_\_
  - Conditional Use Review** (per section 425, "C" designation in Use Table, or other Section)  
Project description and Zoning Permit #: Steep slope development review per Section 334.C
  - Subdivision** (per Section 426). Pre-application meeting date : 11/4/2025  
Amendment of building location indicated in 2012-DRB-02 SD Decision per Section 428 Material Changes.
  - 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-04SDA-04CU Fee Paid: \$475 Date Deemed Complete: 4/20/2026

Warning Public Notice date: 4/30/26 Final Hearing date: 5/28/26 Date of decision: \_\_\_\_\_

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

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

# **BARNARD & GERVAIS, LLC**

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



March 30, 2026

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

Exhibit F

Town of Starksboro  
**RECEIVED**  
4/8/2026

## **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:** 75 Meadow Brook Drive, Starksboro

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

**Application Description:** Hammerbeam Holdings LLC, Subdivision Amendment Application

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](mailto:Jason@barnardandgervais.com)

**Authorized Representative Contact Details**

Name: Kevin Moyer (Owner)

Phone: 802-453-3727

Email: kevin@vermontframes.com

Exhibit F

**Owner Details and Signature:**

Name of Legal Owner: Hammerbeam Holdings LLC

Representative (Kevin Moyer) Signature:



Date: 3/30/2026

Sincerely,



Jason S. Barnard  
Licensed Designer #126179

c: Kevin Moyer

April 14, 2026

Exhibit G

Kevin Moyer, Representative  
Hammerbeam Holdings, LLC  
22 Varney Hill Road  
Starksboro, VT 05487

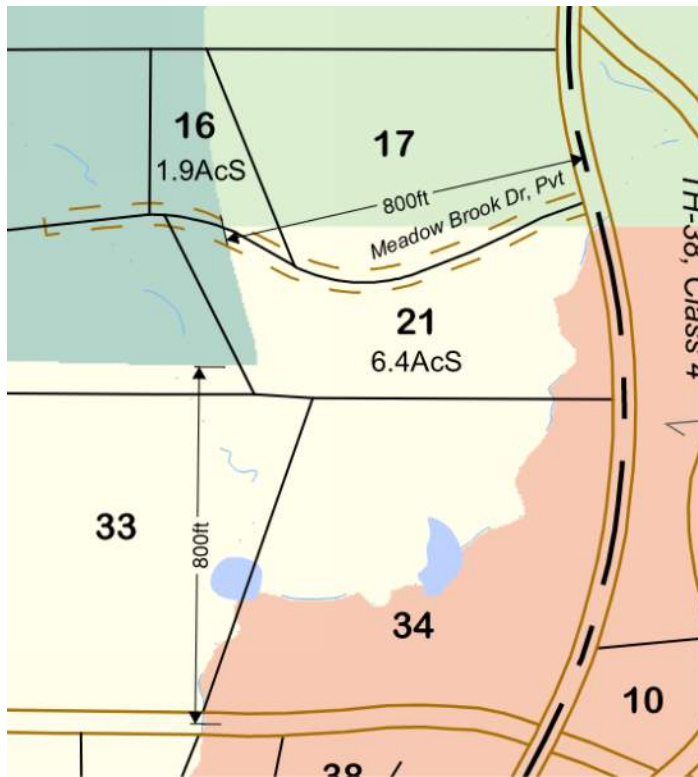
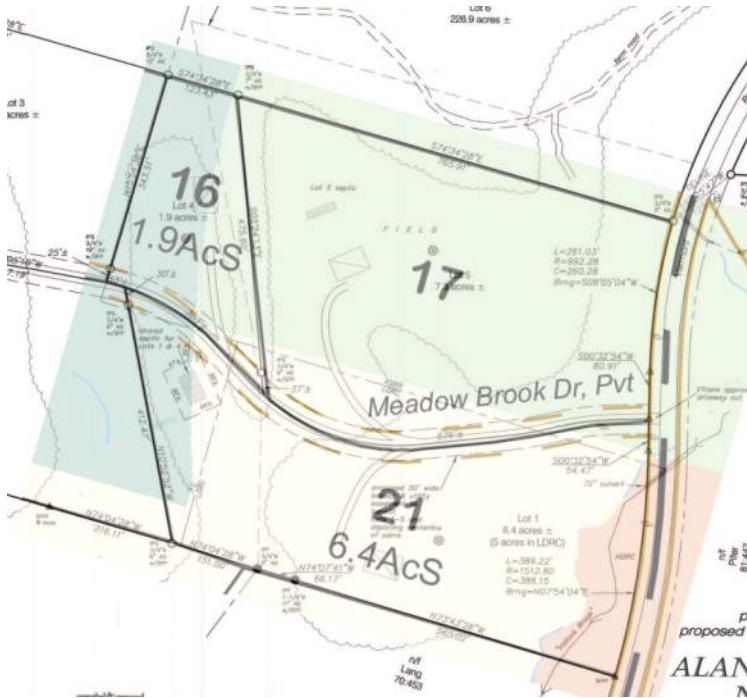
RE: Notice of incomplete application for Subdivision Amendment and Conditional Use Review at Parcel I 1082, 75 Meadow Brook Drive. Application number 26-DRB-04SDA/04CU.

Dear Kevin,

The following is my written review of your application received 4/8/2026 as required. I find the following issues need to be addressed prior to deeming the application complete:

1. I understand from the cover letter that this is an amendment to a previous subdivision. However, the opening paragraph does not specify the changes proposed from the original approval. The narrative could be more explicit regarding the purpose of the amendment request (i.e., why does the building need to move from its previously approved location, etc.). I am making the assumption in this review that the building envelope and building location are the primary requested changes. If so, it will be reviewed per Building Envelopes Definition 510.B(3), which requires amendments be reviewed under Section 428, Material Changes to Approved Plans. The application does not provide the original case number or decision of the subdivision being amended, nor provide the previously approved plat for the DRB to compare to the proposed plat. I've attached a copy of both for your use.
2. Zoning Districts: The original plat indicates the boundary of the FC/ASRR/LDRC/HDRC zones on this parcel. The east-west running ASRR/LDRC boundary appears to match the current 2025 Starksboro parcel map (which matches the current Zoning District Map), but I believe the FC north/south boundary should be 800ft. from Rt. 17, following the curve, and turn east-west 800ft north of Robert Young Road, not as indicated on the original plat. The HDRC zone continues to follow Hallock Brook. I've overlaid the parcel map on the plat below. These boundaries should be corrected on the amended plat; let me know if you see this differently.

Exhibit G



3. In looking through this application, I realize that I missed a submittal in my memo to you after our Nov. 4, 2025 pre-application meeting. If you would like to hold the subdivision amendment hearing and the conditional use hearing concurrently, you'll need to file a zoning permit along with the conditional use permit. I had noted that the zoning permit could follow after the hearing.

**Section 425. Conditional Use Review**

- 425.A **Applicability.** The specific land uses and development that require DRB approval as a conditional use are listed in Part 2 for each zoning and overlay district.
- 425.B **Application Requirements.** The applicant shall file a complete zoning permit application, a site plan, and a conditional use application with the ZA.

4. As the CU is specifically meant to address developing on steep slopes per Section 334, the application should address how the criteria in Section 334.D are being handled in enough detail for the zoning permit to be issued. This may require a site cross section for the DRB to better understand the relationship of the structure to the landscape. Note that 334.D contains a typo recognized by the Planning Commission (the rise/run should be 1:2, not 2 vertical to 1 horizontal).
5. Narrative Bullet "Natural Features": The Class II wetlands sentence should note "all **proposed and** existing infrastructure"
6. The State wastewater permit amendment will need to be filed prior to issuance of the zoning permit.
7. Stormwater: The narrative should address whether the State permit will need to be amended due to this proposed development. If so, it will need to be provided prior to issuing a zoning permit.
8. Road Maintenance Agreement: The original 2012-DRB-02SD decision in Condition I requires that any changes to this agreement receive prior approval by the DRB. A copy of the agreement currently in force should be provided with this application if it differs from the agreement on file in the Town Records.
9. 2-Bedroom ADU: Although the 2020 Starksboro Land Use and Development Regulations restrict ADU's to one bedroom in Section 340.A(4), this bylaw was superseded in 2020 by Act 147's amendment of 24 VSA § 4412, where the one-bedroom definition was eliminated. As Starksboro's bylaw cannot be stricter than state statute here, the 2-bedroom ADU can therefore be allowed in this application. The project description can be modified to reflect this.
10. The existing shed noted as "to be relocated" is not shown in a new location on the plan. The existing underground utilities to this shed are not shown redirected to a new location or to the residence.

11. Fees: I've attached a schedule outlining the fees. The zoning fee does not need to be paid until the other applications are approved.

Please let me know if you have any questions or comments. Once I receive a response / new submittals I will confirm if the application is complete, and if so, schedule and warn a hearing date.

Regards,

Exhibit G



Stephen Rooney  
Zoning Administrator  
Town of Starksboro  
Direct Line: 802-453-2768  
zoning@starksborovt.org  
Office Hours Mon & Tues 9am - 3:30pm

CC: Jason Barnard, Barnard & Gervais  
Ben Campbell, DRB Chair

Town of Starksboro Development Review Board

ORIGINAL

Notice of Findings and Decision

In re: Alan and Nancy Norris, Final Plat Application No. 2012DRB-02-SD, subdivision of parcel # F4171E and boundary line adjustment/amendment to previously approved subdivision #07-120-SD.

Exhibit H

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for subdivision of land submitted by Alan and Nancy Norris for subdivision approval under the Town of Starksboro Subdivision Regulations, adopted April 20, 1993 and Starksboro Zoning Bylaws, dated July 2006. Specifically, the Norris have sought approval for the following:
  - a. Approval to amend the boundary between the previously approved 2-lot subdivision #07-120-SD.
  - b. Approval for 6-lot subdivision of F4171E on the west side of VT Rte. 17.
  - c. Conditional use approval to construct 4 single-family homes on land identified as open agricultural land pursuant to section 2.15 (SZB)
  - d. Conditional use approval to construct 2 single-family homes on land identified in the Forest Conservation district pursuant to section 1.6 and 4.8
2. Preliminary and Final Plat application # 2012DRB- 02-SD was received by the Zoning Administrator, David Wetmore on April 9, 2012. A copy of the application and all submissions are available at Starksboro Town Office.
3. On July 19, 2012, the notice of a public hearing was published in the Addison Independent, a bi-weekly newspaper, distributed county wide.
4. On July 19, 2012, the notice of a public hearing was posted at the following places:
  - a. The municipal clerk's office.
  - b. Near 2798 VT Rte. 17, within view of VT Rte. 17, being the public-right-of-way most nearly adjacent to the property for which the application was made.
  - c. Starksboro Public Library
  - d. Jerusalem Country Store
5. February 28, 2012, a copy of the notice of a Sketch Plan meeting was mailed all abutters of parcel #F4171E by the applicants. On April 23, 2012 and again on July 16, 2012, ZA David Wetmore mailed (1<sup>st</sup> class) to the following owners of properties abutting the Norris property (parcel #F4171E) and others, the public notice of the scheduled public hearings for both the Preliminary Plat and Final Plat applications. Town Clerk, Cheryl Estey certified that this was completed. This requirement is reflected in exhibits 3 and 14:
 

Larry and Susan Shepard, Kathleen Duclos, Robert Bedell and Kimberly Bedell, William and Kimberly Norland, Robert Lang, Matthew and Margret Pifer, Thomas Building and Design, Wayne and Ellen Michaud, William and Linda Hanf, Guy Wallis, Alan and Mary Kirkpatrick, Christopher Brady and Elissa Close, Gordon and Nancy Schaedel, Troy Griffis, Robert Stoddard and Lauren Gammon, Dale and Dona Norton, Little Ireland Trust, Katherine Birdsall Trust, Seth and Christa Clifford, Kathy and Kelly Norris, Matt Norris
6. The final public hearing on the Final Plat application was heard and closed on August 9, 2012. Prior to the final hearing a Sketch Plan meeting was held on March 22, 2012 and Preliminary Plat hearing on May 10, 2012. Based on the DRB's review of the Norris subdivision proposal on March 22, 2012, the Norris subdivision was determined to be a major subdivision.
7. Present at the Sketch Plan meeting, Preliminary Plat and Final Plat hearing were the following members of the DRB:
  - ✓ Liz Choiniere, Chair (did not attend FPH), Hugh Johnson, Vice Chair, Marjorie Dickstien, Robert Liotard, Dan Nugent, Arnell Paquette and Chris Zeno.
8. At the outset of the Final Plat hearing, DRB Chair Hugh Johnson provided those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. § 4465(b). A record of the name and address of persons wishing status as an interested person, a summary of their evidence with regard to

TOWN CLERK'S OFFICE  
 STARKSBORO VERMONT  
 at 10 o'clock 00 minutes AM  
 received this instrument for record.  
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 Attest: Cheryl Estey  
 Town Clerk Asst

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the criteria, and a record of their participation at the hearing is in minutes of the record. The following persons were in attendance at one or both of the public hearings held.

✓ Alan Norris (applicant), Kelly and Kathleen Norris, Gordon and Nancy Schaedel, Larry and Susan Shepard, Wayne Michaud, Leonard Schmidt and Dave Wetmore, ZA

9. During the course of the hearings the following exhibits were submitted and accepted by the DRB on a motion and vote: These exhibits are part of the subdivision application record and are available at the Starksboro Town Office.

**Preliminary Plat Hearing**

Exhibit 1- All information presented at Sketch Plan Meeting

Exhibit 2- Sketch Plan packet

Exhibit 3- Certification of public notice and warning-- Preliminary Plat hearing

Exhibit 4- Proposed preliminary plat by LaRose dated 4/20/2012, 2 sheets

Exhibit 5- Septic letter by LaRose dated 5/8/2012

Exhibit 6- LaRose letter dated 5/8/2012- Stormwater permit information

Exhibit 7- Letter from Robinson School dated 5/2/2012

Exhibit 8- Example of road maintenance agreement

**Final Plat Hearing**

Exhibit 9- exhibits 1-8.

Exhibit 10- VTrans letter of intent for the proposed accesses onto Rte.17

Exhibit 11- Proposed final plat dated 6/20/2012 (revised), 2 sheets

Exhibit 12- Revised Norris narrative dated 7/25/2012

Exhibit 13- Stormwater designs the for private road

Exhibit 14- Certification of public notice and warning-- Final Plat hearing

Exhibit 15- DRB minutes, 5/10/2012

Exhibit 16- Appraisal report dated 4/28/2010

**FINDINGS of FACT**

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

1. The application for Final Plat review was determined to be complete by Dave Wetmore, ZA on July 12, 2012, as required in Section 2.3. Subdivision and conditional use approval is requested for the project pursuant to review under the following sections of the Town of Starksboro Subdivision Regulations:
  - ✓ Sections 2.3, 2.4 and Article 3 (Starksboro Subdivision Regulations), and
  - ✓ Section 1.6, 1.8, 2.15 and 4.8 (Starksboro Zoning Bylaws)
2. The property is more fully described in an Executrix's deed from Dixie Goodrich to Alan and Nancy Norris, dated October 22, 2010, and recorded at Book 99, Page 174, of the Starksboro Town Land Records.
3. The applicants seek approval for:
  - a. An amendment to existing subdivision approval 07-120-SD
  - b. Final Plat approval for the further subdivision of parcel # F4171E on the west side of VT Rte. 17 into six lots
  - c. The amendment to 07-120-SD and subdivision of the remaining parcel on the west side of Rte. 17 will result in 7 lots.
  - d. Construction of four (4) single-family homes on land determined to be open agricultural land pursuant to the definitions and section 2.15.
  - e. Construction of two (2) single-family homes in the Forest Conservation district pursuant to section 1.6 and 4.8.
4. The application was determined to be a major subdivision on 3/22/2012 based on review of the definition of a major subdivision, section 4.0.18 and 4.0.20. At that time the DRB also noted that the applicant

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would need to seek approval for development in the Forest Conservation (FC) district and development of open agricultural land.

5. Subdivision # 07-120-SD was approved on May 14, 2009 as a 2-lot SD of parcel #F4171E with set aside pursuant to section 1.8. It is filed as map # 74B in the Starksboro Town records, dated 10/7/2009. The parcel was never sold and never received a parcel ID number.
6. The Norris property on the west side of Rte. 17 is a 287.5+/- acre parcel. The Applicants also own 84.9+/- acres on the east side of VT Rte. 17. The parcel on the east side of VT Rte. 17 is not proposed for subdivision.
7. Norris proposes to subdivide the west side of VT Rte. 17 into a total of 7 lots as follows:  
Lot 1- (6.4 acres) has more the 5 acres in the Low Density Residential and Commercial (LDRC) district.  
Lot 2- (5.4 acres) in FC and requires 20 acres set aside.  
Lot 3- (5.0 acres) in FC and requires 20 acres set aside.  
Lot 4- (1.9 acres) is in Agriculture Scenic and Rural Residential (ASRR) corridor and requires 13 acres set aside.  
Lot 5- (7.3 acres) is part of subdivision approval #07-120-SD. The applicant requests this amendment of #07-120-SD by boundary adjustment. Lot 5 is in ASRR and requires additional 17.7 acres set aside.  
Lot 6- (228.9 acres) spans both FC and ASRR which includes a high percentage maple sugarbush. Kelly and Kathy Norris currently sugar on this land and it includes their proposed sugarhouse, existing sap shed and barn.  
Lot 7- (32.6 acres) spans both FC and ASRR.
8. Lots 1-5 will be serviced by a 50 foot private road (right-of-way) that will comply with the A-76 road standards. Lot 1-5 will all own to the center of the proposed road to comply with required road frontage requirements pursuant to section 2.2 SZB (exhibits #10 and 13). VTrans has issued a "letter of intent" approving access to lots 1-5, lot 6 and lot 7 subject to subdivision approval (exhibit # 9).
9. The appraisal report (exhibit #16) provides evidence that the value of the sugarbush acres far exceeds the value of the open agricultural land. The set aside is identified on the final plat. Alan noted that he is requesting an amendment to the existing set aside established in SD# 07-120-SD, located in the vicinity of lot #5. Specifically, the existing set aside will be moved and would be included with the proposed 73 acre set aside on lot #6.

**10. Review of section 2.3.1**

Section 2.3.1.1- The Final Plat application, Preliminary Plat and Sketch Plan includes all the information required for review of a major subdivision.

2.3.1.2- Each developed lot will have a drilled well, and will be in compliance with State water/wastewater regulations (exhibit 5).

2.3.1.3- All developed lots will be served by individual wastewater systems, largely on each lot. One lot may require an easement. Applicant noted that wastewater systems on lots 1-5 will be conventional in-ground systems and will not require a mound. Soils are characterized as gravels and sandy-loams. Lots 6 and 7 will require a mound system (exhibit 5).

2.3.1.4- Wastewater systems locations are noted on the final plat. Proposed lots are located to take advantage of views. Applicant agreed to limit driveways to less than 16% grade. Applicant will submit wastewater site design plans to the Town when applications are made to State.

2.3.1.5- Stormwater plans are complete and permits are pending. Grading plans are significant and State Stormwater and Erosion Control permits are required. The private road grade will not exceed 10%. A revised road maintenance agreement is included and more revisions may be made to it (exhibit #12). Applicant would like it to reflect that all users share equally in the maintenance including the hammerhead. Applicant anticipates that the road will be built upon sale of the 1<sup>st</sup> lot. Some fill for the road may come from the borough area on the east side of the road. Alan expressed that it is his desire to reclaim the borough area on the east side of 17. No material will leave the Applicant's property. All culverts will be at least 15 inches and the stream crossing will be 48 inches.

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2.3.1.6- Right-of-way (ROW) for the private road and utilities will be 50-feet. Utilities will be located within ROW. The ROW is clearly designated on the final plat. Dave expressed that the final plat is not on 2 recordable sheets as the DRB had requested at the May 10 hearing. The scale in the area around lots 1-5 is too small to read and needs to be a larger scale and on its own recordable sheet. DRB agrees that this needs to be a condition. Electric service to lots 1-5 has not been determined. Applicant favors buried (depending on cost) service but does not want it to be required.

2.3.1.7- Starksboro will not have any road maintenance responsibilities, as Rte. 17 is a State class #2 highway. VTrans has issued "letter of intent" (exhibit # 9) for road cuts to serve private road and lots 6 and 7.

2.3.1.8- Letter from Dan Noel (exhibit # 7) concludes that Robinson School has the capacity to handle additional school aged children from this subdivision.

2.3.1.9- No signs are proposed. Exterior lighting is proposed to be mounted directly on each residence or lawn poles. All lights will be down shielded to reduce light trespass and no street lights are proposed. The private road will require a Town road sign for E-911 purposes. Dave noted that the private road entrance does require a significant cut and the banks will need to be stabilized. The Stormwater permit should address this concern.

2.3.1.10- No land is to be dedicated for public use. The private road shall be maintained equally by the owners of lots 1-5. There may be additional deed restriction/covenants, in addition to the set aside (development restricted area) and road maintenance agreement.

2.3.1.11- All homes will be energy star rated

2.3.1.12- None proposed except the road maintenance agreement (exhibit # 11).

2.3.1.13- Before the Preliminary Plat hearing the DRB conducted a site visit. At that time, Applicant walked the Board through lots 1-5 and noted where each house site and wastewater system was proposed.

2.3.1.14- none

10. Review General Standards 3.2

3.2.1.1- The land slopes gently and is well suited for development, soils are well drained and lots are not in the designated flood hazard area. All proposed land development will comply with State regulations. Some portions of the property are identified as wetland or hydric soils (lot 6), but these areas are not proposed for development. No structures are proposed within 100-feet of Hallock Brook. No development is planned in the designated Flood Hazard Area.

3.2.1.2- All land development is designed to fit the landscape with minimal disturbance to existing features. The private road will follow the contour of the land. Base construction material for the road will likely come from area of the road itself, minimizing the need for off-site materials. Private road width is designed to be a minimum of 18-feet providing adequate width for larger construction, fire and rescue vehicles. Driveways will be 12-feet, and will be less than 16% grade. Single-family homes will be placed mostly along the edges of the open land, conserving open space for agricultural purposes. No wetlands or other significant natural features are present on this portion of the Norris property.

3.2.1.3- The sizes of the lots allow for significant open space for residential purposes. Additionally, larger lots #5, 6 and 7 include enough agricultural land to allow for small scale farming opportunities.

3.2.1.4 - All land development will adequately control erosion and runoff and the "Vermont Handbook on Soil Erosion and Sediment Control on Construction Sites" will be followed where the Stormwater permit is silent. The subdivision, and specifically the private road requires an Erosion Control and Stormwater permit from the State.

3.2.1.5- Lots 1-5 will comply with the requirements for road frontage (section 2.2 SZB) along the proposed private road. Lots 6&7 meet road frontage requirements on RT 17. Each lot exceeds the minimum required in section 1.6 and 1.8 (SZB). Residential structures can be developed to be in compliance with Starksboro Zoning Bylaws, including section 2.3 (setbacks).

Lot #	Lot Size	Lot Depth	Lot Frontage	Frontage Requirement	Required Frontage
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1	6.4	1058	999	1/4 lot depth	264.5
2	5.4	841	389	1/4 lot depth	210.3
3	5.0	704	178	1/4 lot depth	176.0
4	1.9	566	333	1/3 lot depth	186.8
5	7.3	886	677	1/4 lot depth	221.5
6	228.9	4026	2044	1/6 lot depth	672.3
7	32.6	2098	965	1/6 lot depth	350.4

3.2.1.6 -The primary burden to Starksboro would be from school age children. This residential subdivision has no town road frontage and is accessed via Rte. 17. A memo from Daniel Noel (Principal of Robinson Elementary exhibit # 7) is presented stating that this subdivision would not negatively impact the school. Additionally, Starksboro has seen a significant decrease in student populations in recent years. The average number of pupils/SFH from the recent census suggests that this SD at full build out would contribute less than 10 school aged students. The subdivision should not negatively impact the Town’s ability to provide municipal services, including road maintenance, emergency and fire services. Police services are provided by the VT State Police. The proposed subdivision is accessed directly from Rte. 17, a State maintained road. Solid waste (trash and recyclables) is the responsibility of the property owner. The Town does not provide curbside pickup services.

3.2.1.7 -This subdivision is proposed residential single-family uses. Residential uses are a by-right/permitted use in the LDRC and ASRR districts and conditional use in the FC district. Section 1.7 (SZB) specifically states the district purposes are as follows:

1.7.4 AGRICULTURAL, SCENIC AND RURAL RESIDENTIAL CORRIDORS (AgSRRC): An important purpose of the district is to provide an incentive for development to occur on the smallest possible lot size in order to preserve the remainder of the land for agriculture and its scenic beauty. Rural residential and agricultural uses have priority over other uses that may adversely affect those primary uses. All feasible steps should be taken to protect the scenic and agricultural qualities of this district, for their own sake as well as in recognition of their economic value.

1.7.5 FORESTRY AND CONSERVATION DISTRICT (FCD): This district is intended to protect the natural qualities of land that is generally not suitable for development for many reasons, including poor soils, poor access to town roads and other municipal services, steep slopes, and the adverse effect on the habitat of wildlife and other natural resources.

3.2.1.8 –Except during construction, the subdivision should not produce excessive noise beyond that associated with residential uses.

3.2.1.9 -Deed covenants will require that home construction will follow Energy Star rating guidelines. Most lots have plenty of southern exposure which could allow passive solar applications.

3.3(SSR) and 1.8(SZB) - Lots 1-5 are being proposed in a clustered configuration to conserve fragmentation of the ASRR and FC district as allowed in section 1.8. Pursuant to section 1.8, lots 2-5 are being proposed with a set aside of 73 acres to be located entirely on lot #6. The set aside will be managed for the foreseeable future as productive maple sugarbush. Lots 4 and 5 are located in ASRR require 30.7 acres of set aside. The remaining 40 acres of set aside are for lots 2 and 3 which are located in FC district.

3.4- Exhibit #5 (letter dated 5/8/2012) states wastewater systems for all seven lots must comply with the State of VT Environmental Rules. Letter states that soils could support both mound type (lots 6 and 7) and in-ground (lots 1-5) wastewater disposal systems.

**Review of section 2.15-** “Development of Open Agricultural Land”- Applicant provided the following information regarding agricultural use and productivity over the previous 5 years and proposed lot and home placement;

- Based on State inventories the property does not include any prime agricultural soils (exhibit 2)

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- Small pockets of Statewide agricultural soils are located on lots 5, 6 and 7.
- Soils are described as stoney loams and steeper slopes limit the use of conventional modern agricultural equipment.
- The Stokes Farm has not been actively farmed for profit for many years. Mowing has taken place yearly to maintain the open landscape.
- Placement of the homes does not significantly restrict access of agricultural soils for small scale farming operations.
- Set aside conserves significant portions of an existing maple sugaring operation.
- The proposed set aside is established pursuant to section 1.8, acknowledging the importance of the agricultural soils and open agricultural land by conserving their fragmentation.
- The greatest amount of open agricultural land is on Lots 6 & 7. Small amounts of this open land will be covered by driveway or homes.
- The State of Vermont has determined that maple syrup production can be considered both an agricultural and forestry use of property.
- In general, the subdivision configuration attempts to leave as much of the open land/meadows available for agricultural use as possible.

As proposed:

- Lot 1 is a 6.4 acre lot in the LDRC district totally in secondary growth woods with no open agricultural land.
- Lot 2 is a 5.4 acre lot in the FC district with approximately 3 acres of meadow. The house site is located near the meadow edge.
- Lot 3 is a 5.0 acre lot in FC with approximately 1.5 acres of meadow. The house site is located in the corner of the meadow.
- Lot 4 is a 1.9 acre lot in ASRR and has <1 acre of meadow. Most of the meadow is too steep for conventional farming techniques.
- Lot 5 is a 7.3 acre lot which is the largest portion of the previously approved subdivision lot (#07-120-SD/FPH parcel #F4171E4) dated May 18, 2009. This lot includes approximately 3 acres of open meadow. The organic layer is very shallow and lies over a very well drained gravel deposit.
- Lot 6 is a 228.9 acre lot which spans both FC and ASRR. The area along VT Rte. 17 is open agricultural land. The greatest portion of lot 6 is forested with most of the acreage in mixed hardwood, specifically sugarbush. The house site proposed is tucked into the corner of a field. Most of the field associated with this lot is still available for agriculture. This would require additional drainage and rock removal.
- Lot 7 is a 32.6 acre lot which also spans both FC and ASRR. The house site is proposed at the edge of the meadow and wooded pasture. Most of the meadow will remain available for agriculture use even though it would require additional drainage and rock removal. A large percentage of meadow is too steep for safe farming.

**Review of section 4.8.3.12-** "Forest Conservation (FC) district additional requirements" - Applicant testified;

- Lots 2, 3, 6 and 7 contain land in the FC district. Only lots 2 and 3 are proposed to have single-family homes in the FC district.
- The entire subdivision is proposed along a class 2 State Highway (VT Rte. 17). The Town does not maintain Rte. 17. Exhibits from VTrans, and Robinson School suggest that the subdivision will not create adverse effects to the Towns ability to provide municipal and community services.
- Lots 2 and 3 abut residential properties along Robert Young Road.
- Based on resource maps, neither lot 2 or 3 is located in or near wetland, or significant deer habitat.

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- Both lots 2 and 3 will be served by Green Mountain Power and Waitsfield Champlain Valley Telecom. Generators will be required only during power outages and perhaps during construction.
- All exterior lighting will be down-shielded and on timers.

**CONCLUSIONS**

1. As proposed the DRB determines that the Applicant has provided all the information required for review of a major subdivision as outlined in sections 2.3 and 3.2.
2. The goal of sections 1.7.4, 1.7.5 and 1.8 (SZB) is to conserve agricultural land and protect natural qualities and features of land that are not suitable for development. As proposed, application 2012DRB-02-SD/FPH benefited by the proposed set aside complies with the stated purpose outlined in section 1.2, 1.8.1.4 and 2.2.
3. Pursuant to section 2.4 (SSR) amendment requests to modify SD final plat decision #07-120-SD does require DRB approval. Amendment request also requires the relocation of the previously approved set aside. The DRB reviewed the adopted regulations and determined that modifications to an established set aside are not restricted by the Towns Zoning Bylaws. Additionally, it is the opinion of the DRB that the conservation of a larger established set aside will help to ensure that the set aside will remain in active agricultural use.
4. Section 1.8.1.4 requires that the set aside area “shall be the best agricultural land” and “in the most viable manner, grouped with other set asides where possible”. Starksboro Regulations do define “agriculture” but does not define the best “agricultural land”. The State of VT has determined that maple syrup production is an agricultural crop and use of land. The DRB concludes, based on the fact that maple sugaring is considered an agricultural use and that the appraisal report further supports that the location of the proposed set aside is in fact the best “agricultural land” on the Applicant’s property.
5. The Norris subdivision must comply with all required State permits, including Wastewater, Stormwater, Erosion Control and VTrans permits. It shall be a condition of any approval that the Applicant will furnish to the ZA all required permits prior to issuance of any zoning permit for any land development on the property.
6. The goal of section 2.15 is to limit the loss of “open agricultural land”. “Open agricultural land” is defined as: “Land that has been used for pasture; hay or other crop within the 5 years prior to the proposed development”. The DRB recognizes that portions of the subdivision are located in the ASRR district but also recognizes that past use does not, in itself, determine the productive value of agricultural resources. Based on State inventory maps the Norris property does include “Statewide agricultural soils” but the property does not include “prime agricultural soils”. Both of these classifications are important but they do not consider additional limitations to productivity such steep slopes, water table, elevation etc. Applicant testified that these additional factors make the agricultural use of the property marginally suited to modern agriculture. As proposed, the applicants intend to cluster development and thus limit development of “open agricultural land”. The DRB agrees that clustering the homes on lots smaller than required in section 1.6 (25 acres) coupled with the set aside does conserve the most combined acres and best agricultural land for continued agricultural use.
7. The DRB is being asked to amend a previously approved subdivision #07-120-SD and consider the further 6- lot subdivision of parcel # F4171E. Since the parcel created in #07-120-SD was never sold as a separate parcel, the DRB determines that if approved, the subdivision of parcel # F4171E effectively creates a 7-lot subdivision. However, the DRB further recognizes that previous subdivision #07-120-SD, deemed approved in 2009 did in fact create 2-lots at that time and will be absorbed into this approval.
8. The DRB determines after review of Article III of the Subdivision Regulations the DRB concludes the following:
  - a) The character of the Applicant’s property is well suited and located for development of residential uses. All lots require Potable and Wastewater, Stormwater and Erosion Control permit compliance. The property is not located in a designated flood hazard area and impacts to significant natural

*Notice of Findings and Decision*

In re: Alan and Nancy Norris, Final Plat Application No. 2012DRB-02-SD, subdivision of parcel # F4171E and boundary line adjustment/amendment to previously approved subdivision #07-120-SD.

- resources are minimal. Adequate site distances exist to allow safe access to Rte. 17. Rte. 17 is a State Class 2 highway and is designed to carry larger volumes of traffic than Class 3 Town highways. The DRB recognizes that the Rte. 17 corridor has important natural qualities that all residents and visitors of the South Starksboro area enjoy. The Board finds that it is important to maintain the natural qualities of the Rte. 17 area and recognizes that the impacts from land development will be minimized further if all utilities serving any land development are buried underground.
- b) The applicant has sited the homes to take advantage of solar aspect and the scenic qualities of the landscape, while limiting the impacts upon the neighboring properties, travelers along Rte. 17, recreational open space and the agricultural and forested resources.
  - c) As proposed lot configuration and home sites comply with minimum densities pursuant to sections 1.6 and 1.8 (incentives for preservation of rural character), 2.2 (required frontage) and 2.4 (setbacks) 2.12 (flood hazard area) and 2.14 (streams, ponds and wetlands). Additionally the subdivision complies with the stated purpose outlined in sections 1.7.2, 1.7.4 and 1.7.5 and the General Goals of the recently adopted Town Plan, provided the Applicant's accept the condition outlined above (conclusion 8a).
  - d) The Town will not be responsible for maintenance of Rte. 17 or the private road. School capacity is sufficient to absorb students from this subdivision. Overall, impacts on the Town's ability to provide services to future residents of this subdivision is expected to be much less than if it were located on a Town maintained highway.
  - e) The DRB concludes that owners of these residential structures will benefit from the energy conservation measures required of the Energy Star rating. The applicant and contractors developing the subdivision will be required to comply with the Wastewater, Stormwater and Erosion Control permits issued to the subdivision. Based on this the DRB determines that residential uses of the subdivision should not cause unreasonable air, noise or water pollution.
9. Based on review of Starksboro's Subdivision Regulations adopted in 1993, the application, and supporting documents and testimony, the DRB determines that application #2012DRB-02-SD complies with the stated purpose and subdivision requirements outlined of sections 2.1, 2.3, and Article III of the Starksboro Subdivision Regulations and should be granted approval.

**DECISION AND CONDITIONS**

Based upon these findings and conclusion hereby established, and subject to the conditions set forth below, the Starksboro DRB hereby **APPROVES with conditions**;

1. Final Plat application #2012DRB-02-SD for a 6-lot subdivision of parcel F4171E and the boundary adjustment/amendment to subdivision approval #07-120-SD, effectively creating 7-lots from parcel #F4171E on the west side of Rte. 17.
2. The development of a single-family home on each of the 7-lots pursuant to section 1.6, 2.15 and 4.8 of the Starksboro Zoning Bylaw.

**Conditions of Approval:**

- A. The development of the subdivision including roads, siting of homes, wastewater systems and driveways, maintenance of private road and set aside shall be in accordance with the application, plans, approved minutes, exhibits on file, findings of fact and conclusion which are incorporated herein.
- B. This approval shall run with the land and will be binding upon and enforceable against the permittee and all successors and assigns.
- C. The Final Plat shall be submitted on two recordable sheets for the Board's review and approval.
- D. The Final Plats submitted for recording and all deeds transferring ownership of any portion of this subdivision shall clearly state that the set aside is a no-build area. Any use not considered either an acceptable agricultural or silvicultural practice in the set aside, is prohibited without prior DRB approval.

*Notice of Findings and Decision*

In re: Alan and Nancy Norris, Final Plat Application No. 2012DRB-02-SD, subdivision of parcel # F4171E and boundary line adjustment/amendment to previously approved subdivision #07-120-SD.

- E. Zoning Administrator shall be furnished all appropriate State Permits as determined by State Permit Specialist and Project Review Sheet prior to issuance of local permit for any development as stated in section 1.3.1 of the Starksboro Zoning Bylaws, dated July 2006.
- F. All utilities servicing any land development will be buried underground.
- G. All exterior lighting, including (but not limited to) flood lights and spot lights, shall be down-shielded and aimed so that illumination is directed only to the area to be lighted and shall not cast direct illumination or cause glare beyond the boundaries of a Lot. Use of motion detectors, timers, and turning lights off when not in use is strongly encouraged to increase energy conservation and decrease off-site impacts of interior and exterior lighting. No dusk to dawn lighting.
- H. No parking will be allowed within the established Rte. 17 right-of-way or along private road right-of-way.
- I. The Road Maintenance Agreement shall reflect that all owners of lots 1-5 will share equally in the maintenance cost of the private road up to and including the final hammerhead turnaround. Any changes to the "Road Maintenance Agreement" must receive prior approval by Starksboro DRB.

Dated at Starksboro, Vermont, this 13th day of September 2012. Minutes of DRB approval and any subsequent Board action are available from the Zoning Administrator.

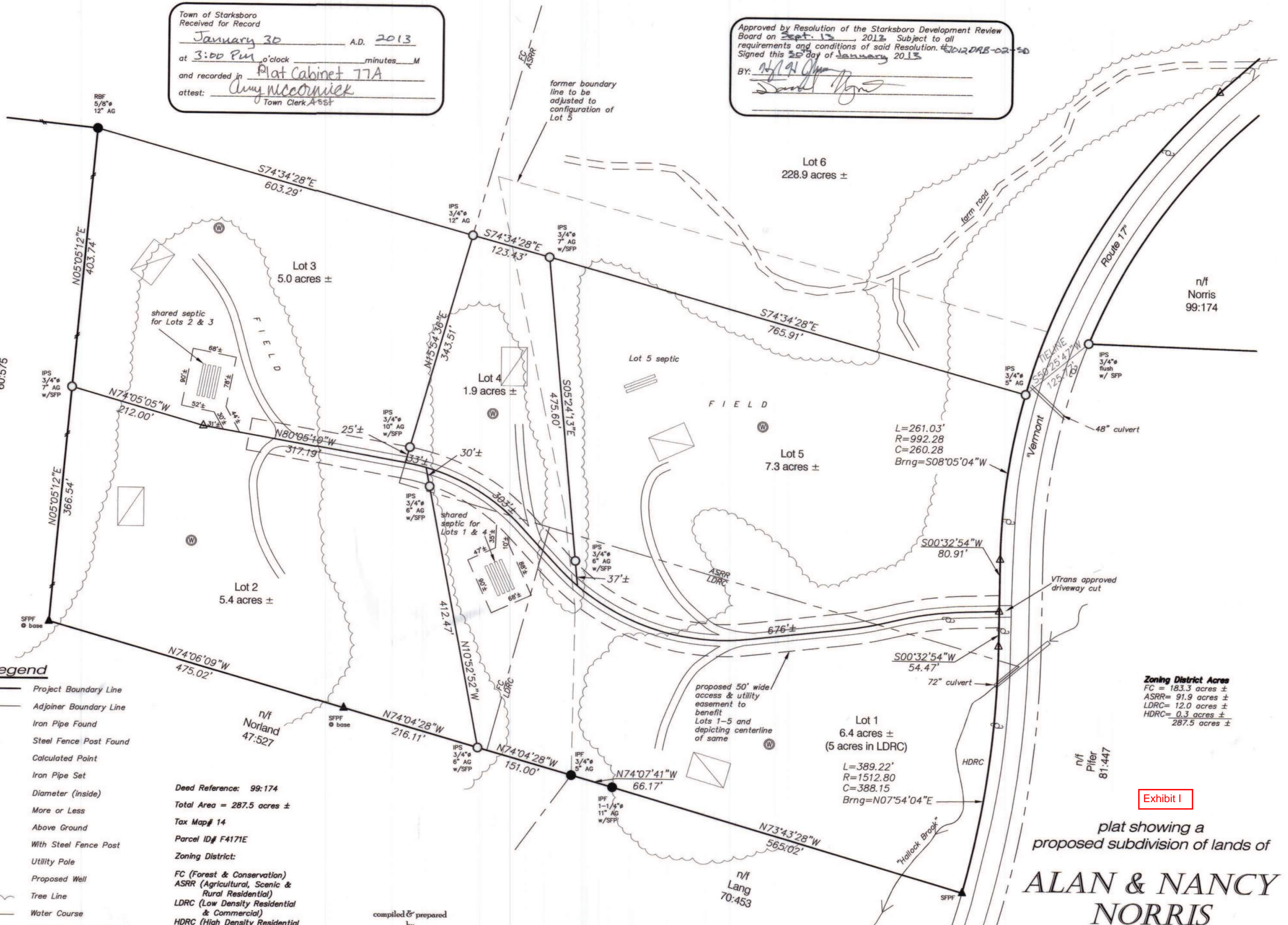
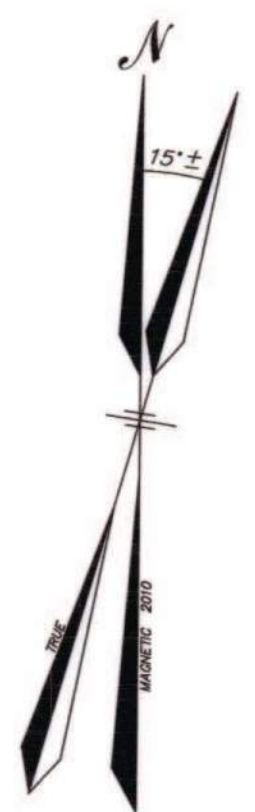


\_\_\_\_\_, Vice Chair

**NOTICE:** This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the DRB. 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.

Town of Starksboro  
Received for Record  
January 30 A.D. 2013  
at 3:00 PM o'clock \_\_\_\_\_ minutes \_\_\_\_\_ M  
and recorded in Plat Cabinet 77A  
attest: Amy McCormick  
Town Clerk ASST

Approved by Resolution of the Starksboro Development Review Board on Sept. 13, 2013. Subject to all requirements and conditions of said Resolution. #2012DRB-02-50  
Signed this 25 day of January, 2013  
By: [Signature]



**Legend**

- Project Boundary Line
- Adjoiner Boundary Line
- IPF Iron Pipe Found
- ▲ SFPF Steel Fence Post Found
- △ Calculated Point
- IPS Iron Pipe Set
- Diameter (inside)
- ± More or Less
- AG Above Ground
- w/SFP With Steel Fence Post
- ⊙ Utility Pole
- ⊙ Proposed Well
- ~ Tree Line
- ~ Water Course
- - - Zoning District Boundary
- Blazed Line
- Proposed House Site

Deed Reference: 99:174  
Total Area = 287.5 acres ±  
Tax Map# 14  
Parcel ID# F4171E  
Zoning District:  
FC (Forest & Conservation)  
ASRR (Agricultural, Scenic & Rural Residential)  
LDRC (Low Density Residential & Commercial)  
HDRC (High Density Residential & Commercial)

compiled & prepared by  
**LaRose Surveys, P.C.**  
Land Surveyors - Boundary Consultants  
Water & Septic System Designers  
P.O. Box 388 - 25A West Street  
Bristol, Vermont 05445  
802.453.3818  
www.larosuresurveys.com  
info@larosesurveys.com

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE INFORMATION SHOWN ON THIS PLAT IS A FAITHFUL PORTRAYAL OF CIRCUMSTANCES PERTINENT TO SUBJECT PROPERTY. A COLLABORATION OF FIELD, PAROL AND PERTINENT RECORD EVIDENCE WAS USED IN THE ANALYSIS OF BOUNDARY CONCLUSIONS SHOWN HEREON. THIS PLAT WAS PREPARED IN ACCORDANCE WITH 27 VSA 1403.  
[Signature]  
Ronald L. LaRose, L.S.

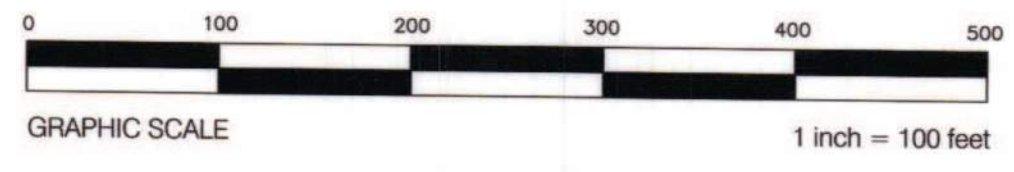


**Zoning District Acres**  
FC = 183.3 acres ±  
ASRR = 91.9 acres ±  
LDRC = 12.0 acres ±  
HDRC = 0.3 acres ±  
287.5 acres ±

Exhibit I  
plat showing a proposed subdivision of lands of  
**ALAN & NANCY NORRIS**

Vermont Route 17  
Starksboro, Addison County, Vermont

Sheet 2 of 2  
October 24, 2011



# BARNARD & GERVAIS, LLC

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



April 20, 2026

Town of Starksboro  
Attn: Steve Rooney  
P.O. Box 91  
Starksboro, VT 05487

Exhibit J

Town of Starksboro  
**RECEIVED**  
4/20/26

Subject: Hammerbeam Holdings, LLC. – Subdivision Amendment & Conditional Use Review, 75 Meadow Brook Drive, Starksboro – Response to Comments.

Dear Steve:

I have reviewed your letter dated April 14, 2026 and have prepared the following responses. Based on the materials provided in the initial application and the additional clarification below, we believe the application meets the requirements needed to proceed with scheduling the hearing. Any additional materials, where warranted, will be provided during the DRB process and should not hold up scheduling a hearing for the project. Provided below are my responses.

1. After our hour-long meeting on November 4, 2025 by way of pre-application, I believed we were in clear mutual understanding as to why the application was being submitted. For this project, the property owner wants to move the new structure location to a more desirable location of his parcel. In my professional opinion, it is not the responsibility of this office to provide historic information relative to the previous Norris subdivision, that falls within the zoning administrators scope of responsibility. We are in receipt of the previous plat and case numbers. In regards to the project purpose, as we discussed in our meeting, the purpose of expanding the building envelope and relocating the proposed house site is so that a property owner can improve their property at a desired location that meets applicable zoning setbacks.
2. The zoning district boundaries have been added to the site plans and survey plats.
3. In order to proceed with the Conditional Use hearing for the project, a Zoning application including preliminary architectural drawings are included with this response.
4. I have reviewed the proposed grading, the required retaining walls that are less than 5-feet high and the site stabilization measures can be easily explained to the Development Review Board (DRB). Therefore, the landowner does not need to incur the expense of a cross-section for this small-scale project.
5. The reference has been revised in the updated narrative. (See Attached)
6. The State Potable Water Supply and Wastewater System Permit has been submitted and is under review. With the exceptional soils at this property and since the parcel was previously permitted, issuance of the state permit amendment will not be an issue.

# BARNARD & GERVAIS, LLC



Exhibit J

*Land Surveyors, Licensed Designers, Environmental Consultants*  
www.barnardandgervais.com

7. In regards to a Stormwater Permit Amendment, since the project was previously permitted and less than 5,000 square feet of new impervious area is being created, an amendment to the previous permit should not be required. I had the opportunity to speak with Karl Marchessault, P.E. of O'Leary-Burke on April 17<sup>th</sup> regarding the stormwater permitting requirements for this project. Based on my discussions with Karl (the original stormwater designer for the Norris subdivision), adding less than 5,000 sf is considered a de minimis condition and would not trigger a stormwater amendment. Plus, Karl also indicated that the stormwater treatment systems are oversized to begin with and thus more than capable of handling that small amount of impervious area. Again, Karl stated that no stormwater permit amendment is required.
8. The proposed improvements to the parcel are internal to the lot and do not impact the Road Maintenance Agreement that was part of the original subdivision. Therefore, no update to the current road maintenance agreement should be required for this project.
9. The applicant is planning to construct a 2-bedroom accessory dwelling unit (ADU) at some point in the future.
10. The existing shed has been relocated within the building envelope.
11. Once the final application fees are set for both the subdivision amendment as well as the Conditional Use application/Zoning permit, a check will be dropped off at the town offices by the landowner/applicant.

At this point, the application materials are sufficient to support scheduling of both the Subdivision Amendment and Conditional Use hearing. We request that the application be advanced accordingly. Any remaining items can be addressed as part of the hearing process.

Sincerely,

Jason S. Barnard  
Licensed Designer #0126179

c: Kevin Moyer



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

# ZONING PERMIT APPLICATION

**Exhibit K**

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: 75 Meadow Brook Drive Parcel ID (last 5 digits of SPAN): 11082  
Zoning District: LDRC, ASRR, FC, HDRC Overlay District (if applicable): \_\_\_\_\_ Lot Size (acres): 6.4

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

Property Owner(s) Name: Hammerbeam Holdings, LLC  
Property Owner(s) Name: \_\_\_\_\_

### Applicant Information (see definition next page):

Applicant Name: Hammerbeam Holdings, LLC  
Applicant Mailing Address: 22 Varney Hill Road  
Starksboro, VT 05487

Owner Mailing Address: 22 Varney Hill Road  
Starksboro, VT 05487  
Phone : (802) 453-3727 Email : kevin@vermontframes.com

Applicant Mailing Address: 22 Varney Hill Road  
Starksboro, VT 05487  
Phone : (802) 453-3727 Email : kevin@vermontframes.com

### Project Information :

Description of Project: Constructing a 4-bedroom single family residence and a 2-bedroom ADU.

### 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] 4/20/2026  
Property Owner Signature Date



\_\_\_\_\_  
Property Owner Signature Date

[Signature] 4/20/2026  
Applicant Signature Date

### OFFICE USE BELOW ONLY

Date received: \_\_\_\_\_ Date Application Deemed Complete \_\_\_\_\_ 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:** 1041 **Size in ft:** Length 47'-2" Width 29'2" Height <35'

**Total Lot Coverage** (includes driveways and other impervious surfaces) 3.8 %

**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 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 checked="" 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?** NA

**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](http://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:**

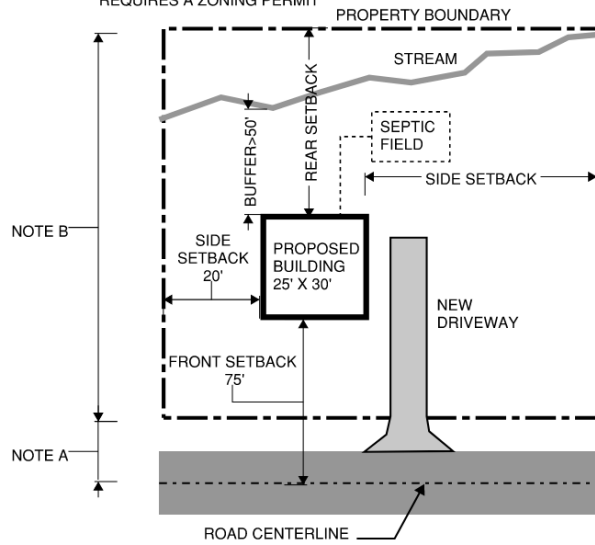
Please include a sketch of the proposed development. You may use the space below to sketch your plan or provide a professionally prepared plan.

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 DRAWINGS

Exhibit L

**Hammerbeam Holdings, LLC.  
Subdivision Amendment  
75 Meadow Brook Drive  
Starksboro, Vermont**

Town of Starksboro  
**RECEIVED**  
4/20/26

**Conditional Use Narrative  
Revised April 15, 2026**

**Project Description**

Hammerbeam Holdings, LLC. owns a 6.4+/- acre parcel of land (Lot 1 of the Norris Subdivision) located at 75 Meadow Brook Drive in Starksboro. The parcel is currently improved with a driveway, a shed, and a drilled well. Hammerbeam Holdings is proposing to revise the existing building envelope and house location from the original subdivision and construct a 4-bedroom single family residence and a 2-bedroom accessory dwelling unit (ADU). These buildings will be provided water by connections to the existing drilled well and served by a new shared in-ground wastewater disposal system (to be permitted through the State of Vermont Drinking Water and Groundwater Protection Division). There are no changes to any existing boundary lines or new lots being created as part of this project. The average slope of the parcel ranges between 15-20%, which requires conditional use review per Section 334 of the Town of Starksboro Land Use and Development Review regulations.

**Town of Starksboro, Land Use and Development Regulations**

In accordance with **Section 425.D Review Criteria** of the Town of Starksboro Land Use and Development Review regulations, the applicant shall demonstrate to the Development Review Board (DRB) that the project conforms to the review criteria listed below.

- **Suitability of the Use** – The proposed residential home and ADU are situated at the best locations available with regards to the parcel’s size, shape, location, and features. The proposed dwellings meet all zoning setbacks, are outside of wetland buffers, utilize the existing driveway, and are designed to minimize overall impacts to the parcel.
- **Character of the Area**– The proposed residential home and ADU will not alter the character of the surrounding area nor will they impair the use of neighboring properties in any way. They will not result in any undue adverse effect on the character of the area as defined by the Low-Density Residential & Commercial District and the municipal plan for the area.
- **Safety and Privacy** – The proposed residential home and ADU will not reduce the safety or privacy of any neighbors. The buildings are more or less centered on the lot and meet applicable zoning setbacks.
- **Natural Setting** – The proposed residential home and ADU are sited to preserve the natural landscape and topography as best as possible based on the site layout and constraints.
- **Public Facilities and Services** – Meadow Brook Drive is currently private drive and will continue to be maintained by the current lot owners. The Town of Starksboro provides fire service to this area and will continue to provide this service in the future. Utilities are currently located along Meadow Brook Drive. The existing services are all adequate to provide electric and communication services to an additional single family residence and ADU.

- **Performance Standards** – The proposed residential home and ADU meet the performance standards listed in Chapter 320 as stated below.

**Section 321. Noise:** The noise generated from a single family residence and ADU will be minimal and consistent with the character of the area. Land use activities will not regularly generate noise that is plainly audible to someone located off the property.

**Section 322. Dust, Odors and Air Pollution:** The proposed single family residence and ADU will not generate any dust, odors, or air pollution that would interfere with a person’s ability to use and enjoy nearby properties.

**Section 323. Light, Glare and Reflection:** The proposed lighting associated with this project shall be designed and installed to minimize light trespass off the property. Based on the site topography and buildings sites, little to no light is expected to travel off the property.

**Section 324. Vibration:** There are no vibrations regularly associated with a single family home and ADU that would be perceived by a person located off the property.

**Section 325. Traffic:** The proposed traffic associated with this project shall be minimal as it is only associated with an already permitted single family home and a new ADU. Further, the parcel was previously permitted for a single family residence when the private road was installed, so the addition of the traffic associated with an ADU is considered negligible.

**Section 326. Junk and Refuse:** There is no storage or accumulation of junk or refuse proposed as part of this project. Household trash will be removed on a weekly or biweekly basis.

**Section 327. Bulk Storage:** There is no storage of fuel or hazardous materials or aboveground storage tanks holding greater than 1,320 gallons associated with this project.

**Section 328. Fueling Stations:** There are no fueling stations associated with this project.

- **Site Plan Review Criteria**– The proposed residential home and ADU meet the site plan review criteria as listed in Subsection 424.D and has been outlined on the project narrative.

**Hammerbeam Holdings, LLC.  
Subdivision Amendment  
75 Meadow Brook Drive  
Starksboro, Vermont**

**Project Narrative  
Revised April 15, 2026**

**Project Description**

Hammerbeam Holdings, LLC. owns a 6.4+/- acre parcel of land (Lot 1 of the Norris Subdivision) located at 75 Meadow Brook Drive in Starksboro. The parcel is currently improved with a driveway, a shed, and a drilled well. Hammerbeam Holdings is proposing to revise the existing building envelope and house location from the original subdivision and construct a 4-bedroom single family residence and a 2-bedroom accessory dwelling unit (ADU) on the parcel. These buildings will be provided water by connections to the existing drilled well and served by a new shared in-ground wastewater disposal system (to be permitted through the State of Vermont Drinking Water and Groundwater Protection Division). There are no changes to any existing boundary lines or new lots being created as part of this project.

**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 residential home and ADU are situated at locations that contain well drained soils and consistently sloped topography. The average slope of the development area is between 15-20%, therefore conditional use approval is required from the DRB per Section 334. The proposed development has been designed in accordance with the density and dimensional standards presented in Section 211 of the Starksboro Land Use Regulations. Building envelopes are shown as required under sections 243.B and 263.C of the Land Use and Development Regulations.
- **Natural Features** – The proposed development area is based on existing natural features, site improvements and historic land use to the greatest extent practicable. The location of the existing driveway was taken into consideration, along with topographic features and contours, field/forest edges, access, waterways, and infrastructure (i.e. wastewater systems and water supply wells). The proposed residence and ADU will be located within close proximity to the existing driveway to minimize new construction. 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 proposed and existing infrastructure will be adequately isolated from the delineated Class II wetlands. In accordance with the State of Vermont Environmental Protection Rules (EPR), Chapter 1 and the State of Vermont Wetland Rules, there is no separation required of the wastewater isolation areas with the wetland buffers. The wastewater isolation areas will be reviewed by the State Regional Engineer as part of the permit application review process.
- **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 development on this parcel will conform with the general character of this part of South Starksboro. The structures will be at least 75 feet off of the private road Meadow Brook Drive.

- **Energy Conservation and Access to Renewable Energy** – The proposed new residential homes will meet the most recent energy conservation standards, including the VT Residential Building Energy Standards.
- **Access and Circulation** – No new curb cuts are proposed as part of this project. The proposed development will not have an undue adverse impact on the condition, capacity, safety and/or function of Meadow Brook Drive (private road).
- **Infrastructure, Utilities, Facilities and Services** – Meadow Brook Drive is currently private drive and will continue to be maintained by the current lot owners within the subdivision. The Town of Starksboro provides fire service to this area and will continue to provide this service. Utilities are currently located along Meadow Brook Drive.
- **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** – The existing parcel has adequate space away from the development area for outdoor recreation opportunities.

### **Erosion Control & Stormwater Management**

In accordance with **Section 330 and 331** of the Town of Starksboro Land Use and Development Review regulations, the applicant shall demonstrate how erosion control and stormwater management will be addressed as part of the subdivision. This parcel is currently subject to State of Vermont Stormwater Discharge Permit 3-9050. Stormwater treatment systems have been constructed already and are shown on the site plans. A temporary silt fence will be placed during construction as shown on the site plans to minimize sediment runoff. The proposed development will impact the least amount of land as possible to minimize erosion. Disturbed areas shall be re-vegetated as quickly as possible. As proposed, the project creates less than 5,000 square feet of new impervious area. As such, it is believed that an amendment to the current stormwater permit is not required. We have reached out to the original stormwater engineers (O’Leary & Burke) for the Norris subdivision and are awaiting a response.

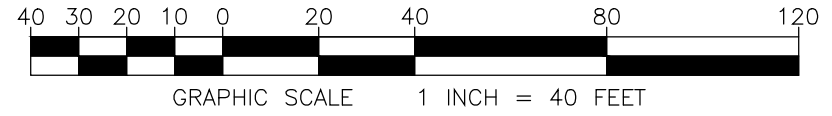
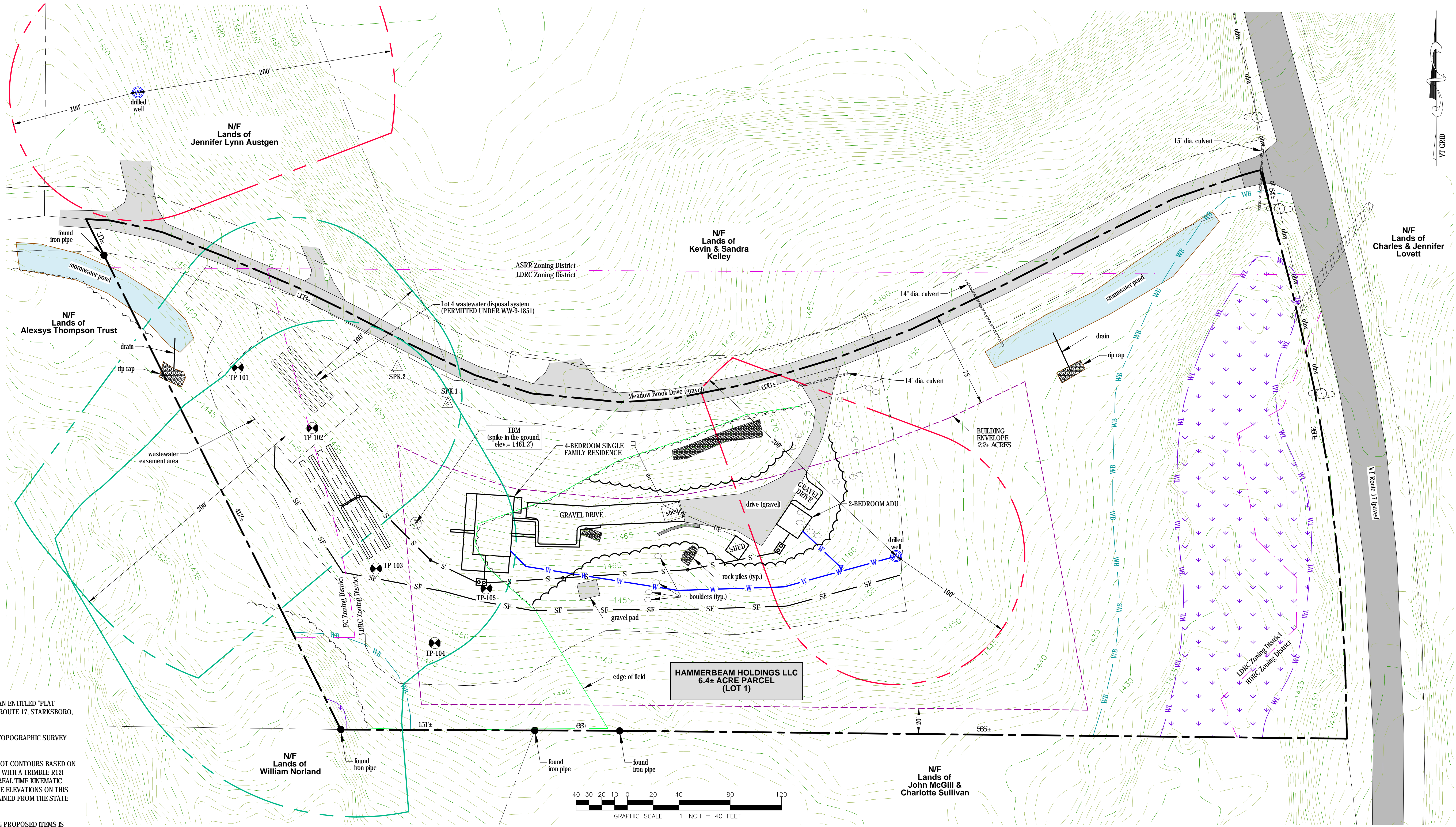


**Project Location Map**  
Not to Scale

**LEGEND**

- BOUNDARY LINE/ R.O.W. (EXISTING)
- BOUNDARY LINE/ R.O.W. (ABUTTING)
- 100 1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
- 100 1-FOOT GROUND SURVEY CONTOUR
- 100 FINISH GRADE
- - - ZONING SETBACKS
- TREE LINE
- PROPOSED LIMITS OF CLEARING
- STONE WALL (EXISTING)
- dl dl 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
- WL WETLAND BOUNDARY
- WB WETLAND BUFFER
- ue ue UNDERGROUND ELECTRICAL CONDUIT
- gas gas UNDERGROUND GAS LINE
- tel tel UNDERGROUND TELEPHONE LINE
- ohw ohw UTILITY POLE/ OVERHEAD WIRES
- ▲ SURVEY TRAVERSE STATION
- ▲ TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
- TEST PIT (TP-01)
- DRILLED WELL (UNLESS OTHERWISE NOTED)

- PROJECT NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. PROJECT PERIMETER LINES ARE BASED ON A PLAN ENTITLED "PLAT SHOWING A PROPOSED SUBDIVISION OF LANDS OF ALAN & NANCY NORRIS, VERMONT ROUTE 17, STARKSBORO, ADDISON COUNTY, VERMONT" BY RONALD L. LAROSE, DATED OCTOBER 24, 2011.
  - THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN OCTOBER 2023.
  - 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 R12I GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING REAL TIME KINEMATIC CORRECTIONS FROM A VIRTUAL REFERENCE STATION OF THE VT CORS NETWORK. THE ELEVATIONS ON THIS PLAN OUTSIDE THE DASHED BOUNDARIES SHOWN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VCGI OPEN DATA PORTAL DATABASE.
  - 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.
  - THIS WASTEWATER DISPOSAL SYSTEM HAS BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES, CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE NOVEMBER 6, 2023.
  - NO WETLANDS WERE SHOWN ON THE SUBJECT PARCEL ON 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.
  - 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.
  - THIS PARCEL IS SUBJECT TO THE STATE OF VERMONT WATER AND WASTEWATER PERMIT WW-9-1851 SERIES. EXISTING WATER AND WASTEWATER FEATURES SHOWN HEREON ARE BASED ON EXISTING PLANS FROM SAID PERMITS.
  - THE SUBJECT PARCEL CONTAINS 10,734 SQUARE FEET OF EXISTING IMPERVIOUS AREA. AS SHOWN, PROPOSED NEW IMPERVIOUS AREA AMOUNTS TO 4,809 SQUARE FEET.



ZONING INFORMATION	
<b>ZONING DISTRICT</b> LOW DENSITY RESIDENTIAL & COMMERCIAL DISTRICT (LDRC)	
<b>DIMENSIONAL REQUIREMENTS</b>	
LOT SIZE (RESIDENTIAL):	1 ACRE MIN.
LOT SIZE (NONRESIDENTIAL):	5 ACRE MIN.
LOT FRONTAGE (< 2 ACRES):	100 FT. MIN.
LOT FRONTAGE (2 TO < 5 ACRES):	150 FT. MIN.
LOT SIZE (5 TO < 10 ACRES):	200 FT. MIN.
LOT SIZE (> 10 ACRES):	200 FT. MIN.
SETBACK - FROM ROAD CENTERLINE:	75 FT. MIN.
SETBACK - SIDE YARD:	20 FT. MIN.
SETBACK - REAR YARD:	20 FT. MIN.
LOT COVERAGE:	20% MAX.
BUILDING HEIGHT:	35 FT. MAX.

ZONING INFORMATION	
<b>ZONING DISTRICT</b> AGRICULTURAL, SCENIC & RURAL RESIDENTIAL DISTRICT (ASRR)	
<b>DIMENSIONAL REQUIREMENTS</b>	
LOT SIZE (RESIDENTIAL. SEE § 252 OF REGS.):	0.5 - 2 AC. MIN.
LOT SIZE (NONRESIDENTIAL):	2 ACRES MIN.
LOT FRONTAGE (< 2 ACRES):	100 FT. MIN.
LOT FRONTAGE (2 TO < 5 ACRES):	250 FT. MIN.
LOT SIZE (5 TO < 10 ACRES):	350 FT. MIN.
LOT SIZE (> 10 ACRES):	500 FT. MIN.
SETBACK - FROM ROAD CENTERLINE:	100 FT. MIN.
SETBACK - SIDE YARD:	20 FT. MIN.
SETBACK - REAR YARD:	20 FT. MIN.
LOT COVERAGE:	20% MAX.
BUILDING HEIGHT:	35 FT. MAX.

ZONING INFORMATION	
<b>ZONING DISTRICTS</b> FORESTRY & CONSERVATION DISTRICT (FC)	
<b>DIMENSIONAL REQUIREMENTS</b>	
LOT SIZE (RESIDENTIAL):	1 ACRE MIN.
LOT SIZE (NONRESIDENTIAL):	5 ACRE MIN.
LOT FRONTAGE (< 2 ACRES):	100 FT. MIN.
LOT FRONTAGE (2 TO < 5 ACRES):	150 FT. MIN.
LOT SIZE (5 TO < 10 ACRES):	200 FT. MIN.
LOT SIZE (> 10 ACRES):	500 FT. MIN.
SETBACK - FROM ROAD CENTERLINE:	75 FT. MIN.
SETBACK - SIDE YARD:	20 FT. MIN.
SETBACK - REAR YARD:	20 FT. MIN.
LOT COVERAGE:	10% MAX.
BUILDING HEIGHT:	35 FT. MAX.

Exhibit N  
Town of Starksboro  
RECEIVED  
4/20/26

OWNER:  
HAMMERBEAM HOLDINGS LLC  
DEED - Vol. 126, PG. 115  
SPAN # 615-193-11082  
PARCEL ID # 11082

SIGNATURE:  
  
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 COMPLES WITH THE VERMONT WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES.

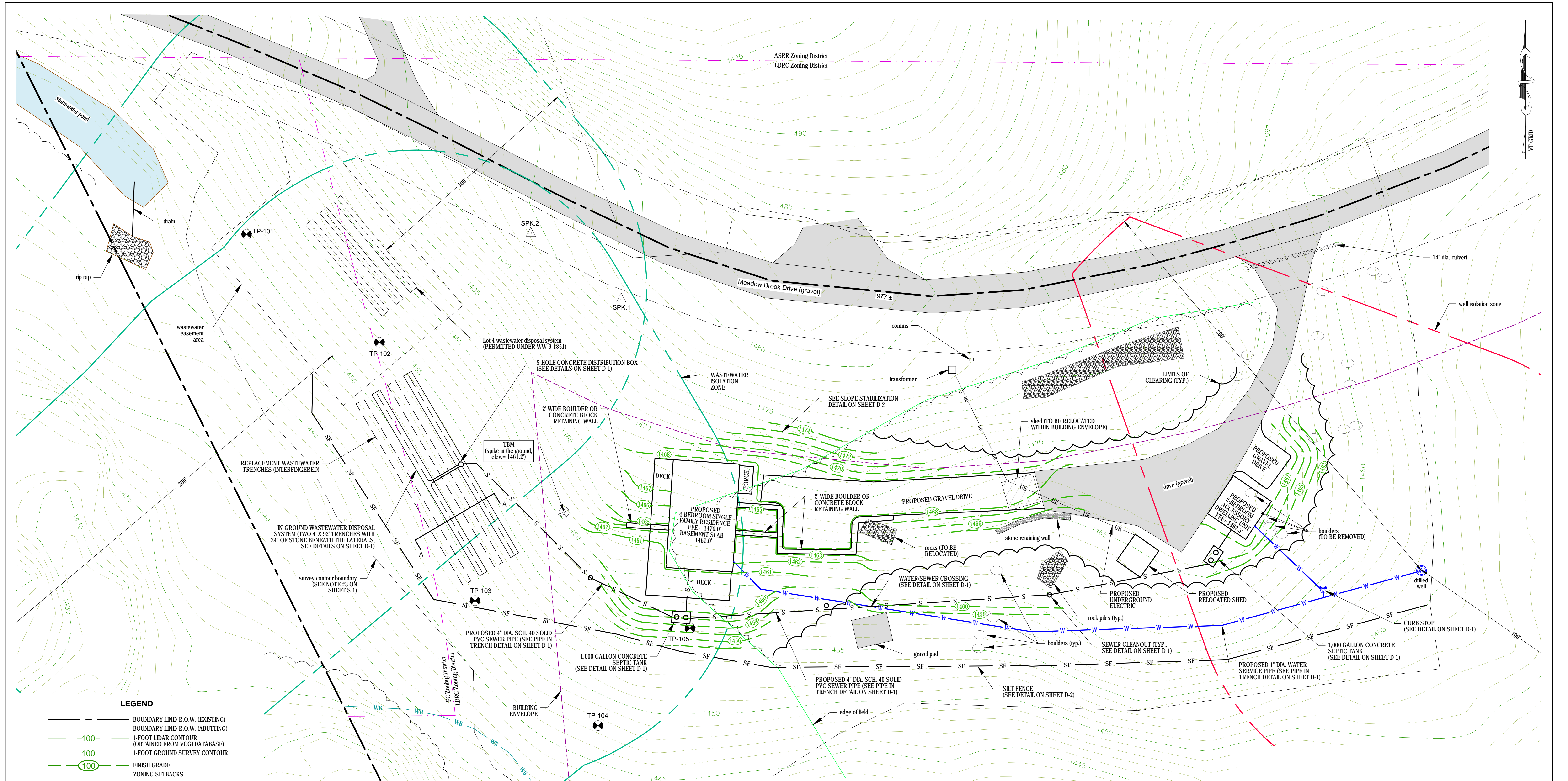
DATE	DESCRIPTION	BY
04-15-2026	UPDATED ZONING DISTRICT BOUNDARIES	JG

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
PROJECT NO.	25334
DATE:	10-27-2025
SCALE:	1" = 40'
SURVEY:	TG
DRAWN:	CS
CHECKED:	JB
DRAWING NO.	S-1
SHEET 1 OF 4	

<b>HAMMERBEAM HOLDINGS LLC</b>	
75 MEADOW BROOK DRIVE, STARKSBORO, VERMONT	
<b>OVERALL SITE PLAN</b>	
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



**LEGEND**

	BOUNDARY LINE/ R.O.W. (EXISTING)
	BOUNDARY LINE/ R.O.W. (ABUTTING)
	1-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	1-FOOT GROUND SURVEY CONTOUR
	FINISH GRADE
	ZONING SETBACKS
	TREE LINE
	PROPOSED LIMITS OF CLEARING
	STONE WALL (EXISTING)
	DI DITCHLINE
	S S GRAVITY SEWER (EXISTING)
	S S GRAVITY SEWER (PROPOSED)
	FM FORCE MAIN
	W W 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	WELL ISOLATION
	WASTEWATER ISOLATION
	WL WETLAND BOUNDARY
	WB WETLAND BUFFER
	ue 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)
	WATER SHUT-OFF

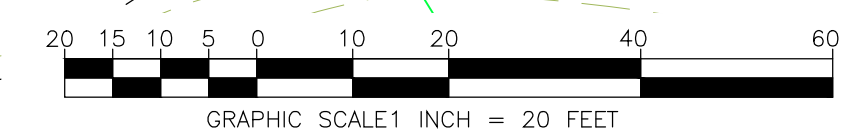


Exhibit O  
Town of Starksboro  
RECEIVED  
4/20/26

OWNER:  
HAMMERBEAM HOLDINGS LLC  
DEED - Vol. 126, PG. 115  
SPAN # 615-193-11082  
PARCEL ID # 11082  
ACRES: 6.4±

SIGNATURE:  
  
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.

DATE	DESCRIPTION	BY
04-15-2026	UPDATED ZONING DISTRICT BOUNDARIES	JG
REVISIONS		
 Land Surveying Water & Wastewater Environmental Consulting 167 Main Street, P.O. Box 820, Enosburg Falls, VT 05450 Telephone: (802) 933-5168 10523 VT Route 116, P.O. Box 133, Hinesburg, VT 05461 Telephone: (802) 482-2597		
PROJECT NO. 25334		DATE: 10-27-2025
POTABLE WATER SUPPLY AND WASTEWATER SYSTEM AMENDMENT		SCALE: 1" = 20'
SURVEY: TG		DRAWN: CS
CHECKED: JB		DRAWING NO. S-2
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		

**HAMMERBEAM HOLDINGS LLC**  
75 MEADOW BROOK DRIVE, STARKSBORO, VERMONT

**SITE PLAN**



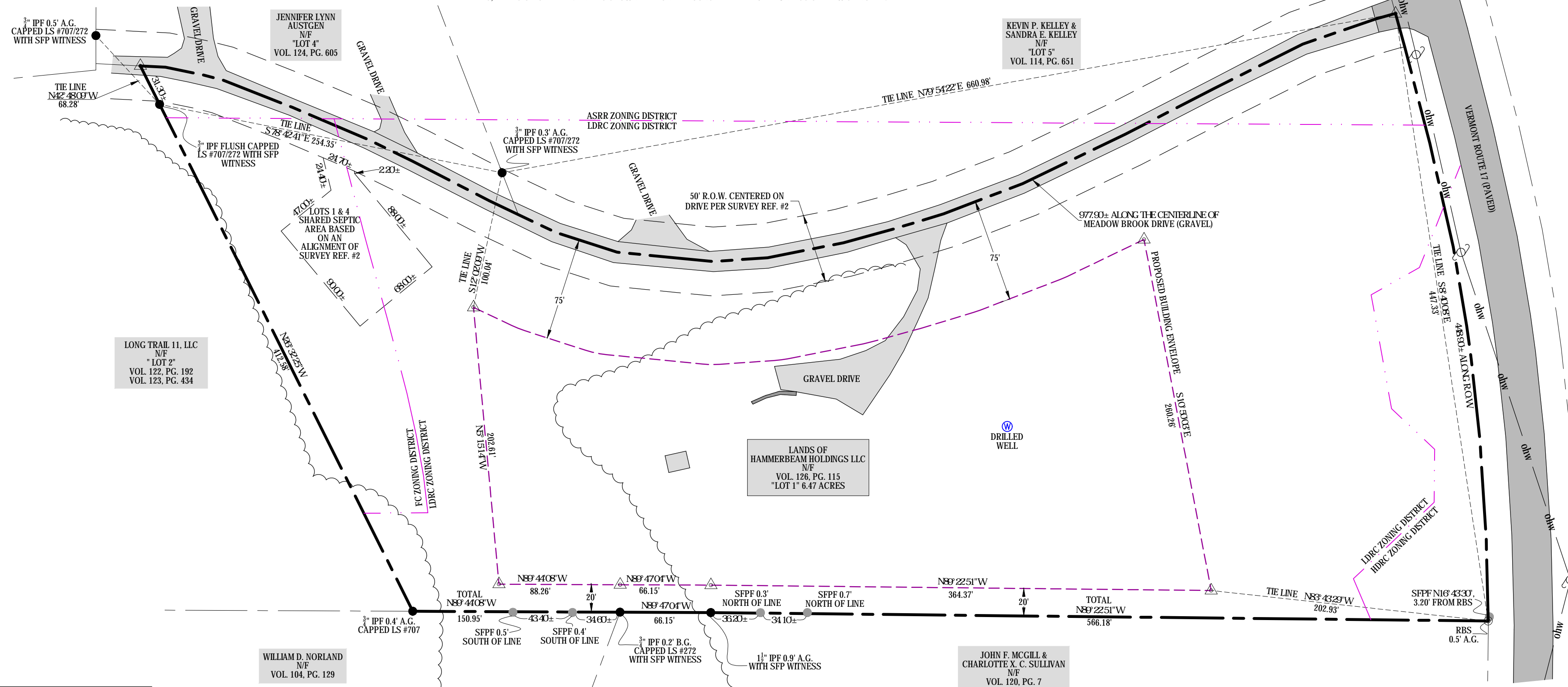
LOCATION PLAN  
N.T.S.

**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 R780 & R12i BASE-ROVER CONFIGURATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED STANDARDS FOR A SUBURBAN 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 VERMONT ROUTE 17 OF 4 RODS (66') IS BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND HIGHWAY BOOK 3, PAGES 29-31 OF THE TOWN OF STARKSBORO LAND RECORDS.
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 AWW 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 AND 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 RETRACEMENT 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.

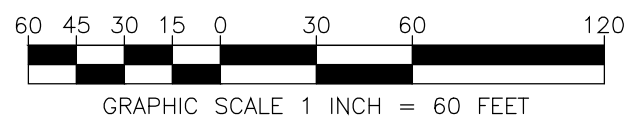
**SURVEY REFERENCES:**

1. "REATHA & TEDDY STOKES, ADDISON COUNTY, STARKSBORO, VT," DATED 9/17/98 BY EUGENE A. ORVIS LS #338 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #68D.
2. "PLAT SHOWING A PROPOSED SUBDIVISION OF LANDS OF ALAN & NANCY NORRIS, VERMONT ROUTE 17, STARKSBORO, ADDISON COUNTY, VERMONT, SHEET 2 OF 2," DATED OCTOBER 24, 2011 MOST RECENTLY REVISED 8/5/2024 BY LAROSE SURVEYS, P.C. STAMPED RONALD L. LAROSE LS #272 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #91A. PREVIOUS VERSIONS RECORDED AT MAP SLIDES 85F & 77A.
3. "A SURVEY PLAT OF LANDS OF KEVIN KELLEY, VERMONT ROUTE 17, STARKSBORO, ADDISON COUNTY, VERMONT," DATED JULY 25, 2025 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #93A.
4. "LANDS OF ALEXYS THOMPSON & CARRIE AUSTGEN & LONG TRAIL 11, LLC & ROBERT BEDELL, MEADOW BROOK DRIVE & 1643 ROBERT YOUNG ROAD, STARKSBORO, VERMONT, BOUNDARY LINE ADJUSTMENT SURVEY PLAT," DATED 10-20-2021 BY BARNARD & GERVAIS, LLC REVISED 10-28-2021 STAMPED MICHAEL J. GERVAIS LS #735 ON THE 29TH OF OCTOBER, 2021 AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #88B



- LEGEND**
- PROJECT BOUNDARY LINES
  - ABUTTING BOUNDARY LINES
  - EASEMENT
  - - - - PROPOSED BUILDING ENVELOPE
  - RBF REBAR FOUND
  - IPF IRON PIPE FOUND
  - SFPF STEEL FENCE POST FOUND
  - ⊙ RBS REBAR SET
  - △ CALCULATED CORNER
  - A.G. ABOVE GRADE
  - B.G. BELOW GRADE
  - N/F NOW OR FORMERLY
  - ohw UTILITY POLE & OVERHEAD WIRES
  - ~~~~~ TREELINE

RECEIVED FOR RECORD IN THE TOWN OF STARKSBORO  
 THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 MAP BOOK # \_\_\_\_\_, PAGE # \_\_\_\_\_, SLIDE# \_\_\_\_\_  
**THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONVEYANCES.**  
 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M  
 ATTEST \_\_\_\_\_ TOWN CLERK



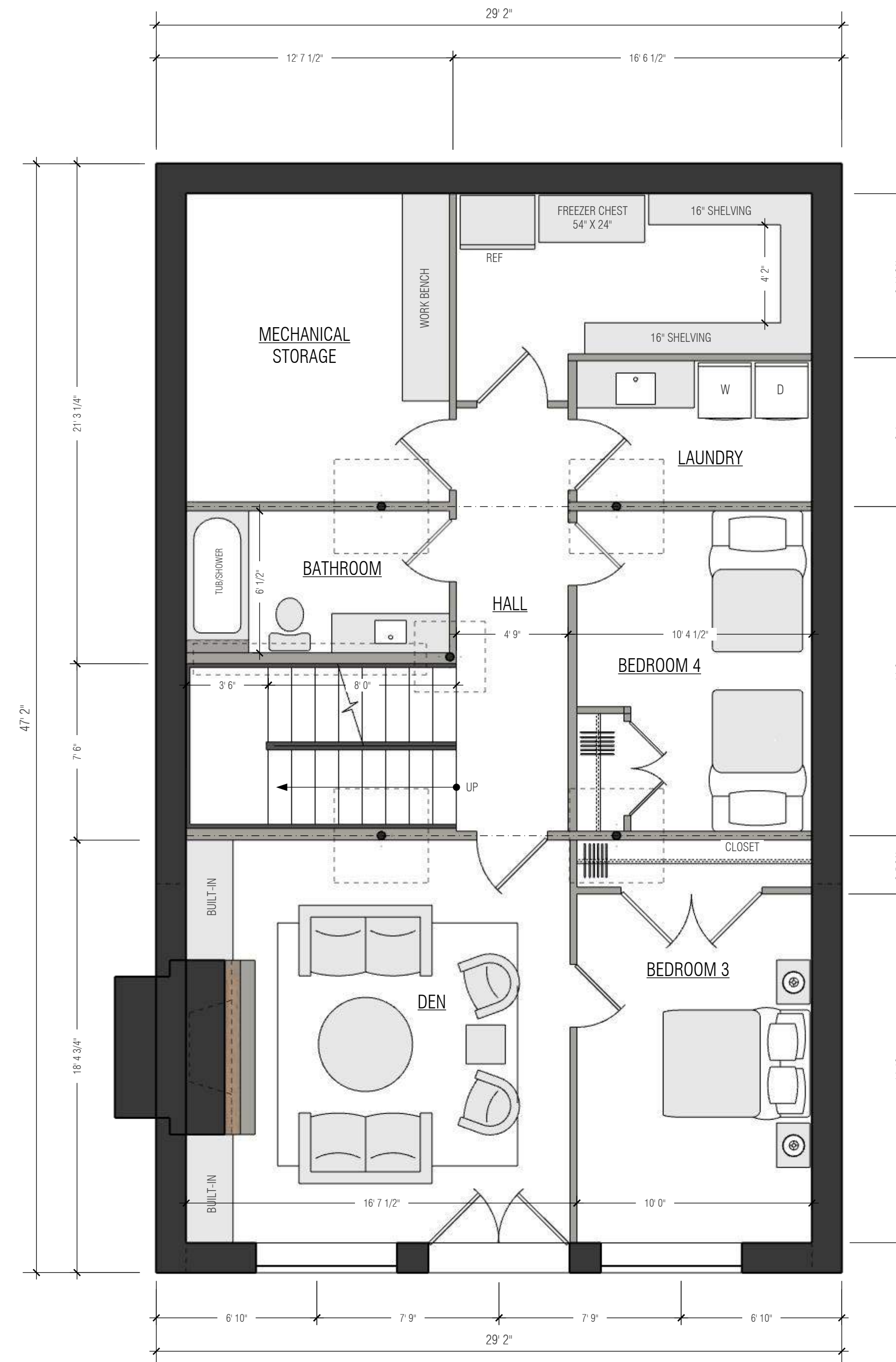
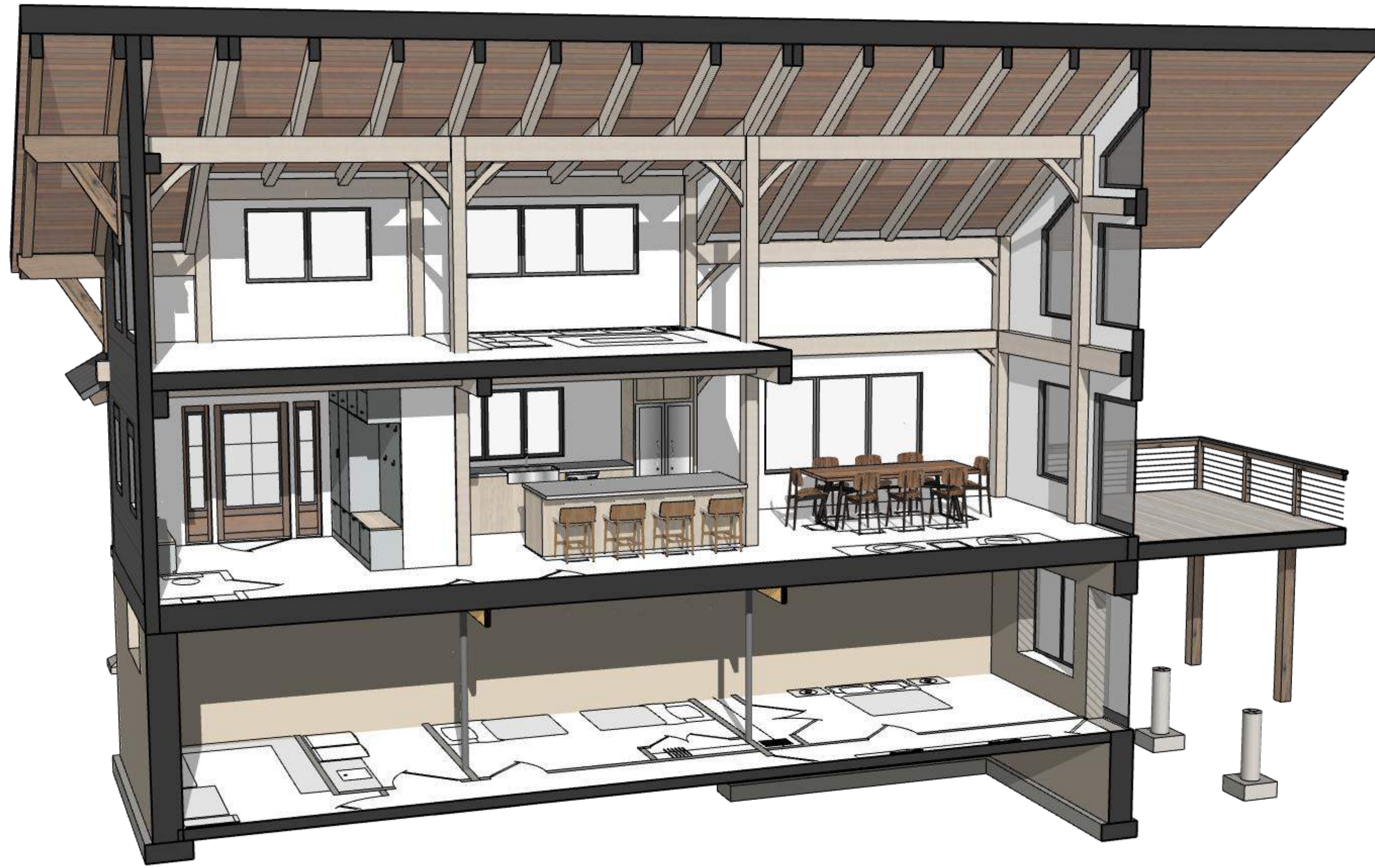
I CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THIS PLAN IS BASED ON INFORMATION ABSTRACTED FROM PERTINENT DEEDS AND/OR OTHER OFFICIAL RECORDS AND CONFORMS TO THE REQUIREMENTS OF 27 VSA §1403.  
 DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_  
 \_\_\_\_\_ L.S. 0132699

Exhibit P  
 Town of Starksboro  
**RECEIVED**  
 4/20/26

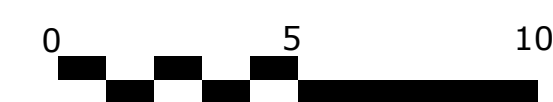
PARCEL INFORMATION  
 OWNER: HAMMERBEAM HOLDINGS LLC  
 VOL. 126, PG. 115  
 SPAN: 615-193-11082  
 PARCEL ID: 11082

**DRAFT**

04-15-2026	ADDED ZONING DISTRICT BOUNDARIES	JG
DATE	DESCRIPTION	BY
REVISIONS		
LANDS OF <b>HAMMERBEAM HOLDINGS LLC</b> 75 MEADOW BROOK DRIVE, STARKSBORO, VERMONT <b>BOUNDARY RETRACEMENT SURVEY PLAT</b>		
DATE: 03-18-2026	PROJECT NO. 25334	
SCALE: 1" = 60'	SURVEY: TG	
DATE: 03-18-2026	DRAWN: AW	
CHECKED: AW	DRAWING NO. PL-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		
SHEET 1 OF 1		

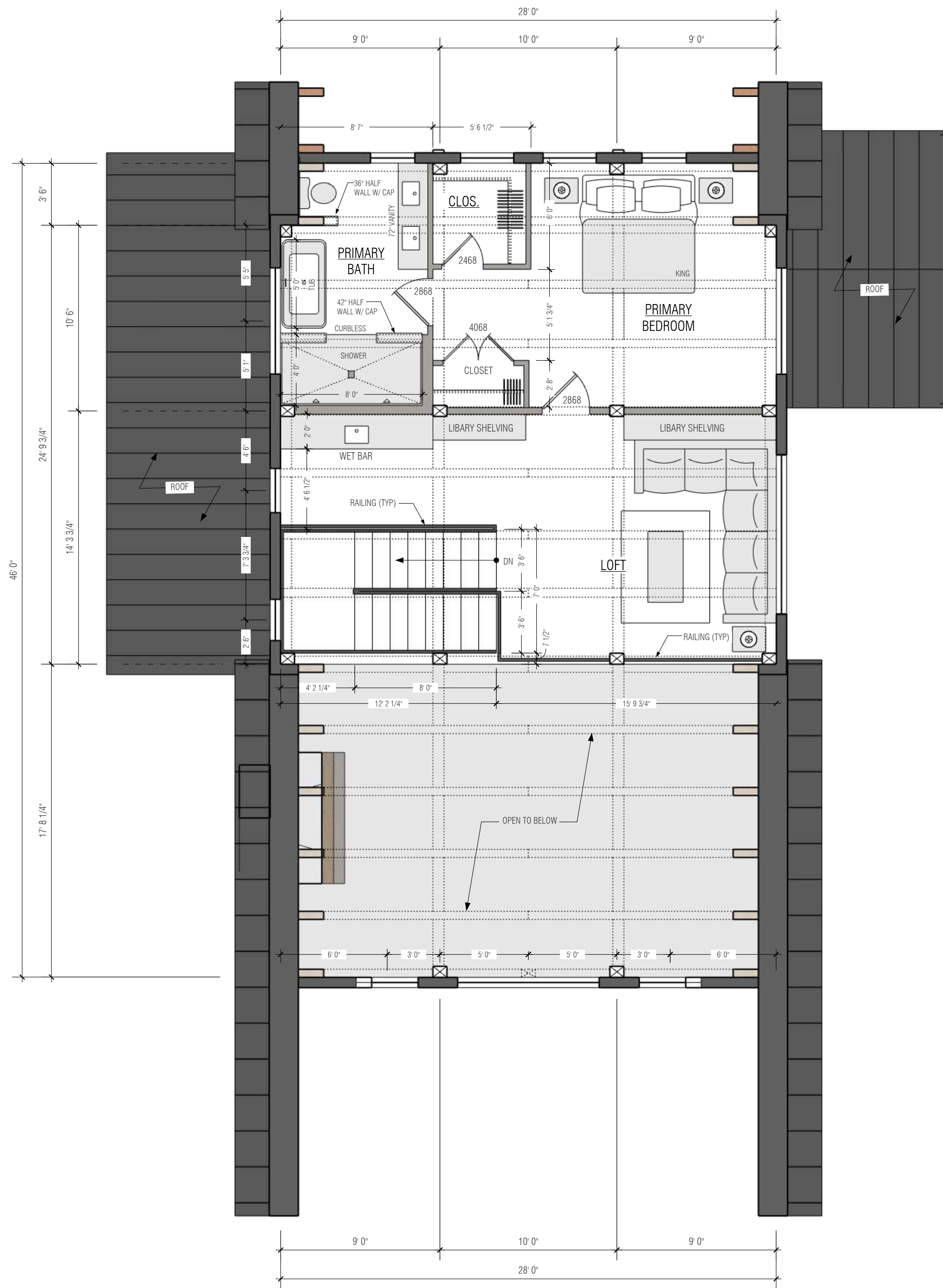


**LOWER LEVEL FLOOR PLAN**  
 Scale: 1/4" : 1' 1041 S.F.



# PRELIMINARY ISSUE

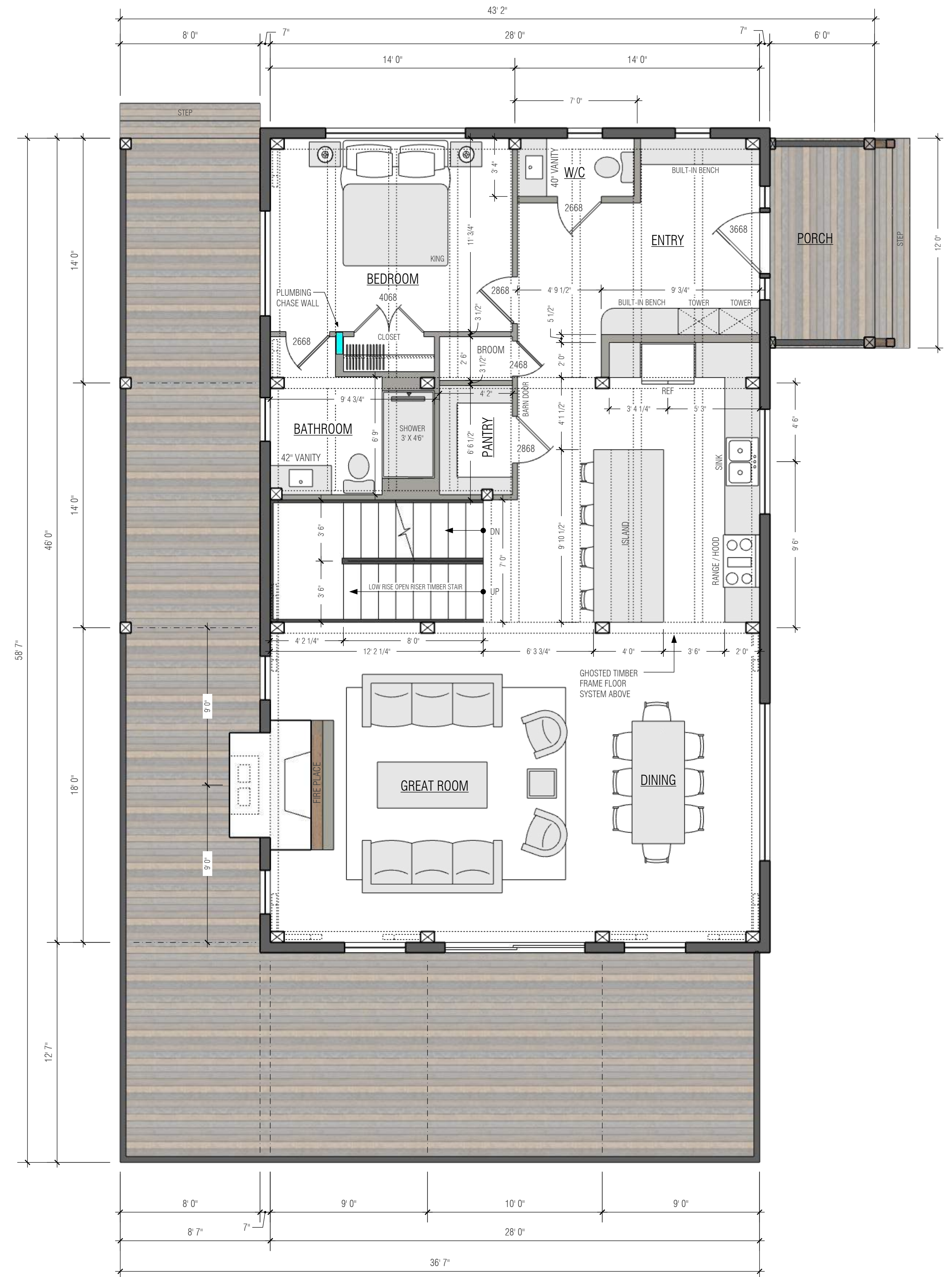
March 20, 2026



## SECOND FLOOR PLAN

Scale: 1/4" : 1' 792 S.F.

FINISHED BUILDING AREA	
LOWER LIVING AREA	1041 S.F.
FIRST FLOOR LIVING AREA	1288 S.F.
SECOND FLOOR LIVING AREA	792 S.F.
<b>TOTAL</b>	<b>3121 S.F.</b>



## FIRST FLOOR PLAN

Scale: 1/4" : 1' 1288 S.F.



