

## Starksboro Development Review Board Agenda

Thursday, September 11, 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> Introductions and visitor sign-in. Review agenda for addition, removal, or adjustment of any items per 1 V.S.A. §312(d)(3)(A).
6:35	Public Comment for non-agenda items only
6:40	Public hearing: 25-DRB-05E-SD and 25-DRB-05W-SD Minor Subdivision Final Plat Hearings for the Jerusalem Road Nominee Trust on Parcel 10409.
7:40	Review and approve minutes from 8/14/25
7:50	Future Agenda Planning
8:00	Deliberative Session (if required).
8:30	<b>Adjournment</b>

Access via Zoom:

<https://us02web.zoom.us/j/87884166793>

Meeting ID: 878 8416 6793

By Phone: 1-929-436-2866

Applicant name: Jerusalem Road Nominee Trust  
Applications # 25-DRB-05E-SD and 25-DRB-05W-SD

Date of Hearing: September 11, 2025      Type: Final Plat

## Town of Starksboro

### Exhibit List

Exhibit #	Description	Date entered	notes
A	Application 25-DRB-05E-SD (East) Received complete 8/12/25	8/18/25	
B	Application 25-DRB-05W-SD (West) Received complete 8/12/25	8/18/25	
C	Letter by Barnard & Gervais(B&G) dated 8/12/2025 with follow-up responses and additional information requested by the ZA. 2 pages.	8/18/25	
D	Cover Letter by B&G dated 8/12/2025 listing submittals and requesting hearing.	8/18/25	
E	Letter by B&G dated 8/6/25 signed by Owner authorizing B&G to act on their behalf. 2 pages.	8/18/25	
F	List of Adjoining Property Owners	8/18/25	
G	Affidavit of Mailing of Warning to Abutters dated 8/18/25, and Warning dated 8/21/25	8/18/25	
H	Updated Project Narrative by B&G, undated, provided with 8/12 cover letter. 4 pages.	8/18/25	
I	Shared Driveway Maintenance and Easement Agreement (draft, unsigned). 3 pages	8/18/25	
J	Shared Driveway Association Bylaws (draft, unsigned). 4 pages	8/18/25	

K	Drawing S-1 Overall Site Plan by B&G dated 6-3-25, revised 8-6-25.	8/18/25	
L	Drawing S-2 Partial Lot 1 Site Plan dated 6-3-25	8/18/25	
M	Drawing S-3 Lot 2 Site Plan dated 6-3-25, revised 8-12-25	8/18/25	
N	Drawing S-4 Lots 3 & 4 Site Plan dated 6-3-2025, revised 8-6-25	8/18/25	
O	Drawing S-5 Partial Lot 5 Site Plan dated 6-3-2025, revised 8-12-25	8/18/25	
P	Draft Plat P-1 Subdivision & Boundary Retracement Survey Plat Dated 6-19-25	8/18/25	
Q	Draft Plat PL-2 Subdivision and Boundary Retracement Survey Plat Dated 6-19-2025	8/18/25	
R	Driveway Permits (East and West) reviewed by Road Foreman 6/30/25, not yet enacted.	8/26/25	

# Development Review Board Application

EXHIBIT A

Town of Starksboro

P.O. Box 91, Starksboro, VT 05487

Parcel ID Number: 10409 Address of property: 1901 Jerusalem Road, Starksboro, VT  
 Owners of Record: The Jerusalem Road Nominee Trust  
 Phone: (day) (617) 750-2948 (evening) \_\_\_\_\_ Email: carterkasdon@gmail.com  
 Mailing Address: 78 School Street, Weston, MA 02493  
 Signature of Owners: The Jerusalem Road Nominee Trust  
 Applicant: Carter Kasdon Phone #: (617) 750-2948  
 Mailing Address: 78 School Street, Weston, MA 02493  
 Signature of Applicants: Carter Kasdon

## 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: \_\_\_\_\_

Specific relief requested: \_\_\_\_\_

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

EAST

Application Number: 25-DRB-05E-SD Zoning District: LDRC/FC  
 Fee Paid: \$337.50 Date Received Complete: 8/12/2025 SR  
 Public Notice date: 8/11/25 Final Hearing date: 9/11/25 Date of decision: 1/1  
 DRB Chair: \_\_\_\_\_ DRB Clerk/ZA: \_\_\_\_\_  
 Zoning office notes: \_\_\_\_\_

# Development Review Board Application

EXHIBIT B

Town of Starksboro

P.O. Box 91, Starksboro, VT 05487

**Parcel ID Number:** 10409 **Address of property:** 1901 Jerusalem Road, Starksboro, VT  
**Owners of Record:** The Jerusalem Road Nominee Trust  
**Phone:** (day) (617) 750-2948 (evening) \_\_\_\_\_ **Email:** carterkasdon@gmail.com  
**Mailing Address:** 78 School Street, Weston, MA 02493  
**Signature of Owners:** The Jerusalem Road Nominee Trust  
**Applicant:** Carter Kasdon **Phone #:** (617) 750-2948  
**Mailing Address:** 78 School Street, Weston, MA 02493  
**Signature of Applicants:** Carter Kasdon

**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:** \_\_\_\_\_

**Specific relief requested:** \_\_\_\_\_

**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:** WEST 25-DRB-05E-SD **Zoning District:** LDRG/FC  
**Fee Paid:** \$337.50 **Date Received Complete:** 8/12/2025 SR  
**Public Notice date:** 8/21/25 **Final Hearing date:** 9/11/25 **Date of decision:** 1/1  
**DRB Chair:** \_\_\_\_\_ **DRB Clerk/ZA:** \_\_\_\_\_  
**Zoning office notes:** \_\_\_\_\_

# **BARNARD & GERVAIS, LLC**

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



August 12, 2025

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

Subject: Jerusalem Road Nominee Trust, Two 2-Lot Subdivisions & Existing Parcel, 1901 Jerusalem Road, Starksboro, Vermont – Follow-up Responses and Requested Information

Dear Steve:

In response to your email regarding the above-mentioned subdivision projects, provided below are the requested additional information as well as follow-up responses relative to the items mentioned in your email.

Application Revisions:

1. It is our understanding that the proposed two (2) two-lot subdivisions will be tracked with individual project numbers and these new applications will be added to the updated applications.
2. The owner's signatures have been added to each application.
3. The applicant is Carter Kasdon (family member) and a document has been provided (see attached) that authorizes Barnard & Gervais, LLC to represent Jerusalem Road Nominee Trust.

Cover Letter:

The statement has been changed to final plat hearing.

Narrative:

1. A stormwater management plan has been added to our S-3, S-4 and S-5 drawings. The stormwater details are provided on sheet D-1 of our design drawing set. In addition to the stormwater management plan and updated design drawings, an erosion control and stormwater management narrative has been added to the Project Narrative.
2. The State of Vermont Environmental Protection Rules (EPR), Chapter 21 and the State Wetland Rules allow for the overlap of the wastewater shields and the wetland buffers. The State Engineer is currently reviewing the Potable Water Supply and Wastewater System permit application and the State Wetlands Ecologist has also reviewed the project as well. This has been addressed at the end of the Natural Features section in our narrative.
3. Since the proposed conservation areas are part of an individual parcel, a separate easement agreement is not necessary. The easement language will be incorporated into the new deeds for the respective parcels containing the set aside/conservation areas. A couple of sentences have been added to the last paragraph on the first page of our subdivision narrative.

4. The power line easement that currently serves Lot 1 has been added to both the survey plats as well as the site plans. The power line easement benefitting Lot 2 along with any other easements will be updated and incorporated into the new deeds. This has been updated in the Infrastructure, Utilities, Facilities and Services section of the narrative.

Shared Access Agreement:

This request was forwarded along to our client's attorney for verification and the road maintenance agreement has been updated to reflect the request.

Please see updated Road Maintenance Agreement attached.

Draft Plats:

1. A DRB signature block has been added to both PL-1 and PL-2.
2. A building rights table has been added to PL-1.
3. The Lot 2 northerly boundary has been designed to follow the southerly edge of the existing driveway that serves Lot 1. The configuration of this northerly boundary does meet the requirements called out in 351.E(1) of the Land Use Regulations. As such, I would like to discuss this with the DRB instead of updating our plats, lot acreages and having to create new lot closure reports.

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: Jerusalem Road Nominee Trust.  
Attn: Carter Kasdon

# **BARNARD & GERVAIS, LLC**

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



August 12, 2025

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

Subject: Jerusalem Road Nominee Trust, Two 2-Lot Subdivisions & Existing Parcel, 1901 Jerusalem Road, Starksboro, Vermont – Final Plat Hearing Application and Required Information

Dear Steve:

I am writing on behalf of The Jerusalem Road Nominee Trust (JRNT) to formally request a final plat hearing for a proposed two 2-lot subdivisions and existing parcel relative to JRNT'S three (3) parcels of land located at 1901 Jerusalem Road in Starksboro, Vermont.

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.
4. Names and Addresses of Adjoining Property Owners.
5. Road Access Permits (Submitted Separately June 27, 2025).
6. Subdivision Site Plan Drawings S-1, S-2, S-3, S-4, & S-5 dated June 3, 2025.
7. Survey Plats PL-1 & PL-2 dated June 19, 2025.
8. Shared Access Agreement.

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: Jerusalem Road Nominee Trust.  
Attn: Carter Kasdon



# BARNARD & GERVAIS, LLC

*Land Surveyors, Licensed Designers, Environmental Consultants*

www.barnardandgervais.com



August 6, 2025

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

## 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:** 1901 Jerusalem Road, Starksboro, VT

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

**Application Description:** Jerusalem Road Nominee Trust, Two 2-Lot Subdivisions & Existing Parcel

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)

**Owner & Representative Details and Signature:**

Name of Legal Owner: **The Jerusalem Road Nominee Trust.**

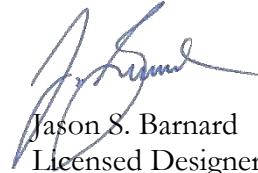
Owner Representative: **Carter Kasdon**

Signature of Owner: *The Jerusalem Road Nominee Trust*

Signature of Authorized Representative: *Carter Kasdon*

Date: 8/6/2025

Sincerely,



Jason S. Barnard  
Licensed Designer #126179

c: Jerusalem Road Nominee Trust.

Attn: Carter Kasdon

## Jerusalem Road Nominee Trust Adjoining Property Owners

Jerusalem Road Nominee Trust  
1901 Jerusalem Road  
South Starksboro, VT 05487  
Parcel # 10409

Parcel # 10129

Parcel # 24

Parcel # 10-093-

**Bear Cobble Tree Farm LLC, Sprague Huntington**

1339 Jerusalem Road  
Bristol, VT 05443

Parcel # 10263

**Lise & Jeffrey Fifield**

532 South Main Street  
Middlebury, VT 05753

Parcel # 03010106.000

**Victor & Patricia Adkins & Victor A Adkins**

3422 Downingsville Road  
Lincoln, VT 05443

Parcel # 03010103.100

**Victor Atkins II**

3629 Downingsville Road  
Lincoln, VT 05443

Parcel # 1101

**Lisa Curran Mayer & Kenneth Mayer**

P.O. Box 376  
Bristol, VT 05443

Parcel # 03010103.300

**Rebecca S. Auritt & Christopher Boyle**

3577 Downingsville Road  
Lincoln, VT 05443

Parcel

**Green Mountain National Forest**

c/o Christopher Mattrick  
99 Ranger Road  
Rochester, VT 05767

Parcel


**Town of Lincoln**

62 Quaker Street  
Lincoln, VT 05443

**Town of Starksboro**  
PO Box 91, Starksboro VT 05487

Zoning Administrator  
zoning@starksborovt.org

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 August 18, 2025 I sent by US 1<sup>st</sup> class mail the attached "notice of public hearing" for DRB Application 25-DRB-05E-SD and 25-DRB-05W-SD to the following list of abutting property owners and others requesting notice.

  
Stephen Rooney, ZA

Date: 8/18/2025

I attest by my signature below that I have reviewed this list and that it was mailed on 8/18/2025

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

Applicant: The Jerusalem Road Nominee Trust – Parcel ID#10409

Abutters or Participants	
Parcel #	Name and Address
10129	Bear Cobble Tree Farm LLC, Sprague Huntington 1339 Jerusalem Road Bristol, VT 05443
10263	Lise & Jeffrey Fifield 532 South Main Street Middlebury, VT 05753
10174 (Lincoln) 03010106.000	Victor & Patricia Adkins & Victor A Adkins 3422 Downingsville Road Lincoln, VT 05443
10651 (Lincoln) 03010103.100	Victor Atkins II 3629 Downingsville Road Lincoln, VT 05443
11001	Lisa Curran Mayer & Kenneth Mayer P.O. Box 376 Bristol, VT 05443
10742 (Lincoln) 03010103.300	Rebecca S. Auritt & Christopher Boyle 3577 Downingsville Road Lincoln, VT 05443
	Green Mountain National Forest c/o Christopher Mattrick 99 Ranger Road Rochester, VT 05767
	Town of Lincoln 62 Quaker Street Lincoln, VT 05443



Any questions (office 453-2639)

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

The Jerusalem Road Nominee Trust submitted two subdivision applications (25-DRB-05E-SD and 25-DRB-05W-SD) for final plat review, each involving a two-lot subdivision. The land involved is under one tax parcel (ID 10409) at 1901 Jerusalem Road and is subdivided by Jerusalem Road. The proposed subdivisions are in the LDRC / FC Districts.

The Starksboro Development Review Board will conduct the hearing on **September 11, 2025**, starting at 6:30p.m. at the Starksboro Town Office with remote access (info below). The application is available to review by request of the Starksboro zoning office and on the Town Website at [www.starksborovt.org/agendas-and-minutes](http://www.starksborovt.org/agendas-and-minutes).

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

Access via Zoom:

<https://us02web.zoom.us/j/87884166793>

Meeting ID: 878 8416 6793

By Phone: 1-929-436-2866

August 21, 2025

**Jerusalem Road Nominee Trust  
Two 2-Lot Subdivisions & Existing Parcel  
1901 Jerusalem Road  
Starksboro, Vermont**

**Updated Project Narrative**

**Project Description**

The Jerusalem Road Nominee Trust (JRNT) owns three (3) parcels of land located at 1901 Jerusalem Road in Starksboro. The parcel located on the easterly side of Jerusalem Road (deeded as “Third Parcel”) is 53.76+/- acres and is improved with a 3-bedroom single-family residence. The parcels located on the westerly side of Jerusalem Road are 4.74+/- acres (deeded as “First Parcel”) and 42.75+/- acres (deeded as “Second Parcel”) and are undeveloped agricultural fields and woodland.

The JRNT is proposing to complete a two-lot subdivision of the “Second Parcel” (westerly side of Jerusalem Road) and a two-lot subdivision of the “Third Parcel” (easterly side of Jerusalem Road) and to develop the “First Parcel”. As a result of these two subdivisions, the following lots will be created:

Lot 1 will be 51.06+/- acres and be the remaining lands of the “Third Parcel” and will contain the existing 3-bedroom single-family residence that is served by the existing on-site in-ground wastewater system and supplied water by the existing on-site drilled well.

Lot 2 will be 2.7+/- acres subdivided from the “Third Parcel”. A 4-bedroom single-family residence is proposed that will be served by an on-site in-ground wastewater system and supplied water by an on-site drilled well.

Lot 3 will be 4.74+/- acres and will be the same lands as the “First Parcel”. A 4-bedroom single-family residence is proposed that will be served by an on-site in-ground wastewater system and supplied water by an on-site drilled well.

Lot 4 will be 2.9+/- acres subdivided from the “Second Parcel”. A 4-bedroom single-family residence is proposed that will be served by an on-site in-ground wastewater system and supplied water by an on-site drilled well.

Lot 5 will be 39.85+/- acres and be the remaining lands of the “Second Parcel”. A 4-bedroom single-family residence is proposed that will be served by an on-site in-ground wastewater system and supplied water by an on-site drilled well.

As part of this project, 45.78+/- acres of land and 26.8+/- acres of land will be conserved as set aside land on the east and west sides of Jerusalem Road, respectively. This land will continue to be utilized for forest management and agriculture. No future development of this conserved land is proposed. Since the proposed conservation areas are associated with individual parcels, it is not necessary to prepare and execute a separate document for the set-aside/conservation areas. The conservations areas will be called out in the new deeds for each parcel and will be shown on the recorded survey mylar.

## **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 project will create two (2) new parcels (Lots 1 & 2) on the east side of Jerusalem Road, two (2) new parcels on the west side of Jerusalem Road (Lots 4 & 5), and one (1) existing parcel on the west side of Jerusalem Road. The proposed residential homes are situated at locations that contain well drained soils and generally rolling topography. The proposed subdivision 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 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). The proposed Lot 2 residence will be located within close proximity to an existing tree line in order to blend the structure into the wooded portion of the property. The new homes on the westerly side of Jerusalem Road are being proposed on a gently sloping plateau that has well drained soils and is well suited for solar gain. No new development is being proposed within flood hazard areas and the project will not have undue adverse impact on significant wildlife habitat. There are Class II wetlands associated with the parcel and all existing infrastructure will be adequately isolated from 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 and permit will be issued for the project.
- **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 proposed, the subdivisions create one (1) house lot on the easterly side of Jerusalem Road and three (3) house lots on the west side of Jerusalem Road. It is important to note that given the current zoning density allowances as well as the very well drained soils, the proposed subdivision density is relatively minimal. The subdivision meets the minimum density requirements for the agricultural and low density residential & commercial district and forest and conservation district.
- **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** – The proposed parcel on the east side (Lot 2) will have an individual drive and the three (3) parcels on the west side will be accessed via a shared gravel drive. The proposed subdivision will only create two (2) new curb cuts onto Jerusalem Road. Access permits for the two (2) new driveways are included with this application. The proposed subdivision will not have an undue adverse impact on the condition, capacity, safety and/or function of Jerusalem Road.

- **Infrastructure, Utilities, Facilities and Services** – Jerusalem Road is currently a Class III road and will continue to be maintained by the Town of Starksboro. The towns of Starksboro and Lincoln presently provides fire service to this area and will continue to provide this service. Utilities are currently located along Jerusalem Road. The power/utility easements associate with the parcels on the east and west sides of Jerusalem Road are shown on the survey plats and site plans. The utility easement that serves Lot 1 (the existing house) will be updated when the new deeds are created to include the benefit of said easement serving proposed Lot 2.
- **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 larger parcels (Lot 1 and Lot 5) have been designed to include conservation/set aside land that will provide adequate area for recreation (i.e. walking trails, hunting, etc.) for this project. The proposed smaller parcels (Lot 2, 3 & 4) will have access to these conserved areas via existing trails and walking paths.

### **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 the minor subdivision on the easterly side of Jerusalem Road (Lots 1 and 2) creates less than 10,000 square feet of new impervious area this is considered a minor project. The minor subdivision on the westerly side of Jerusalem Road creates more than 10,000 square feet of new impervious area, but does not require a State of Vermont Stormwater Permit and therefore is considered a major project. Since the site contains highly permeable sand and gravel soils which are conducive to infiltration and simple disconnection stormwater practices, along with the undulating topography at the site, this property is ideal for stormwater collection, treatment and natural attenuation. In addition to the stormwater collection and treatment practices, erosion and sediment mitigation measures will be implemented in accordance with the State of Vermont Erosion and Sediment Control Handbook. Provided below is a description of the stormwater collection and treatment areas as well as updated site plan drawings that show the various stormwater and erosion control measures.

The minor project on the easterly side of Jerusalem Road consists of the addition of one new house site that will be served by an individual driveway. Erosion and sediment control measures include silt fence downslope of the disturbed areas as well as stone check dams to prevent erosion during the construction process. Post construction measures will include topsoil, seeding and mulching all disturbed areas and stone lined ditches. Where ditch lines exceed 10%, the design will include stone check dams to mitigate any post construction erosion. Stormwater associated with the site will be conveyed via grassy swales, ditch lines or natural topographic conditions to natural low areas that already accumulate stormwater runoff. The natural topography of the site has relatively deep areas that act as a stormwater collection and treatment areas for attenuation of stormwater runoff.

Since the minor subdivision on the westerly side of Jerusalem Road creates more than 10,000 square feet of impervious area, but does not trigger a State of Vermont stormwater permit, this portion of the project is considered a major project. Stormwater runoff from this portion of the project will be addressed by a number of accepted stormwater methods. Since the site contains



highly permeable sand and gravel soils, the main component of treatment will be simple rooftop and driveway disconnections along with grassy swales to convey stormwater to natural stormwater collection areas. Where channelized flow is being proposed with ditch lines that exceed 10% or at the end of road culverts, 3-5" rip-rap material will be utilized as an erosion stabilization measure. As previously mentioned, the subject property could not be a better site for stormwater collection and treatment. The soils are very well drained sands and gravels with high permeability (K-values) and are very well suited for simple disconnections and infiltration on the property. In addition to these accepted stormwater treatment practices, erosion and sediment control measures, such as silt fence, stone check dams and rip-rap measures will be utilized to mitigate any potential erosion or sediment runoff from the construction site(s). Prior to the commencement of construction, a Construction General Permit (CGP) 3-9020 will be applied for and received from the State of Vermont Stormwater Management Division.

**SHARED DRIVEWAY MAINTENANCE AND EASEMENT AGREEMENT**

Jerusalem Road Nominee Trust  
Jerusalem Road, Starksboro, Vermont

Jerusalem Road Nominee Trust (“Developer”), is the owner of those certain lands and premises described in the Warranty Deed from Jenifer N. K. Meyer (n/k/a Jenifer N. Kasdon) to Jenifer N. K. Meyer and Peter W. Fink, as Trustees of The Jerusalem Road Nominee Trust u/t/d December 28, 2001 and recorded in Volume 68, Page 126 of the Town of Starksboro Land Records, and also depicted on a plat entitled “Lands of Jerusalem Road Nominee Trust, 1901 Jerusalem Road, Starksboro, Vermont, Subdivision & Boundary Retracement Survey Plat,” dated \_\_\_\_\_, 2025, and prepared by Barnard & Gervais, LLC, Project Number 24366, Drawing No. PL-1 and PL-2, and to recorded in the Town of Starksboro Land Records (the “Property” and the “Plat,” respectively). Developer hereby submits Lots 3, 4, and 5 as depicted on the Plat (the “Lots”) to this Shared Driveway Maintenance and Easement Agreement. The Lots shall be held, sold, transferred, conveyed, used, occupied, mortgaged, or otherwise encumbered subject to the reservations, covenants, conditions, restrictions, easements, agreements, assessments, and liens hereinafter set forth, which shall run with the title to the Lots, and which shall be binding on all parties having any right, title, or interest in or to the Lots, or any part thereof, and their respective heirs, legal representatives, successors, and assigns, and shall inure to the benefit of each and every owner of all or any portion of the Lots.

1. Shared Driveway & Driveway Maintenance Covenants.

a. The Lots will be accessed via a shared 50’ wide right-of-way that enters onto Lot 4 from the west side of Jerusalem Road (the “shared driveway”). The shared driveway is depicted as the “50’ Wide Right of Way (To Be Centered Over Constructed Driveway)” on the Plat.

b. The shared driveway is hereby established and declared as a perpetual right-of-way and appurtenant easement over and upon Lots 3, 4, and 5 in favor of and benefitting the present and future owners of the Lots.

c. The shared driveway may be used for ingress and egress to the Lots, for maintenance and repairs to the shared driveway, and for installation, operation, maintenance, repair and replacement of electric, telephone, television and similar utilities and facilities serving the Lots.

d. Maintenance, repairs, replacements, improvements, snowplowing, and other related matters concerning the shared driveway (“shared driveway maintenance”) will be undertaken and made whenever necessary to maintain the shared driveway in good operating condition, and to ensure the provision of safe access by emergency vehicles.

e. The costs of approved shared driveway maintenance will be shared equally by the Lots.

f. The shared driveway is not a “common element” or “limited common element.” Rather, the portions of the shared driveway that are contained within or traverse onto/into individual Lots are included within and are a part of such Lots and owned by the owners of such Lots in fee simple, subject to the perpetual private right-of-way and easement described herein and depicted on the Plat.

2. Association for Maintenance of Shared Driveway.

a. Declarant has established a Vermont unincorporated association known as the 1901 Jerusalem Road Shared Driveway Association (the “Association”). The Association and the Subdivision are not subject to the Uniform Common Interest Ownership Act, 27A V.S.A. §§ 1-101 et seq., because the Subdivision contains fewer than 12 Lots and is not subject to any development rights. See 27A V.S.A. §§ 1-201 and 1-203(a).

b. The Association will be responsible for the maintenance, repair, and replacement of the shared driveway as set forth herein. Without limiting the foregoing, the terms, “maintenance” and “repair” include, but are not limited to, repairing the roadway surface, adding stone, clearing obstructions, grading or scraping the roadway as necessary, cleaning or recutting ditches as necessary, trimming trees and brush along the roadside, snow plowing, snow storage and ice removal, unplugging or opening culverts or drainpipes, and performing any and all other necessary work required to maintain the shared road in a condition that allows for reasonable access.

c. The Association will be governed by the Bylaws, which are attached hereto and incorporated herein as Exhibit 2.

d. The owner of each Lot will be assigned one (1) appurtenant and indivisible membership in the Association which may not be assigned, hypothecated, pledged or transferred in any manner except as an indivisible appurtenance to the Lot. Multiple or joint owners of a Lot will be treated for all purposes as jointly owning and holding the one membership appurtenant to that particular Lot.

e. A membership appurtenant to a Lot shall be initiated by the recording of a deed in the Town of Starksboro Land Records conveying a Lot to a purchaser. Once a membership is initiated, liability for expenses hereunder shall automatically commence.

f. Liability for expenses shall be assessed among the Lot owners as set forth in Section 1(e) above. The Association shall have an inchoate lien on each Lot for expenses assessed hereunder and may, but is not required to, document such lien by filing a notice of lien against a delinquent homeowner/member in the Town of Westford Land Records.

3. Miscellaneous.

a. All terms and provisions hereof shall be binding upon, inure to the benefit of, and apply equally to all Lot purchasers, their heirs, successors or assigns, and shall constitute covenants which touch and concern and run with the land.

b. Any party acquiring an interest in any of the Lots shall be subject to and bound by, and shall enjoy the benefit of, all terms and provisions hereof in the same manner and to the same extent as if these provisions were set forth at length in the deed, decree or other instrument under or by which said interest is acquired.

c. The covenants contained in this Agreement may be enforced by the Association or any Lot owner against any person violating or attempting to violate the same, and the party or parties seeking enforcement may seek to enjoin such violation or recover damages or both. Should the Association or any Lot owner be required to employ legal counsel in order to enforce these covenants, then all costs incurred in such enforcement, including reasonable attorney fees, shall be paid by the owner(s) of such Lot or Lots found to be in violation.

d. Invalidation of any of the terms and provisions hereof shall not affect the validity of any of the remaining terms and provisions, rather the latter shall remain in full force and effect.

e. These covenants may be amended at any time by written instrument, setting forth the amendment, executed by all of the holders of record title to any interests in the Lots subject to the covenants at the time the covenants are amended; provided, however, that no amendment may contravene the requirements of any permit to which the Development is subject.

IN WITNESS WHEREOF, the Developer executes this Agreement as of the date below.

**THE JERUSALEM ROAD NOMINEE TRUST**  
**u/t/d December 28, 2001**

Date: \_\_\_\_\_

By: \_\_\_\_\_  
Peter W. Fink, Trustee

COMMONWEALTH OF MASSACHUSETTS  
COUNTY OF \_\_\_\_\_

On this \_\_\_\_ day of \_\_\_\_\_, 2025, before me, the undersigned notary public, Peter W. Fink personally appeared, proved to me through satisfactory evidence of identification, which were \_\_\_\_\_, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it voluntarily for its stated purpose as Trustee of The Jerusalem Road Nominee Trust u/t/d December 28, 2001.

(SEAL)

\_\_\_\_\_  
Massachusetts Notary Public  
Print Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

**JERUSALEM ROAD SHARED DRIVWAY ASSOCIATION**  
**A Vermont unincorporated association**

**BYLAWS**

**ARTICLE 1**

**General**

Section 1.1. Name. The name of the association shall be the Jerusalem Road Shared Driveway Association (the “Association”). The Association is a Vermont unincorporated association. The Association and the Subdivision (defined below) are not subject to the Uniform Common Interest Ownership Act, 27A V.S.A. §§ 1-101 et seq., because the Development contains fewer than 12 Lots and is not subject to any development rights. See 27A V.S.A. §§ 1-201 and 1-203(a).

Section 1.2. Purpose. The purpose of the Association shall be to maintain, repair, and replace the shared driveway to Lots 3, 4, and 5 of that certain 5-lot subdivision depicted on a plat of survey entitled “Lands of Jerusalem Road Nominee Trust, 1901 Jerusalem Road, Starksboro, Vermont, Subdivision & Boundary Retracement Survey Plat,” dated \_\_\_\_\_, 2025, and prepared by Barnard & Gervais, LLC, Project Number 24366, Drawing No. PL-1 and PL-2, and to recorded in the Town of Starksboro Land Records (the “Property” and the “Plat,” respectively). The shared driveway shall be maintained as required by the Shared Driveway Maintenance and Easement Agreement of the Jerusalem Road Nominee Trust dated \_\_\_\_\_, 2025 and to be recorded in the Town of Starksboro Land Records (the “Covenants”). Capitalized terms used herein without definition shall have the meaning set forth in the Covenants.

Section 1.3. Office. The principal office of the Association shall be \_\_\_\_\_ Jerusalem Road, Starksboro, Vermont or at such other place as may be designated from time to time by the Association.

**ARTICLE 2**

**Membership, Meetings**

Section 2.1. Membership. The owner of each of Lots 3, 4, and 5 as depicted on the Plat and described in the Covenants (a “Member”) will be assigned one (1) appurtenant and indivisible membership in the Association which may not be assigned, hypothecated, pledged or transferred in any manner except as an indivisible appurtenance to the Lot. A membership appurtenant to a Lot shall be initiated by the recording of a deed in the Town of Starksboro Land Records conveying a Lot to a purchaser. Multiple or joint owners of a Lot will be treated for all purposes as jointly owning and holding the one membership appurtenant to that particular Lot.

Section 2.2. Governance; Meetings. The affairs of the Association shall be governed by the Members. The Members shall meet when and as needed to discuss road maintenance, repairs, replacements, improvements, snowplowing and other related matters concerning the shared driveway (the “shared driveway maintenance”). The Members shall approve all shared driveway maintenance, and any contracts or agreements with contractors to perform shared driveway maintenance, by majority vote. Any Member can request a meeting by contacting the other Members in person, by mail, by phone call, by email, or by text message. The Members shall

confer and agree on the time and place or method of each meeting. Meetings may be attended in person or by telephone or video conference provided all participants have the opportunity to hear the discussion and to comment. Any Member can waive notice of a meeting in writing before or after the date and time stated in the notice. A Member's attendance at a meeting waives objection to lack of notice or defective notice or to consideration of a particular matter at the meeting unless the objection is timely presented at the meeting.

Section 2.3. Quorum; Voting. There is no meeting quorum unless at least two (2) Members are present at the meeting. The Members are each entitled to vote on Association matters as provided in the Covenants in accordance with each Lot's membership appurtenant. A majority vote of all Members (not just a majority of a quorum at a meeting) shall be required to take any action.

Section 2.4. Action Without Meeting. Any action by the Members required or permitted to be taken at any meeting may be taken without a meeting if a majority of the Members consent in writing to such action. Such consent may be given by written vote, including via email or text message.

Section 2.6. Powers and Duties. The Members shall have all of the powers and duties necessary for the administration of the affairs of the Association. The Members may do all such acts and things as are not prohibited by these Bylaws or the Covenants, including, but not limited to, the following:

- (a) Maintain, repair and replace the shared driveway in good condition and repair as provided in the Covenants. Without limiting the foregoing, the terms, "maintain" and "repair" may include, but not be limited to, repairing the roadway surface, adding stone, clearing obstructions, grading or scraping the roadway as necessary, cleaning or recutting ditches as necessary, trimming brush along the roadside, snow plowing, snow storage and ice removal, unplugging or opening culverts or drainpipes, and performing any and all other necessary work required to maintain the shared roadway in a condition that allows for reasonable access.
- (b) Identify and retain contractors for the maintenance, repair and replacement of the shared roadway.
- (c) Prepare an annual maintenance plan and budget, including the expenses that will be owed by each Member.
- (d) Establish the means and methods of collecting the expenses assessed against each Member.
- (e) Enforce by legal means the provisions of the Covenants, these Bylaws and any Rules adopted by the Association.
- (f) Keep books with detailed accounts in chronological order of its receipts and expenditures and the administration of the Association specifying the expenses of maintenance and repair and any other expenses incurred.

- (g) Do such other things and acts not inconsistent with the Covenants or these Bylaws which the Members may be authorized to do by Vermont law.

Section 2.7. Execution of Documents. All agreements, contracts, deeds, leases, checks and other instruments of the Association for expenditures or obligations may be executed by such person or persons as may be designated by the Members.

### **ARTICLE 3**

#### **Liability of the Members and Association; Indemnity**

Section 3.1. The Members shall not be liable to the Association for any mistake of judgment, negligence or otherwise, except for their own individual willful misconduct or bad faith. The Association shall indemnify and hold harmless each of the Members from and against all expenses and liabilities to others arising out of claims made against the Members on account of their status as Members to the maximum extent permissible under Vermont law.

Section 3.2. Association. The Association shall not be liable for the failure of any services to be obtained by the Association or paid for as an expense, or for injury or damage to person or property caused by the elements or by any Member or any other person, or resulting from electricity, water, snow or ice which may leak or flow from any portion of the shared roadway or from any pipe, drain, conduit, appliance or equipment. The Association shall not be liable to any Member for loss or damage, by theft or otherwise, of articles which may be stored on a Lot or on the Property. No diminution or abatement of any expenses assessed to a Member, as herein elsewhere provided, shall be claimed or allowed for inconvenience or discomfort arising from the making of repairs or improvements or from any action or with the order or directive of any municipal or other governmental authority.

### **ARTICLE 4**

#### **Operation of the Association**

Section 4.1. Determination of Annual Charges and Payment of Assessments.

- (a) The fiscal year of the Association shall be the calendar year unless otherwise determined by the Members.
- (b) The Members may determine the annual work required to maintain, repair and replace the shared driveway in good condition and repair as provided in the Covenants, and the annual cost of same.
- (c) The Members may establish the annual scope of work and budget by written consent without a meeting, and email it to the Members at their designated email addresses after it is adopted.
- (d) The Members shall share in and split the costs of maintenance and repair as set forth in the Covenants; provided, however, that in the event that a Member or their guest, agent or invitee causes damages to the shared roadway (beyond ordinary wear and tear), including but not limited to damage caused during construction activities and the like, said Member shall be required to repair such damage in a timely and professional manner, at said Member's sole expense.

- (e) If a Member or their agent performs shared driveway maintenance without the approval of the other Members prior to performing such work, then the Member performing or causing such work shall be responsible for the entire cost of such work, unless such work is deemed an emergency, or unless the other Members agree to such work after the fact.
- (f) As and when bills for maintenance and repair work required and authorized by the Members are rendered by the persons performing the services or providing the materials, copies of such bills shall be submitted to each of the Members via email, along with an assessment for each Member's share of the amount due.
- (g) The Members shall, not later than thirty (30) days following notice of the assessment, pay their share of the invoice directly to the contractor or service provider.
- (h) If a Member fails to pay their assessment within the time provided above, such assessment shall thereafter bear interest at twelve percent (12%) per annum on such assessment and on any amounts advanced or paid by the other Members on account of the delinquent Member. In addition, the delinquent Member shall be assessed any attorney's fees, costs or other expenses incurred by the Association or the other Members in collecting the assessment from the delinquent Member.

## **ARTICLE 5**

### **Miscellaneous**

Section 5.1. Amendment. Except as otherwise provided herein, these Bylaws may be amended by vote or agreement of the Members; provided, however, that amendments to these Bylaws shall be subject to the same limitations imposed on amendments to the Covenants.

Section 5.2. Notices. All notices, demands, bills, statements or other communications shall be in writing and shall be deemed to have been duly given if delivered personally, sent via email or text message to an email address or cell phone number provided by a Member, or mailed to a mailing address provided by a Member.

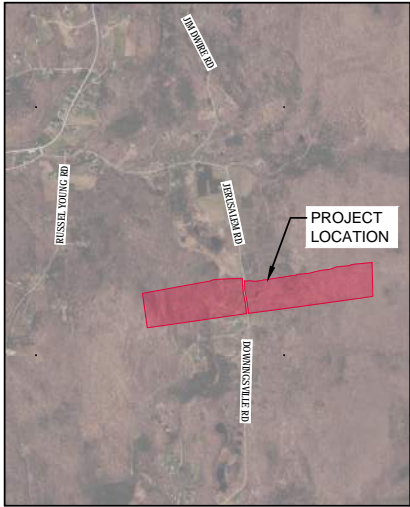
Section 5.3. Captions. The captions herein are inserted only as a matter of convenience and for reference, and in no way define, limit or describe the scope of these Bylaws or the intent of any provision hereof.

The undersigned hereby certify that as of \_\_\_\_\_, 2025, this is a true and accurate copy of the Bylaws of the Association duly adopted by the Members.

**1901 JERUSALEM ROAD SHARED  
DRIVEWAY ASSOCIATION  
By: The Jerusalem Road Nominee Trust  
u/t/d December 28, 2001, Member**

By: \_\_\_\_\_  
Peter W. Fink, Trustee





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 A PLAN ENTITLED "LANDS OF JERUSALEM ROAD NOMINEE TRUST, 1901 JERUSALEM ROAD, STARKSBORO, VERMONT, SUBDIVISION & BOUNDARY RETRACEMENT SURVEY PLAT" BY BARNARD & GERVAIS LLC., DATED 06-19-2025. STARKSBORO TAX MAPS SHOWN ON THE AGENCY OF NATURAL RESOURCES (ANR) ENVIRONMENTAL INTEREST LOCATOR AND EVIDENCE FOUND DURING THE MAY 2025 TOPOGRAPHIC SURVEY. 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 & GERVAIS, LLC IN MAY 2025.
  3. THE ELEVATIONS ON THIS PLAN WITHIN THE DASHED BOUNDARIES SHOWN ARE 1-FOOT CONTOURS BASED ON NAVD88 (GEOID18) ESTABLISHED FROM SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R750 GNSS RECEIVER ADJUSTED TO VERMONT GRID ON RANDOM CONTROL POINTS USING NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA) OPUS CORRECTIONS. 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.
  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 & 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 WATER & WASTEWATER DISPOSAL SYSTEMS SHOWN HEREON HAVE BEEN DESIGNED IN ACCORDANCE WITH THE STATE OF VERMONT, AGENCY OF NATURAL RESOURCES, ENVIRONMENTAL PROTECTION RULES (EPR), CHAPTER 1, "WASTEWATER SYSTEM AND POTABLE WATER SUPPLY RULES" EFFECTIVE NOVEMBER 6, 2023.
  7. WETLANDS SHOWN HEREON ARE BASED ON A DELINEATION PERFORMED BY MATT MONTGOMERY DURING THE 2023 GROWING SEASON AND CONFIRMED BY ZAPATA COURAGE OF THE STATE OF VERMONT WETLANDS PROGRAM IN MAY, 2024. 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.
  11. BARNARD & GERVAIS, LLC IS NOT RESPONSIBLE FOR ANY ASPECTS OF HEALTH AND SAFETY ASSOCIATED WITH THIS PROJECT.
  12. ALL EXCAVATION WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE STATE OF VERMONT, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (VOSH) GUIDELINES FOR TRENCH EXCAVATIONS.
  13. THE PARCEL REFERRED TO AS "LOT 3" ON THESE PLANS IS THE SAME AS THE "FIRST PARCEL" AS DESCRIBED IN THE DEEDS FOR THE SUBJECT PARCEL, SINCE THIS IS AN EXISTING PARCEL, IT IS NOT INCLUDED AS A PART OF THE SUBDIVISION OF THE REMAINDER OF THE LANDS. HOWEVER, IT IS NOT ASSIGNED A SEPARATE SPAN# OR PARCEL ID#. SO FOR CLARITY, IT WILL CONTINUE TO BE REFERRED TO AS "LOT 3" FOR THE PURPOSES OF THIS PROJECT.
  14. IN THE EVENT THE LOT 1 REPLACEMENT WASTEWATER SYSTEM NEEDS TO BE INSTALLED, A FULL DESIGN SHALL BE COMPLETED AND A PERMIT AMENDMENT APPLIED FOR AND RECEIVED PRIOR TO ANY CONSTRUCTION.
  15. AS SHOWN, THE PROJECT CONTAINS 7,818 SF OF EXISTING IMPERVIOUS SURFACE AREA AND 26,484 SF OF PROPOSED IMPERVIOUS SURFACE AREA FOR A TOTAL OF 34,302 SF OF IMPERVIOUS SURFACE AREA.

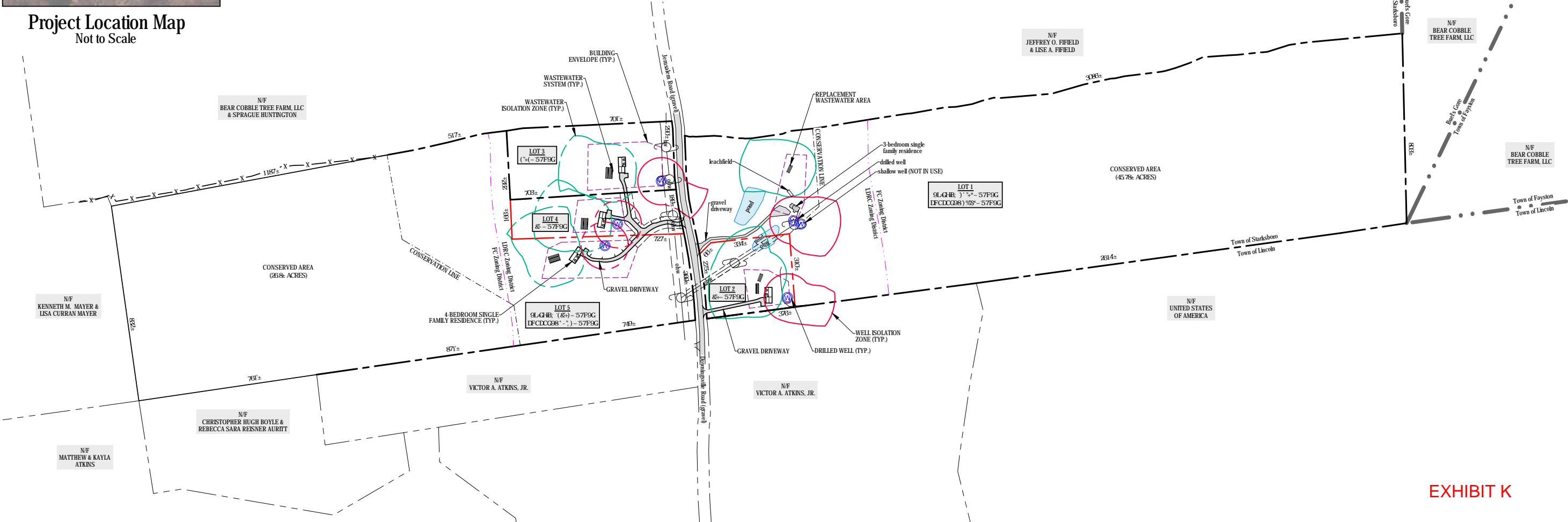


EXHIBIT K

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

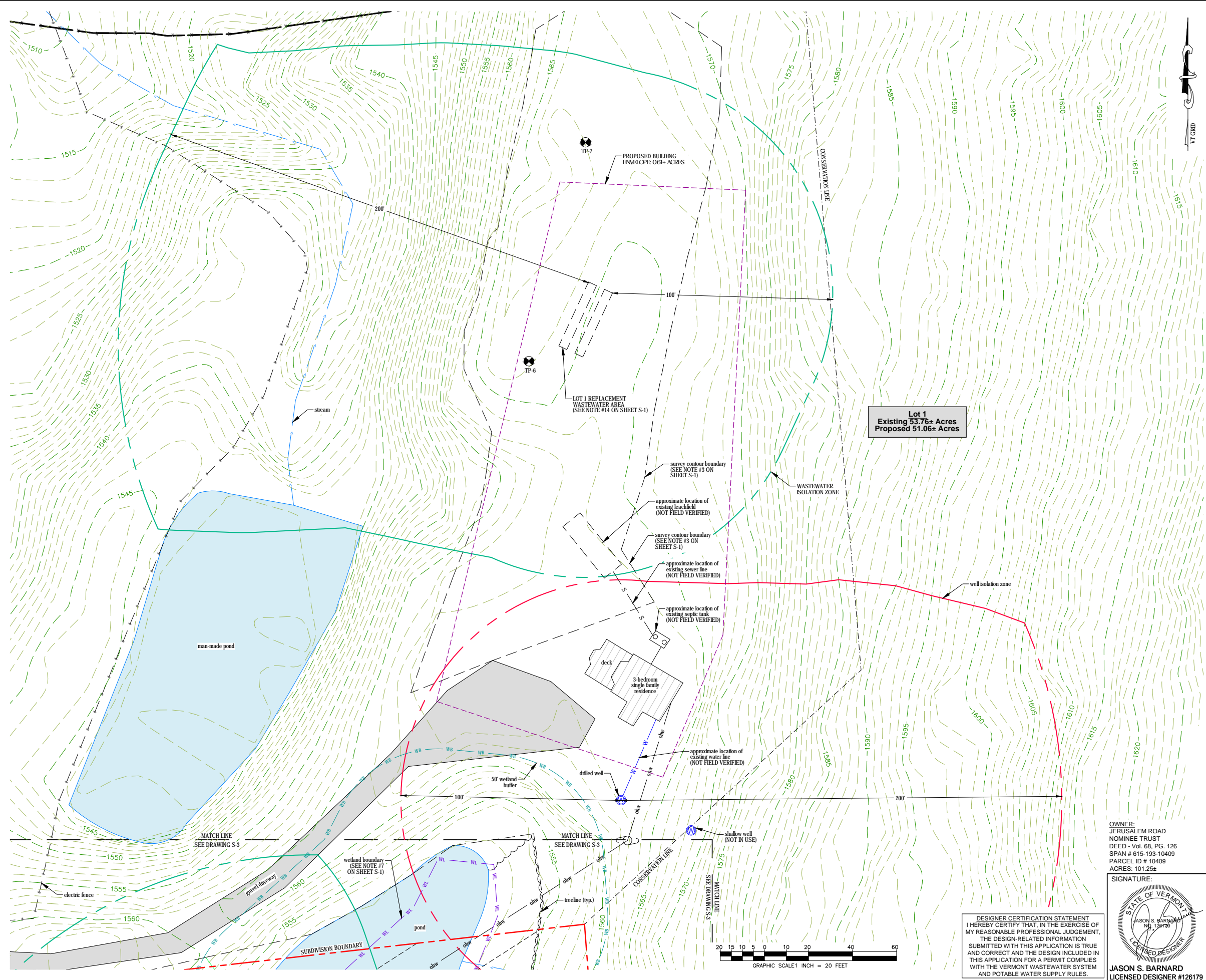
LEGEND	
	BOUNDARY LINE (EXISTING)
	BOUNDARY LINE (PROPOSED)
	BOUNDARY LINE (ABUTTING)
	TOWN LINE
	SIDELINE OF EASEMENT
	5-FOOT LIDAR CONTOUR (OBTAINED FROM VCGI DATABASE)
	ZONING DISTRICT BOUNDARY
	BUILDING ENVELOPE
	TREE LINE
	PROPOSED LIMITS OF CLEARING
	GRAVITY SEWER (EXISTING)
	GRAVITY SEWER (PROPOSED)
	1-INCH DIAMETER CL200 POLYETHYLENE PLASTIC WATER LINE (UNLESS OTHERWISE NOTED)
	FORCE MAIN
	WELL ISOLATION
	WASTEWATER ISOLATION
	WETLAND BOUNDARY
	WETLAND BUFFER
	UNDERGROUND ELECTRICAL CONDUIT
	UTILITY POLE/OVERHEAD WIRES
	DRILLED WELL (UNLESS OTHERWISE NOTED)

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.

OWNER:  
JERUSALEM ROAD  
NOMINEE TRUST  
DEED - Vol. 68, PG. 126  
SPAN # 615-193-10409  
PARCEL ID # 10409  
ACRES: 101.25±

SIGNATURE:  
  
JASON S. BARNARD  
LICENSED DESIGNER #126179

08-06-2025	ADDED POWER LINE EASEMENTS	JG
DATE	DESCRIPTION	BY
REVISIONS		
Land Surveying Water & Wastewater Environmental Consulting		
TWO 2-LOT SUBDIVISIONS & EXISTING PARCEL WATER & WASTEWATER SYSTEM DESIGNS		
JERUSALEM ROAD NOMINEE TRUST		
1901 JERUSALEM ROAD, STARKSBORO, VERMONT		
OVERALL SITE PLAN		
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	
PROJECT NO. 24366	DATE: 06-03-2025	SCALE: 1" = 200'
	SURVEY: JG, DT, TG, MD	DRAWN: JG
	CHECKED: JB	DRAWING NO. S-1
		SHEET 1 OF 9




- 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)
  - 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)
  - TEST PIT (TP-01)
  - DRILLED WELL (UNLESS OTHERWISE NOTED)

Exhibit L

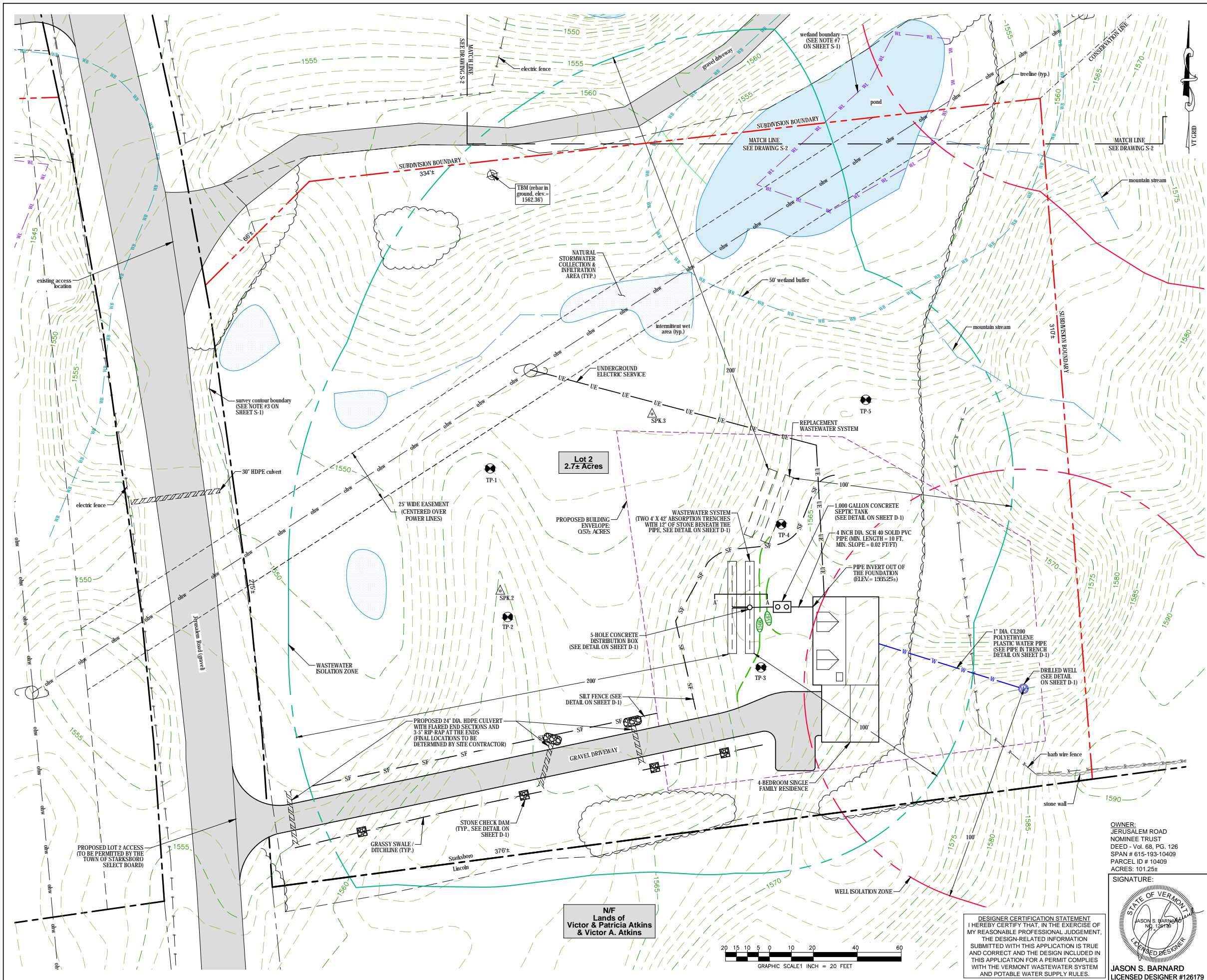
OWNER:  
JERUSALEM ROAD  
NOMINEE TRUST  
DEED - Vol. 68, PG. 126  
SPAN # 615-193-10409  
PARCEL ID # 10409  
ACRES: 101.25±

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
REVISIONS		
 <b>BARNARD &amp; GERVAIS, LLC</b> 167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 833-5168		
Land Surveying Water & Wastewater Environmental Consulting		
TWO 2-LOT SUBDIVISIONS & EXISTING PARCEL WATER & WASTEWATER SYSTEM DESIGNS		
<b>JERUSALEM ROAD NOMINEE TRUST</b>		
1901 JERUSALEM ROAD, STARKSBORO, VERMONT		
<b>PARTIAL LOT 1 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	
PROJECT NO. 24366	DATE: 06-03-2025	SCALE: 1" = 20'
	SURVEY: JG, DT, TG, MD	DRAWN: JG
	CHECKED: JB	DRAWING NO. <b>S-2</b>
SHEET 2 OF 9		





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)
	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)
	TEST PIT (TP-01)
	DRILLED WELL (UNLESS OTHERWISE NOTED)

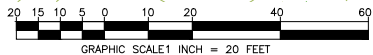
Exhibit M

08-12-2025	ADDED EROSION CONTROL & STORMWATER FEATURES	JG
08-06-2025	ADDED POWER LINE EASEMENT	JG
DATE	DESCRIPTION	BY
REVISIONS		
 <b>BARNARD &amp; GERVAIS, LLC</b> 167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 833-5168		Land Surveying Water & Wastewater Environmental Consulting 10523 VT Route 116, P.O. Box 133 Hinesburg, VT 05461 Telephone: (802) 482-2597
		PROJECT NO. 24366
TWO 2-LOT SUBDIVISIONS & EXISTING PARCEL WATER & WASTEWATER SYSTEM DESIGNS		DATE: 06-03-2025
<b>JERUSALEM ROAD NOMINEE TRUST</b>		SCALE: 1" = 20'
1901 JERUSALEM ROAD, STARKSBORO, VERMONT		SURVEY: JG, DT, TG, MD
<b>LOT 2 SITE PLAN</b>		DRAWN: JG
THESE PLANS WITH LATEST REVISIONS SHOULD ONLY BE USED FOR THE PURPOSE SHOWN BELOW:		CHECKED: JB
<input type="checkbox"/> PRELIMINARY DRAFT <input checked="" type="checkbox"/> FINAL STATE REVIEW		DRAWING NO. <b>S-3</b>
		SHEET 3 OF 9

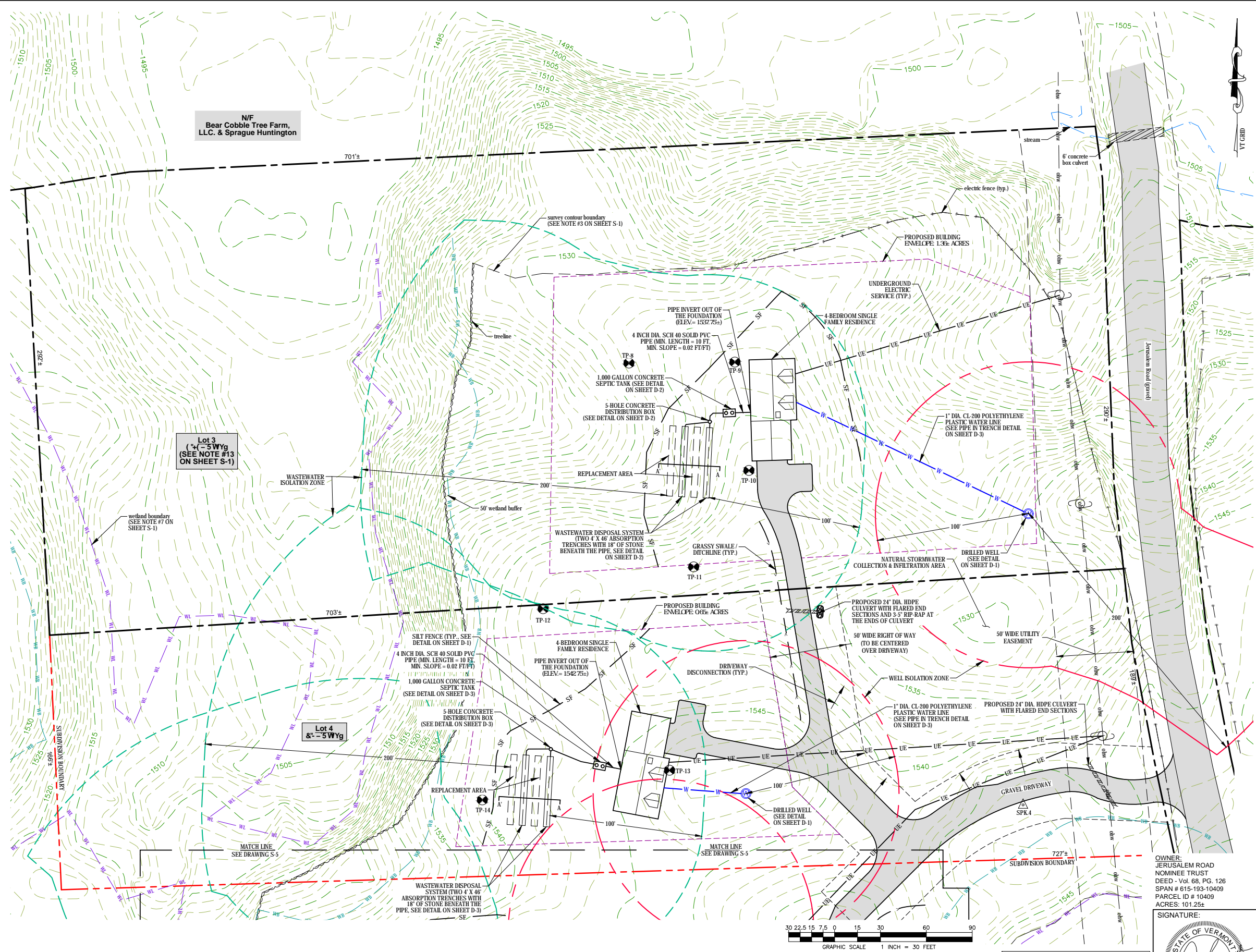
OWNER:  
JERUSALEM ROAD  
NOMINEE TRUST  
DEED - Vol. 68, PG. 126  
SPAN # 615-193-10409  
PARCEL ID # 10409  
ACRES: 101.25±

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.







**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
- 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 --- WL WETLAND BOUNDARY
- WB --- WB WETLAND BUFFER
- UE --- UE UNDERGROUND ELECTRICAL CONDUIT
- 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)

**Exhibit N**

08-12-2025	ADDED EROSION CONTROL & STORMWATER FEATURES & EXTENDED WASTEWATER SYSTEM LENGTHS	JG
08-06-2025	ADDED POWER LINE EASEMENT	JG
DATE	DESCRIPTION	BY

**REVISIONS**

**BARNARD & GERSVAIS, LLC**  
Land Surveying  
Water & Wastewater  
Environmental Consulting  
167 Main Street, P.O. Box 820  
Enosburg Falls, VT 05450  
Telephone: (802) 833-5168  
10523 VT Route 116, P.O. Box 133  
Hinsburg, VT 05461  
Telephone: (802) 482-2597

**TWO 2-LOT SUBDIVISIONS & EXISTING PARCEL WATER & WASTEWATER SYSTEM DESIGNS**

**JERUSALEM ROAD NOMINEE TRUST**

1901 JERUSALEM ROAD, STARKSBORO, VERMONT

**LOTS 3 & 4 SITE PLAN**


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

☐ PRELIMINARY DRAFT ☒ FINAL STATE REVIEW

PROJECT NO. 24366  
DATE: 06-03-2025  
SCALE: 1" = 30'  
SURVEY: JG, DT, TG, MD  
DRAWN: JG  
CHECKED: JB  
DRAWING NO. S-4  
SHEET 4 OF 9

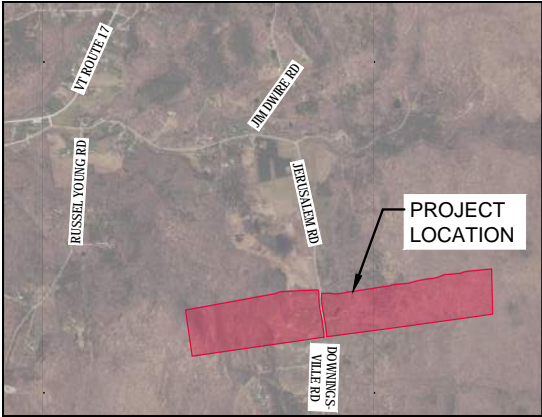
**DESIGNER CERTIFICATION STATEMENT**  
I HEREBY CERTIFY THAT, IN THE EXERCISE OF MY REASONABLE PROFESSIONAL JUDGMENT, THE DESIGN-RELATED INFORMATION SUBMITTED WITH THIS APPLICATION IS TRUE AND CORRECT AND THE DESIGN INCLUDED IN THIS APPLICATION FOR A PERMIT COMPLIES WITH THE VERMONT WASTEWATER SYSTEM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

OWNER:  
JERUSALEM ROAD  
NOMINEE TRUST  
DEED - Vol. 68, PG. 126  
SPAN # 615-93-10409  
PARCEL ID # 10409  
ACRES: 101.254

SIGNATURE:  
  
JASON S. BARNARD  
LICENSED DESIGNER #126179







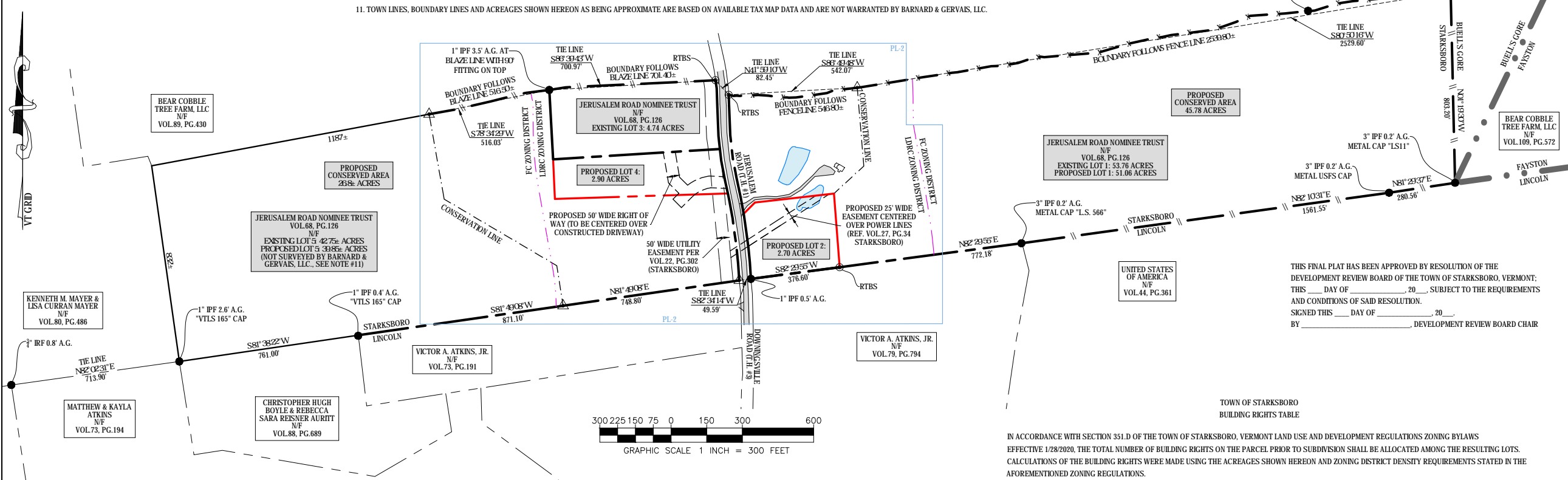
LOCATION PLAN  
N.T.S.

**SURVEY NOTES:**

1. BEARINGS SHOWN HEREON WERE GENERATED FROM STATIC SURVEY GRADE GNSS READINGS COLLECTED WITH A TRIMBLE R750 GNSS RECEIVER ON RANDOM CONTROL POINTS AND ADJUSTED TO VT GRID NAD83(2011) USING NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION (NOAA) OPUS CORRECTIONS.
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 MAY, 2025 USING A TRIMBLE R750/R12i BASE/ROVER CONFIGURATION. THE RESULTING ERROR MEETS OR EXCEEDS THE MINIMUM REQUIRED POSITIONAL 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 WIDTHS FOR JERUSALEM ROAD, STARKSBORO TOWN HIGHWAY #1, AND DOWNINGSVILLE ROAD, LINCOLN TOWN HIGHWAY #3, OF 3 RDS (49.5) ARE BASED ON PREVIOUS SURVEYS OF RECORD, MONUMENTATION FOUND, THE TRAVELED WAY AND VERMONT STATE STATUTE.
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 SUBDIVISION PLAT IS NOT INTENDING TO CREATE ANY EASEMENTS OTHER THAN THOSE SPECIFICALLY LISTED AND DESCRIBED HEREON. ANY DRIVES, PATHS, TRAILS OR OTHER AMENITIES SHOWN HEREON ARE CONSIDERED PRIVATE UNLESS OTHERWISE NOTED.
11. TOWN LINES, BOUNDARY LINES AND ACREAGES SHOWN HEREON AS BEING APPROXIMATE ARE BASED ON AVAILABLE TAX MAP DATA AND ARE NOT WARRANTED BY BARNARD & GERVAIS, LLC.

**SURVEY REFERENCES:**

1. "A COMPOSITE MAP OF LANDS NOW OR FORMERLY OF VICTOR A. & PATRICIA R. ATKINS, LINCOLN, VERMONT" DATED 2 APRIL 2012 BY KENNETH G. WESTON AND RECORDED IN THE TOWN OF LINCOLN MAP RECORDS MAP SLIDE #331.
2. "MARK E. AND ANITA W. GARSO TRACT 830, LINCOLN TWP., ADDISON CO., VT." DATED 30 JULY 1993 BY NANCY E. IWANICKI AND RECORDED IN THE TOWN OF LINCOLN MAP RECORDS MAP SLIDES #49A & 49B.
3. "PLAT OF LAND OF SHERMAN ORVIS (PARCEL 81B), STARKSBORO, VERMONT" DATED FEB. 3 1981 BY EUGENE A. ORVIS AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #21A.
4. "PLAT OF LAND OF SHERMAN ORVIS (PARCEL 81B), STARKSBORO, VERMONT" DATED 19 FEBRUARY 1981 BY EUGENE A. ORVIS AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #21C.
5. "PROPERTY SURVEY (THEODORE ATKINS)" DATED DEC 12, 1968 BY E A ORVIS AND RECORDED IN THE TOWN OF STARKSBORO MAP RECORDS MAP SLIDE #4D.



LEGEND

---	PROJECT BOUNDARY LINES
---	APPROXIMATE BOUNDARY LINES (SEE NOTE #11)
---	PROPOSED BOUNDARY LINES
---	ABUTTING BOUNDARY LINES
---	EXISTING EASEMENT / RIGHT-OF-WAY
---	PROPOSED EASEMENT / RIGHT-OF-WAY
---	CONSERVATION LINE
---	APPROXIMATE TOWN LINE (SEE NOTE #11)
---	ZONING DISTRICT LINE
---	PROPOSED BUILDING ENVELOPE
●	RBF
●	IPF
⊙	RTBS
△	CALCULATED CORNER
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
N/F	NOW OR FORMERLY
ohw	UTILITY POLE & OVERHEAD WIRES
X	BARBED WIRE FENCE
	BLAZE LINE

RECEIVED FOR RECORD IN THE TOWN OF STARKSBORO

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

MAP BOOK# \_\_\_\_\_, PAGE# \_\_\_\_\_, SLIDE# \_\_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_\_ M

AND RECORDED IN STARKSBORO, VERMONT

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\_\_  
THIS IS A PRELIMINARY PLAN  
AND SHOULD NOT BE  
USED FOR CONVEYANCES  
L.S. 0132699

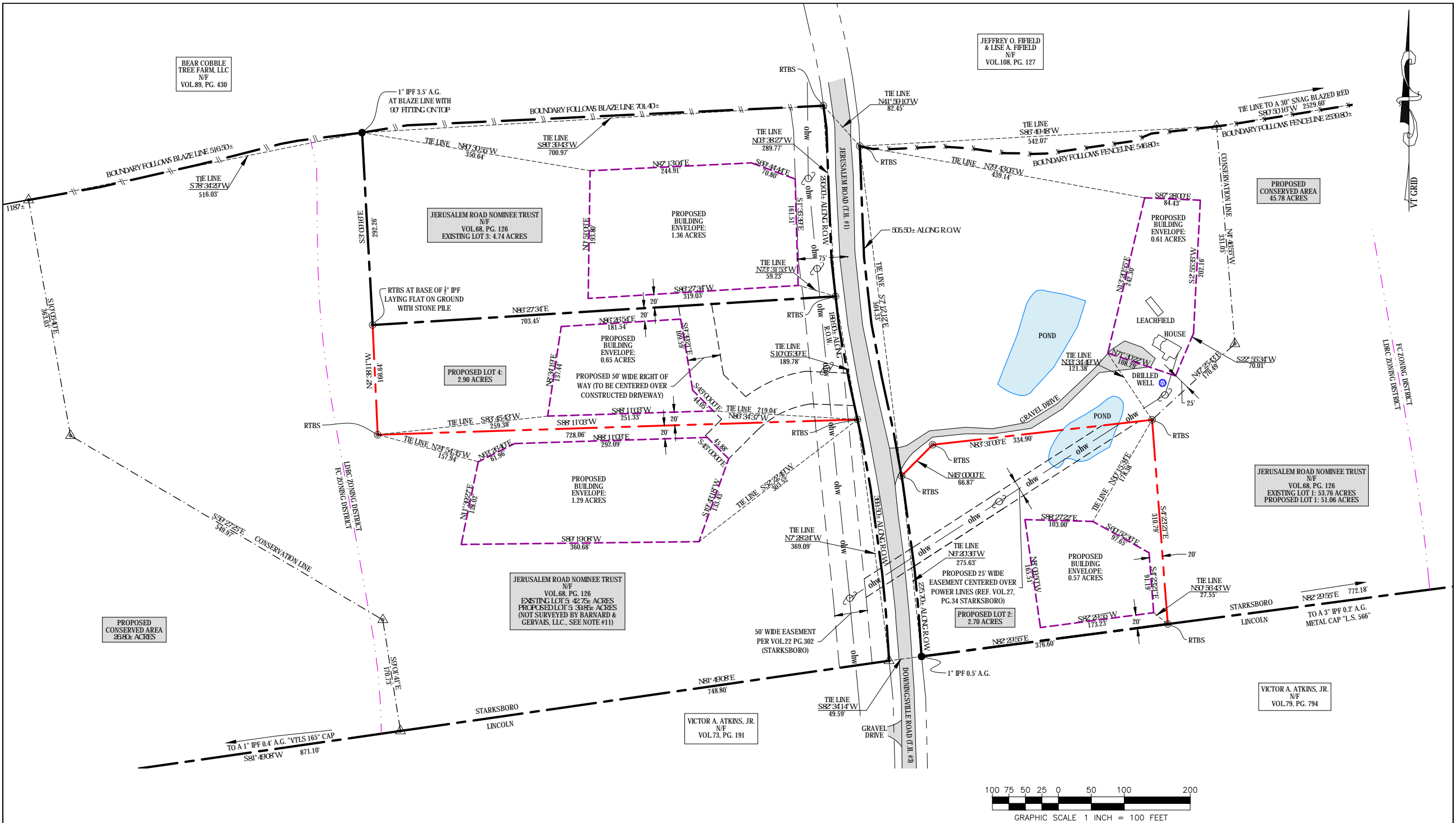
PARCEL INFORMATION  
OWNER: JERUSALEM ROAD  
NOMINEE TRUST  
VOL. 68, PG. 126  
SPAN: 615-193-10409  
PARCEL ID: 10409

**DRAFT**

DATE	DESCRIPTION	BY
REVISIONS		
BARNARD & GERVAIS, LLC		
Land Surveying Water & Wastewater Environmental Consulting		
167 Main Street, P.O. Box 820 Enosburg Falls, VT 05450 Telephone: (802) 833-5168		
16921 VT Route 116, P.O. Box 133 Barnesburg, VT 05401 Telephone: (802) 482-2597		
PROJECT NO.		24366
DATE:		06-19-2025
SCALE:		1" = 300'
SURVEY:		JG, DT, TG, MD
DRAWN:		JG
CHECKED:		AW
DRAWING NO.		PL-1
SHEET 1 OF 2		

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

Exhibit P



LEGEND			
	PROJECT BOUNDARY LINES		RBF REBAR FOUND
	APPROXIMATE BOUNDARY LINES (SEE NOTE #11)		IPF IRON PIPE FOUND
	PROPOSED BOUNDARY LINES		RTBS REBAR TO BE SET
	ABUTTING BOUNDARY LINES		CALCULATED CORNER
	EXISTING EASEMENT / RIGHT-OF-WAY	A.G.	ABOVE GRADE
	PROPOSED EASEMENT / RIGHT-OF-WAY	B.G.	BELOW GRADE
	CONSERVATION LINE	N/F	NOW OR FORMERLY
	APPROXIMATE TOWN LINE (SEE NOTE #11)		UTILITY POLE & OVERHEAD WIRES
	ZONING DISTRICT LINE		BARBED WIRE FENCE
	PROPOSED BUILDING ENVELOPE		BLAZE LINE

SEE SURVEY NOTES, REFERENCES AND OTHER ADDITIONAL INFORMATION ON SHEET 1

THIS FINAL PLAT HAS BEEN APPROVED BY RESOLUTION OF THE DEVELOPMENT REVIEW BOARD OF THE TOWN OF STARKSBORO, VERMONT; THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, SUBJECT TO THE REQUIREMENTS AND CONDITIONS OF SAID RESOLUTION. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY \_\_\_\_\_, DEVELOPMENT REVIEW BOARD CHAIR

RECEIVED FOR RECORD IN THE TOWN OF STARKSBORO

THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

MAP BOOK# **THIS IS A PRELIMINARY PLAN AND SHOULD NOT BE USED FOR CONVEYANCES** SLIDE# \_\_\_\_

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ MINUTES \_\_\_\_ M

AND RECORDED IN STARKSBORO, VERMONT

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 V.S.A. §1403.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. L.S. 0132699

100 75 50 25 0 50 100 200

GRAPHIC SCALE 1 INCH = 100 FEET

PARCEL INFORMATION  
OWNER: JERUSALEM ROAD NOMINEE TRUST  
VOL. 68, PG. 126  
SPAN: 615-193-10409  
PARCEL ID: 10409

167 Main Street, P.O. Box 920  
Enosburg Falls, VT 05450  
Telephone: (802) 633-5168

16231 VT Route 116, P.O. Box 133  
Barnard, VT 05401  
Telephone: (802) 482-2597

DATE: 06-19-2025  
SCALE: 1" = 100'  
SURVEY: JG, DT, TG, MD  
DRAWN: JG  
CHECKED: AW  
DRAWING NO. PL-2  
SHEET 2 OF 2

PROJECT NO. 24366

DATE: \_\_\_\_\_

DESCRIPTION: \_\_\_\_\_

BY: \_\_\_\_\_

REVISIONS

BARNARD & GERVAIS, LLC

Land Surveying  
Water & Wastewater  
Environmental Consulting

1901 JERUSALEM ROAD, STARKSBORO, VERMONT

**SUBDIVISION & BOUNDARY**  
**RETRACEMENT SURVEY PLAT**

SKETCH/CONCEPT

PRELIMINARY

FINAL LOCAL REVIEW

EXHIBIT Q

DRAFT





## Driveway/Accessibility Permit Town of Starksboro

PO Box 91, Starksboro, Vermont 05487 | (802) 453-2639 | [www.starksborovt.org](http://www.starksborovt.org)

Application Date: June 23, 2025

Applicant's Name: The Jerusalem Road Nominee Trust

Mailing Address: 78 School Street

City, State, Zip code: Weston, MA 02493

Phone: (day) (617) 750-2948 (evenings) \_\_\_\_\_

Email address: carterkasdon@gmail.com

Road name where work will be located: Jerusalem Road

1. Location must be pre-marked
2. You must attach a sketch
3. Driveways are subject to Vermont Title 19 §1111 and any Town Plan or Zoning Regulations in effect at the time of application, along with Standards A-76 and B-71.
4. Road Foreman must be notified before construction.
5. Warning signs and flag people must be supplied where needed.
6. Driveway must not drain run-off water onto town roads
7. Work must be complete within four (4) months of enacted date.
8. Power lines must be buried 4 feet deep and in a sleeve with electric caution tape 2 feet deep.  
All right of way work must be compacted in one-foot lifts.
9. Work is subject to final inspection by Road Foreman.

Applicant's signature: The Jerusalem Road Nominee Trust

### OFFICE USE ONLY

Road Foreman's Recommendations:

Approved by: Josh North

entrance must be 30' wide with gravel top  
Brush needs to be cut back for site distance

Is a culvert needed? Yes ☒ No

Size: length = \_\_\_\_\_ feet | diameter = \_\_\_\_\_ inches

Final inspection by Road Foreman \_\_\_\_\_ Date:   /  /  

Approved \_\_\_\_\_ Declined \_\_\_\_\_ Corrective action needed \_\_\_\_\_

Enacted this \_\_\_\_\_ day of \_\_\_\_\_ at Starksboro, Vermont.

Selectboard Member signatures:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

East side of Jerusalem Rd at Lincoln town line

\$65 fee paid










[illegible][illegible]

DATE	DESCRIPTION	REVISIONS	BY
		 <p><b>BARNARD &amp; GERVAS, LLC</b>          Land Surveying          Water &amp; Wastewater          Environmental Engineering          1000 Main Street, Suite 100          North Andover, MA 01855          Tel: 978.686.1100          Fax: 978.686.1101          Email: info@barnardgervas.com</p> <p><b>FOUR-LOT SUBDIVISION &amp; EXISTING PARCEL          WATER &amp; WASTEWATER SYSTEM DESIGNS</b></p> <p>SCALE          1" = 200'          SURVEY          JULY 10, 2010          DRAWN          JG</p> <p>CHECKED          RB          05/03/2012</p> <p>PROJECT NO.          24566</p>	
<p><b>JERUSALEM ROAD          NOMINEE TRUST</b></p> <p>1901 JERUSALEM ROAD, STARKSBORO, VERMONT</p>			<p>05/03/2012</p>
<p><b>OVERALL SITE PLAN</b></p>			<p>18</p> <p>S-1</p>
<p>THESE PLANS WILL BE USED FOR THE PURPOSES SHOWN BELOW</p> <p><input checked="" type="checkbox"/> PRELIMINARY DRAFT</p> <p><input type="checkbox"/> FINAL STATE REVIEW</p>			

DRAFT

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

REC'D 6/30/25  
S. ROONEY

Exhibit R

## Driveway/Accessibility Permit Town of Starksboro

PO Box 91, Starksboro, Vermont 05487 | (802) 453-2639 | [www.starksborovt.org](http://www.starksborovt.org)

Application Date: June 23, 2025  
 Applicant's Name: The Jerusalem Road Nominee Trust  
 Mailing Address: 78 School Street  
 City, State, Zip code: Weston, MA 02493  
 Phone: (day) (617) 750-2948 (evenings) \_\_\_\_\_  
 Email address: carterkasdon@gmail.com  
 Road name where work will be located: Jerusalem Road

1. Location must be pre-marked
2. You must attach a sketch
3. Driveways are subject to Vermont Title 19 §1111 and any Town Plan or Zoning Regulations in effect at the time of application, along with Standards A-76 and B-71.
4. Road Foreman must be notified before construction.
5. Warning signs and flag people must be supplied where needed.
6. Driveway must not drain run-off water onto town roads
7. Work must be complete within four (4) months of enacted date.
8. Power lines must be buried 4 feet deep and in a sleeve with electric caution tape 2 feet deep. All right of way work must be compacted in one-foot lifts.
9. Work is subject to final inspection by Road Foreman.

Applicant's signature: The Jerusalem Road Nominee Trust

### OFFICE USE ONLY

Road Foreman's Recommendations:

Approved by:

Driveway must have a 30' foot entrance with gravel top

Is a culvert needed? Yes ☒ No ☐

Size: length = \_\_\_\_\_ feet | diameter = \_\_\_\_\_ inches

Final inspection by Road Foreman \_\_\_\_\_ Date: 7/1/25

Approved \_\_\_\_\_ Declined \_\_\_\_\_ Corrective action needed \_\_\_\_\_

Enacted this \_\_\_\_\_ day of \_\_\_\_\_ at Starksboro, Vermont.

Selectboard Member signatures:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

West Side of Jerusalem Rd North of Lincoln line

\$65 fee paid



ME  
CENTRO DE PEDRO

