

# Starksboro Development Review Board Agenda

Thursday, October 23, 2025 @ 6:30 pm.

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

Instructions for remote participation below

TIME	TOPIC
6:30	<b>Meeting called to order</b> Review agenda for addition, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A).
	Public Comment for non-agenda items only
6:31	Castonguay 25-DRB-08SD Minor Two-Lot Subdivision located on a 109.1 +-acre parcel at 290 Russell Young Road (10146). The proposed subdivision is in the LDRC.
7:20	Review and approve minutes from 10/9/25
7:30	Deliberative Session
8:00	<b>Adjournment</b>

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

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

Meeting ID: 896 1741 5124

Join by Phone:

1-305-224-1968

**Town of Starksboro**  
**Development Review Board**  
**Notice of Hearing**

Ronald W. Castonguay & Babette Castonguay submitted a subdivision application (25-DRB-08SD) for Final Plat Review of a Two-Lot Subdivision located on a 109.1 +-acre parcel (10146) at 290 Russell Young Road, Starksboro. The proposed subdivision is in the LDRC/FC. The hearing on the application will be held per Sec. 426 of the Starksboro Land Use and Development Regulations (SLUDR).

The Starksboro Development Review Board will conduct the hearing on **October 23, 2025**, starting at 6:30p.m. at the Starksboro Town Office with remote access (info below). The full application is available to review by request of the Starksboro zoning office, and on the website at <https://www.starksborovt.org/agendas-and-minutes>

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

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

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

Meeting ID: 896 1741 5124

Or by Phone: +13052241968

Date : October 2, 2025

U.S. Postal Service™  
**CERTIFIED MAIL® RECEIPT**  
 Domestic Mail Only

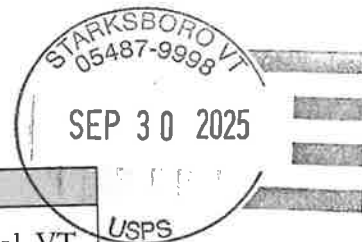
For delivery information, visit our website at [www.usps.com](http://www.usps.com)™.

**OFFICIAL USE**

Certified Mail Fee \$ 5.53  
 Extra Services & Fees (check box, add fee as appropriate)  
☐ Return Receipt (hardcopy) \$ 4.90  
☐ Return Receipt (electronic) \$ 0.00  
☐ Certified Mail Restricted Delivery \$ 0.00  
☐ Adult Signature Required \$ 0.00  
☐ Adult Signature Restricted Delivery \$ 0.00  
 Postage \$ 1.90  
 Total Postage and Fees \$ 11.60  
 Sent to Ronald Castonguay  
 Street and Apt. No., or PO Box No. 290 Russell Young Rd  
 City, State, ZIP+4® Bristol, VT 05443  
 PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

**Ronald W. Castonguay & Babette Castonguay**  
**290 Russell Young Road, Starksboro, Vermont**  
**Two-Lot Subdivision**

**Adjoining Property Owners**



Landowner	Mailing Address
Noreen McDonough	74 Russell Young Road, Bristol, VT 05443
Arthur Bissonette, Jr.	PO Box 1397 Waitsfield, VT, 05673
Trustees of the 285 Russell Young Road Realty Trust	11 Wild Oak Rise Farmingham, MA, 01701
Sarah McGrath	295 Russell Young Road, Bristol, VT 05443
Blake Bolt & Lisa M. Von Ende	390 Russell Young Road, Bristol, VT 05443
Lisa Curran Mayer & Kenneth M. Mayey	PO Box 376, Bristol, VT 05443
Jason Mazur & Erin J. Paulsen	712 Russell Young Road, Bristol, VT 05443
Luke C. McCarthy & Carin H. McCarthy	861 Russell Young Road, Bristol, VT 05443
Philip H. Mosenthal	1190 Russell Young Road, Bristol, VT 05443
Eugene Vansteamburg & Kristi Bedard	61 Frank Orvis Road, Bristol, VT 05443
Bela Morrow Ensign	1174 VT Route 17, Bristol, VT 05443
David G. Orvis & Tracey E. Orvis	14 Jerusalem Road, Bristol, VT 05443
John Kamencick	159 Jerusalem Road, Bristol, VT 05443

John L. Bonar & Lisa A. Bonar	228 Jerusalem Road, Bristol, VT 05443
David Kirsch	187 Jerusalem Road, Bristol, VT 05443
Anthony Floyd Porter & Star A. Porter	341 Jerusalem Road, Bristol, VT 05443
Town of Starksboro Jerusalem Schoolhouse & Cemetery	PO Box 91 Starksboro, VT 05487
Distant Thunder, LLC	1858 VT Route 17, Bristol, VT 05443

# BARNARD & GERVAIS, LLC

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



September 29, 2025

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

Subject: Ronald W. Castonguay & Babette Castonguay, Two-Lot Subdivision, 290 Russell Young Road, Starksboro, Vermont – Final Plat Hearing Application and Required Information

Dear Steve:

I am writing on behalf of Ronald W. Castonguay & Babette Castonguay to formally request a final plat hearing for a proposed 2-lot subdivision relative to their 109.1+/- acre parcel of land located at 290 Russell Young Road in Starksboro, Vermont. The purpose of this subdivision is to create a 10.40 acre parcel that will contain their existing residence.

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

1. Authorization Letter to Act on Behalf of Applicants.
2. Town of Starksboro Development Review Board (DRB) Application.
3. Project Narrative.
4. Names and Addresses of Adjoining Property Owners.
5. Subdivision Site Plan Drawings S-1 & S-2 dated 09-19-2025.
6. Survey Plat PL-1 dated 09-02-2025.
7. Minor Subdivision Application Fee of \$375 (to be paid by applicants).

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,

Adam W. Whitcomb  
Licensed Land Surveyor #0132699

c: Ronald W. Castonguay & Babette Castonguay

# Development Review Board Application

**Town of Starksboro**

P.O. Box 91, Starksboro, VT 05487

**Parcel ID Number:** 10146 **Address of property:** 290 Russell Young Road

**Owners of Record:** Ronald W. Castonguay & Babette Castonguay

Phone: (day) \_\_\_\_\_ (evening) \_\_\_\_\_ Email: \_\_\_\_\_

**Mailing Address:** 290 Russell Young Road, Bristol, VT 05443

**Signature of Owners:** \_\_\_\_\_

**Applicant:** Same as owners (see authorization letter) **Phone #:** \_\_\_\_\_

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

**Signature of Applicants:** \_\_\_\_\_

**Application Type: (check only one)**

- ☐ **Home-based/On Farm Business** (per chapter 340)
- ☐ **Variance** (per section 422)
- ☒ **Waiver** (per section 423)
- ☐ **Site Plan Review** (per section 424)
- ☐ **Conditional Use Review** (per section 425)
- ☒ **Subdivision** (per chapter 350 and section 426)  
     X Minor      \_\_\_\_\_ Major      Total # Lots 2
- ☐ **Planned Unit Development** (per chapter 350 and section 427)
- ☐ **Change of a nonconforming/Abandonment or Discontinuance** (per chapter 120)
- ☐ **Appeal from decision of Zoning Administrator** (per section 421)
- ☐ **Other**

**Reason for application or appeal:** Subdivision of 109.1 ac. parcel into 10.40 ac. (Lot1) & 98.7+/- ac. (lot 2)

**Specific relief requested:** Request to waive 351.F per 426.C and not show a Lot 2 Building Envelope

**Section of Town bylaw/regulation in question:** \_\_\_\_\_

- The property owner or applicant will submit with this application the applicable fees, together with appropriate plans, diagrams, sketches, maps and/or all additional pertinent information and data as required by statute and the Town's Bylaws in reference to the above application or appeal.

## Administrator/DRB use only

**Application Number:** 25-DRB-08SD **Zoning District:** LDRC/FC

**Fee Paid:** \$375 chk 18340 **Date Received Complete:** 9/30/25

**Public Notice date:** 10/2/25 **Final Hearing date:** 10/23/25 **Date of decision:**   /  /  

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

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

**Ronald W. Castonguay & Babette Castonguay  
Two-Lot Subdivision  
290 Russell Young Road  
Starksboro, Vermont**

**Project Narrative**

**Project Description**

Ronald W. Castonguay & Babette Castonguay own a parcel of land located at 290 Russell Young Road in Starksboro. The parcel is 109.1 acres in size, comprised mostly of woodland, with their existing residence and outbuildings.

The Castonguay's are proposing to complete a two-lot subdivision of the parcel and as a result, the following lots will be created:

Lot 1 will be 10.40 acres and is improved with the existing single-family residence, that is served by an onsite drilled well and wastewater disposal system, and includes existing outbuildings. Access to Lot 1 will continue to be over the existing gravel driveway on Russell Young Road. No further development of Lot 1 is being proposed as a part of this subdivision.

Lot 2 will be 98.7+/- acres and is the remaining lands of the parent parcel. There is no development proposed on Lot 2 as a part of this subdivision. Lot 2 will have road frontage on Jerusalem Road as well as on Russell Young Road.

**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 layout of the proposed subdivision has been designed in accordance with the density and dimensional standards presented in Section 211 of the Starksboro Land Use Regulations.
- **Natural Features** – The proposed subdivision boundaries are based on existing natural features, site improvements and historic land use to the greatest extent practicable. The location of the existing residence 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).
- **Character of the Area and Privacy** – The general character of the area associated with this general part of Starksboro are single-family rural residential homes, businesses, and agriculture. As it stands, the parcel has an existing residence and there is no new development being proposed as a part of this subdivision. This will keep the majority of the parent parcel woodland while creating a more practical sized residential parcel.
- **Energy Conservation and Access to Renewable Energy** – There is no new development proposed as a part of this subdivision.

- **Access and Circulation** – Lot 1 will continue to be accessed by the existing gravel driveway and because there is no new development being proposed. Thus, there will not be any new impacts to the general traffic flow of Russell Young Road. Lot 2 will have road frontage and access on Jerusalem Road as well as on Russell Young Road. The access on Russell Young Road will be a minimum of 50 feet in width (the maximum required right-of-way width as set forth in the regulations) and will be owned by Lot 2 rather than grant an easement over Lot 1. The purpose of this access is to avoid having to cross the Baldwin Creek located near Jerusalem Road to reach the majority of the parcel.
- **Infrastructure, Utilities, Facilities and Services** – Because there is no proposed development associated with this subdivision, there will not be any adverse impacts on the existing infrastructure, utilities, facilities or services. The residence on Lot 1 will continue to be served by an existing on site drilled well, wastewater will be treated on site via the existing disposal system, power will continue to be provided from a utility pole located on the property and the road will continue to be maintained by the Town.
- **Lighting** – There will not be any new lighting fixtures associated with this subdivision.
- **Recreation** – Lot 1, being 10.40 acres in size and wooded, will offer plenty of outdoor recreation opportunities. The topography allows the parcel to be easily navigated on foot and has a creek that runs through it. Lot 2 will offer a wide range of recreational activities from hiking to hunting and fishing. The vastly wooded lot also offers the ability to tap maple trees for maple syrup production or for timber harvesting practices.

#### **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. Since there is no development being proposed, and therefore no additional impervious surfaces, the proposed subdivision does not require stormwater or erosion control permitting.

#### **Requested Waiver**

Per **Section 426.C**, the Castonguay's request to waive **Section 351.F** of the Town of Starksboro Land Use and Development Regulations stating that the subdivision plan shall show at least one building envelope for each lot, and defer the siting of a suitable building envelope on Lot 2 to be the responsibility of any future landowner whom proposes to develop said Lot 2.



# **BARNARD & GERVAIS, LLC**

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



September 18, 2025

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

## **Authorization Letter**

### **Re: Authorization to Act on Behalf of Property Owners**

Dear Steve,

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

**Property Address:** 290 Russell Young Road, Starksboro, VT

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

**Application Description:** Ronald W. Castonguay & Babette Castonguay, Two Lot Subdivision

This authorization includes, but is not limited to:

- Preparing, submitting, and managing the application on the Owner's behalf;
- Representing the Owners 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 Owners 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 Owners.

### **Authorized Representative Contact Details:**

Name: **Jason S. Barnard**

Company: **Barnard & Gervais, LLC**

Phone: 802-482-2597

Email: [Jason@barnardandgervais.com](mailto:Jason@barnardandgervais.com)

### **Owner Details and Signatures:**

Name of Legal Owner: **Ronald W. Castonguay & Babette Castonguay**

Phone: 802-363-1552 & 802-453-7782

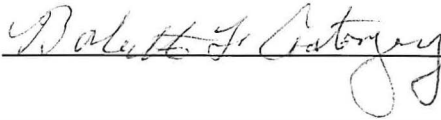
Hinesburg: 10523 VT Route 116, P.O. Box 133, Hinesburg, VT 05461; Phone (802) 482-2597  
Enosburg Falls: 167 Main Street Suite 10, P.O. Box 820, Enosburg Falls, VT 05450; Phone (802) 933-5168

Email: [rwcast@gmavt.net](mailto:rwcast@gmavt.net) & [bfcast@yahoo.com](mailto:bfcast@yahoo.com)

Signature of Owners:

Ronald W. Castonguay: 

Date: 9-25-25

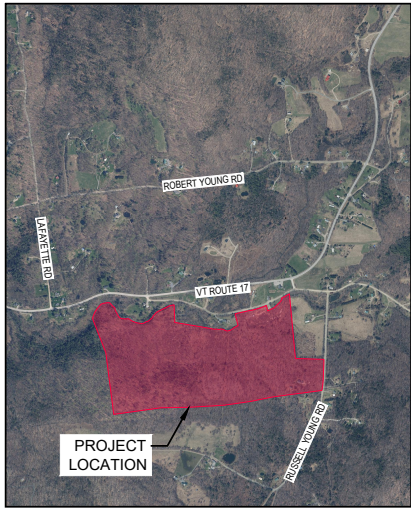
Babette Castonguay: 

Date: 9-25-25

Sincerely,

  
Jason S. Barnard  
Licensed Designer #126179

c: Ronald W. Castonguay & Babette Castonguay



Project Location Map  
Not to Scale

**PROJECT NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT MEET THE LEGAL REQUIREMENTS OF A BOUNDARY SURVEY AS DESCRIBED IN 27 V.S.A. § 1403. PROJECT PERIMETER LINES ARE BASED ON STARKSBORO TAX MAPS SHOWN ON THE AGENCY OF NATURAL RESOURCES (ANR) ENVIRONMENTAL INTEREST LOCATOR, EVIDENCE FOUND DURING THE SEPTEMBER 2025 TOPOGRAPHIC SURVEY, AND A PLAN ENTITLED "LANDS OF RONALD W. CASTONGUAY & BABETTE CASTONGUAY, 290 RUSSELL YOUNG ROAD, STARKSBORO, VERMONT, TWO-LOT SUBDIVISION SURVEY PLAT" BY BARNARD AND GERVAIS, LLC, DATED 09-02-2025. NO WARRANTY IS MADE TO THE ACCURACY OF THE BOUNDARY LINES SHOWN HEREON.

2. THE LOCATIONS OF EXISTING PHYSICAL FEATURES ON THIS PLAN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY BARNARD AND GERVAIS, LLC IN SEPTEMBER, 2025 AND A PLAN ENTITLED "CASTONGUAY PROPERTY, RUSSELL YOUNG ROAD, STARKSBORO, VERMONT BY JUSTIN WILLIS DATED 9/7/00 AND RECORDED IN BOOK 63 PAGE 365 OF THE STARKSBORO LAND RECORDS.

3. THE ELEVATIONS ON THIS PLAN WITHIN ARE 1-FOOT LIDAR CONTOURS OBTAINED FROM THE STATE OF VERMONT VOGI OPEN DATA PORTAL DATABASE.

4. FOR CLARITY, TEXT IDENTIFYING EXISTING ITEMS IS LOWER CASE; TEXT IDENTIFYING PROPOSED ITEMS IS UPPER CASE.

5. 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.

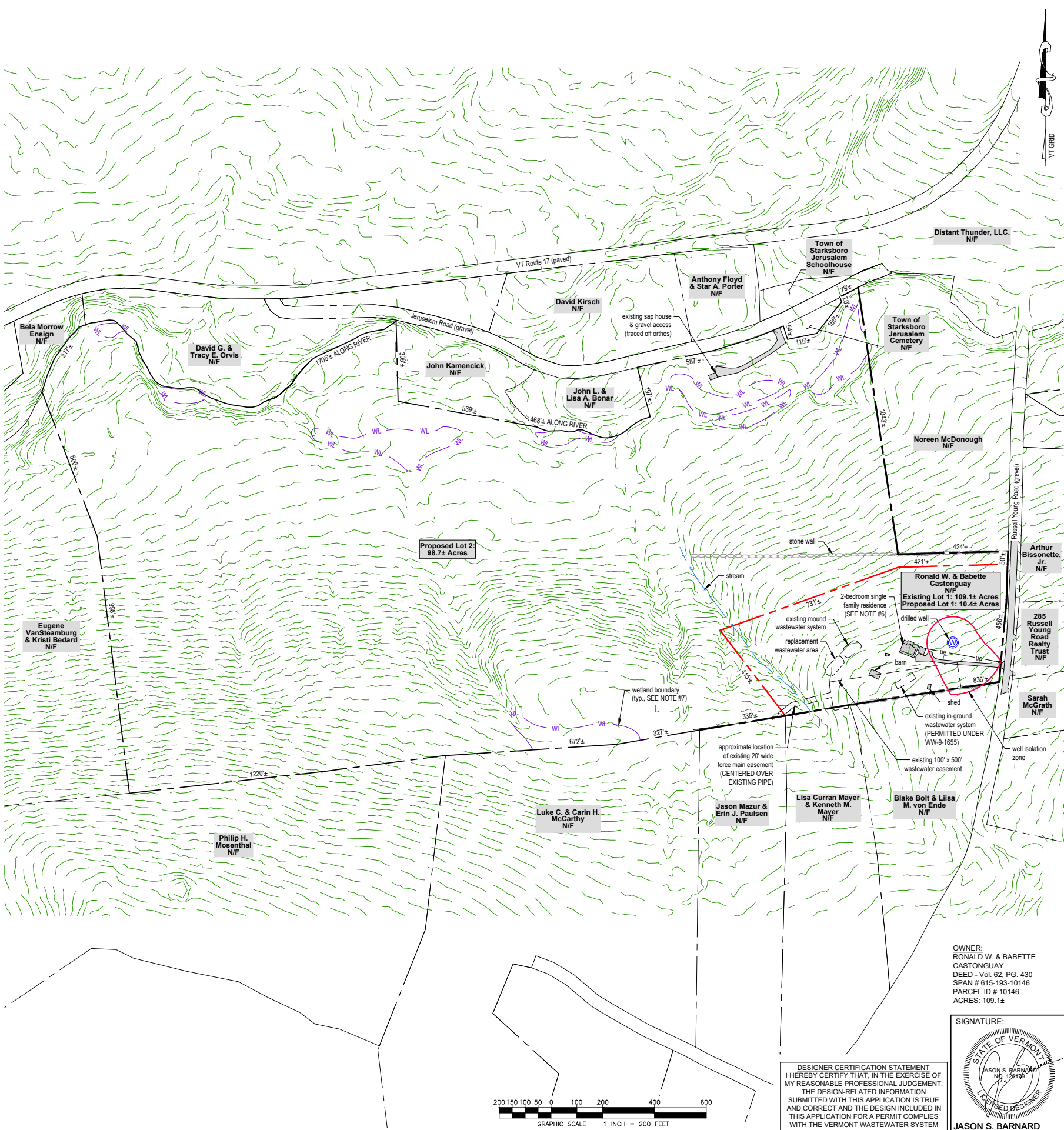
6. THE CURRENT MOUND WASTEWATER DISPOSAL SYSTEM THAT SERVES THE LOT 1 RESIDENCE WAS DESIGNED AND INSTALLED BY OTHERS. THE SYSTEM HAS BEEN DESIGNED TO SERVE A 3-BEDROOM SINGLE FAMILY RESIDENCE VIA A TOWN OF STARKSBORO SEPTIC PERMIT AND RECORDED IN BOOK 63, PAGE 365 OF THE STARKSBORO LAND RECORDS. BASED ON THE SOIL BORING DATA AND OUR REVIEW OF THE CURRENT SYSTEM, IT APPEARS AS THOUGH THE MOUND SYSTEM HAS BEEN DESIGNED IN REASONABLE 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. SINCE BARNARD & GERVAIS, LLC DID NOT DESIGN AND/OR INSTALL THE EXISTING MOUND SYSTEM, WE MAKE NO WARRANTY WITH REGARDS TO THE STATUS OF THE CURRENT SYSTEM.

7. WETLANDS SHOWN ON THE SUBJECT PARCEL ARE BASED ON DATA FROM THE "VERMONT NATURAL RESOURCES ATLAS" AND NO OTHER WETLAND DELINEATION OF SAID PARCEL HAD BEEN CONDUCTED OF WHICH BARNARD & GERVAIS, LLC IS AWARE. BARNARD & GERVAIS, LLC MAKES NO WARRANTIES THAT WETLANDS OR ASSOCIATED BUFFERS DO OR DO NOT EXIST ON SAID PARCEL. IT IS RECOMMENDED THAT THE LANDOWNER OR CONTRACTOR CONTACT A WETLAND SPECIALIST TO CONFIRM NO WETLANDS EXIST PRIOR TO ANY EARTH WORK OR CONSTRUCTION.

8. BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.

9. ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (VOSHA) GUIDELINES FOR TRENCH EXCAVATIONS.

10. 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.



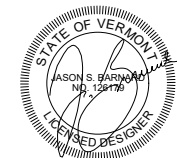
- LEGEND**
- BOUNDARY LINE/ R.O.W. (EXISTING)
  - BOUNDARY LINE/ R.O.W. (ABUTTING)
  - 1-FOOT LIDAR CONTOUR (OBTAINED FROM VOGI DATABASE)
  - 1-FOOT GROUND SURVEY CONTOUR
  - FINISH GRADE
  - ZONING SETBACKS
  - TREE LINE
  - PROPOSED LIMITS OF CLEARING
  - STONE WALL (EXISTING)
  - DITCHLINE
  - GRAVITY SEWER (EXISTING)
  - GRAVITY SEWER (PROPOSED)
  - FORCE MAIN
  - 1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
  - WELL ISOLATION
  - WASTEWATER ISOLATION
  - WETLAND BOUNDARY
  - WETLAND BUFFER
  - UNDERGROUND ELECTRICAL CONDUIT
  - UNDERGROUND GAS LINE
  - UNDERGROUND TELEPHONE LINE
  - UTILITY POLE/ OVERHEAD WIRES
  - SURVEY TRAVERSE STATION
  - TEMPORARY BENCHMARK (TYPE AND ELEVATION NOTED)
  - WILLIS DESIGN ASSOCIATES TEST PIT (WDA-TP-101)
  - DRILLED WELL (UNLESS OTHERWISE NOTED)
  - SOIL BORING (SB-01)

EXHIBIT F

10-02-25	ADDED SAP HOUSE & GRAVEL ACCESS	AW
DATE	DESCRIPTION	BY
REVISIONS		
<div><div><div><div><div><span></span></div><div>BARNARD &amp; GERVAIS, LLC</div></div><div><div>167 Main Street, P.O.Box 820 Enosburg Falls, VT 05450 Telephone: (802) 933-5168</div></div></div><div><div>Land Surveying Water &amp; Wastewater Environmental Consulting</div><div><div>10523 VT Route 116, P.O.Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597</div></div></div></div></div>		
TWO-LOT SUBDIVISION WASTEWATER DISPOSAL SYSTEM DESIGN		DATE: 09-19-2025
RONALD W. & BABETTE CASTONGUAY		SCALE: 1" = 200'
290 RUSSELL YOUNG ROAD, STARKSBORO, VERMONT		SURVEY: TG, JG
		DRAWN: AW, JG
		CHECKED: JB
		DRAWING NO. S-1
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/> PRELIMINARY DRAFT <input checked="" type="checkbox"/> FINAL STATE REVIEW		
SHEET 1 OF 2		

OWNER:  
RONALD W. & BABETTE  
CASTONGUAY  
DEED - Vol. 62, PG. 430  
SPAN # 615-193-10146  
PARCEL ID # 10146  
ACRES: 109.1±

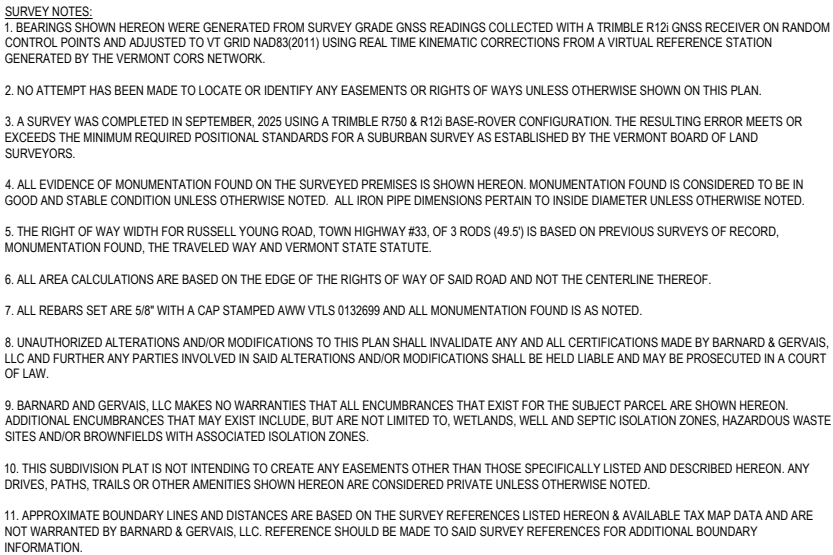
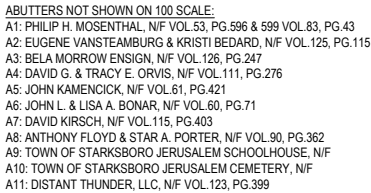
SIGNATURE:



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.





TOWN OF STARKSBORO BUILDING RIGHTS TABLE


IN ACCORDANCE WITH SECTION 351.D OF THE TOWN OF STARKSBORO, VERMONT LAND USE AND DEVELOPMENT REGULATIONS ZONING BYLAWS EFFECTIVE 1/28/2020, THE TOTAL NUMBER OF BUILDING RIGHTS ON THE PARCEL PRIOR TO SUBDIVISION SHALL BE ALLOCATED AMONG THE RESULTING LOTS. CALCULATIONS OF THE BUILDING RIGHTS WERE MADE USING THE ACREAGES SHOWN HEREON AND ZONING DISTRICT DENSITY REQUIREMENTS STATED IN THE AFOREMENTIONED ZONING REGULATIONS. IT SHOULD BE NOTED THAT THE ACREAGE OF LOT 2 IS APPROXIMATE AND THEREFORE THE NUMBER OF BUILDING RIGHTS ON SAID LOT 2 ARE NOT WARRANTED BY BARNARD & GERVAIS, LLC.

EXISTING PARCEL	TOTAL # OF BUILDING RIGHTS	PROPOSED PARCELS	BUILDING RIGHTS USED	BUILDING RIGHTS REMAINING
LOT 1	22±	LOT 1	1	1
		LOT 2	0	20±

## EXHIBIT G

PARCEL INFORMATION  
OWNER: RONALD W. CASTONGUAY  
& BABETTE CASTONGUAY  
VOL.62, PG.430  
SPAN: 615-193-10146  
PARCEL ID: 10146

**DRAFT**

DATE	DESCRIPTION	BY
REVISIONS		
 <b>BARNARD &amp; GERVAIS, LLC</b> 167 Main Street, P.O. Box 820 Ensbury Park, VT 05450 Telephone: (802) 833-8188		Land Surveying Water & Wastewater Environmental Consulting  10023 VT Route 116, P.O. Box 133 Ensbury Park, VT 05451 Telephone: (802) 482-2297
<b>LANDS OF</b>  <b>RONALD W. CASTONGUAY</b> <b>&amp;</b> <b>BABETTE CASTONGUAY</b> 290 RUSSELL YOUNG ROAD, STARKSBORO, VERMONT		<b>PROJECT NO.</b> 25298  <b>DATE:</b> 09-02-2025  <b>SCALE:</b> 1" = 100'  <b>SURVEY:</b> AW,TG,JG  <b>DRAWN:</b> AW
<b>TWO-LOT SUBDIVISION</b>  <b>SURVEY PLAT</b>		<b>CHECKED:</b> AW  <b>DRAWING NO.</b> PL-1
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		
<input type="checkbox"/> SKETCH/CONCEPT	<input type="checkbox"/> PRELIMINARY	<input checked="" type="checkbox"/> FINAL LOCAL REVIEW
SHEET 1 OF 1		