

Those present in the conference room of the Town Clerk's office for the 7 p.m. meeting were Board Members, Ben Adams, William Biddle, Kathleen Crown, Bruce Denio, Dennis McLam, George Pierce, & Shane Stevenson (Gary Briggs & Jonathan Carpenter had sent word they could not attend); Secretary, Shirley Warden and others as on the attached list:

ATTENDANCE ZONING/PLANNING MEETING <b>AUG 5, 2014</b>	
Please print. <i>Must Give for future Appeal.</i>	
NAME (Legal)	MAILING ADDRESS (Full)
Robert L. Rossi	1271 Harvey Mountain Rd
Wanda A. Rossi	1271 Harvey Mountain Rd
Cindy Mosedale	320 Carter St. Barnet.
Andy Mosedale	320 Carter St Barnet VT
Richard A. Willey	1048 Ferguson Rd. Barnet VT

Chairman, McLam called the Public hearing to order at 7:05 p.m. and read the notice as it appeared in the July 19-20, 2014 issue of THE CALEDONIAN RECORD and as follows:

RECORD B7 WEEKEND EDITION, JULY 19 & 20, 2014

### TOWN OF BARNET NOTICE OF PUBLIC HEARING

The Barnet Planning/Zoning Board will hold a public hearing in the conference room of the Town Clerk's office at 7:00 p.m. on August 5, 2014 to consider the following applications:

- #15-14 from Robert & Wanda Rossi, lot #21-20-22.1 at 1271 Harvey Mountain Road; needs setback from property line variance.
- #17-14 from Beverly Chapman & Richard Willey, lot #23-01-44 at 4706 U.S. Route 5 South for a small lot subdivision and variance of existing building from property line.
- #18-14 from Andrew & Cindy Mosedale, lot #26--1-26.1 at 320 Carter Street. Conditional use with sign for additional commercial use.

All interested parties will be heard and MUST participate in this hearing to have "the right to take any subsequent appeal." (Chapter 117, Title 24 § 4471)

A business meeting will follow the hearing. For further information contact Shirley Warden, Secretary at (802) 633-4993.

Barnet Planning/Zoning Board

Application #15-14 from Robert & Wanda Rossi, lot #21-~~20~~-22.1 at 1271 Harvey Mountain Road for a dock that is 9 feet from the abutting property line.

Biddle asked with 100 feet of shoreline why the dock could not be moved over?

Mr. Rossi said there are rocks along the shore and when the lake is down boats cannot be brought in. He also said the dock would be 16 feet long.

Biddle moved to grant the variance and allow the dock 9 feet from the property line as proposed, finding that the topography and shore line conditions prevent the dock from being placed the required 25 feet from the property line. Denio seconded and all voted to approve the variance.

Application #17-14 from Beverly W. Chapman & Richard A. Willey to subdivide lot#23-01-44 at 4706 U.S. Route 5 South. A variance for an existing barn setback from the new property line, is needed.

Mr. Willey with a larger map explained that years ago a barn was built by an abutting property owner over the property line.

This is the property of Melvin Colby who had talked about changing this before he passed but didn't get it done. Willey also noted that the State had also approved the subdivision. The new line is 6 feet from the barn.

Warden read a letter from Gary Tompson, the abutting property owner with the barn, that letter is part of these minutes.

Biddle moved to grant this variance finding the barn is preexisting and this will not change the neighborhood. Crown seconded and all voted yes to approve the variance.

Application #19-14 from Andrew & Cindy Mosedale, lot#26-01-26.1 at 320 Carter Street for a conditional use business with a sign.

Mr. Mosedale explained that he wants to use his existing garage to develop a 3D computer lab for other people to try out their ideas. The sign would be 3D as pictured. He said he expects to be open 2 days a week or by appointment.

Warden noted that the Mosedales own a small lot across the road and asked if this could be used for parking?

Mr. Mosedale if extra parking was needed the lot could be used. he thinks there are waterlines and would have to check with the water system and would need a permit from the town for a curb cut.

Mrs. Mosedale said that there is room for 4 cars in their drive way.

Mr. Mosedale said if the business grew to much he would move it to another location.

Adams moved to approve the commercial use with the sign as proposed, finding parking would be created across the road if needed. Stevenson seconded and all voted to approve the conditional use.

The minutes for July 1, 2014 were approved as presented.

Warden reported the correspondence of permits from ANR issued to Daniel & Dale Shields, lot#12-01-40.2 to replace a failed septic system; to Barbara Roggeven Trust, lot#21-21-03 to construct a 4 bedroom single family dwelling; from Susan Hudson, clerk of the VT Public Service Board to amend "procedures Order" to define the terms "good cause" & substantial deference".

In other business, Warden reported the Regional Planning Commission will hold a public hearing on August 13, 2014 at 6 p.m. at the Barnet Town Clerk's office to consider the Town Plan Adopted March 10, 2014.

Warden also noted it was time to elect officers for a year. Denio moved to keep the current ones, who are Chairman, Dennis McLam, Vice Chairman, William Biddle and Secretary, Shirley Warden. The second & vote was unanimous electing everyone.

Warden had worked with Ms. Aloisio on the revisions to the Zoning By law for 3 hours . There is still alot more to do. She plans to check for changes required by the new State laws and to make sure all items listed a permitted or conditional uses have definitions. She still does not have the maps so didnt come to the meeting.

The meeting adjourned at 8:25 p.m..

*Shirley Warden*  
Shirley Warden, Secretary  
Barnet Planning/ Zoning Board

*approved  
with the addition  
of election of officers  
SW  
9-2-14*

BARNET PLANNING BOARD

RECEIVED AUG 05 2014

I will be out of town when you have your August meeting, so I am writing this letter to tell the board I agree with the boundaries for the property sub-divided by Richard Willey. I have seen the map, we have walked the property lines so everything Richard has presented to you looks good to me. Thank you for your time on this matter.

Sincerely,  
Gary Thompson

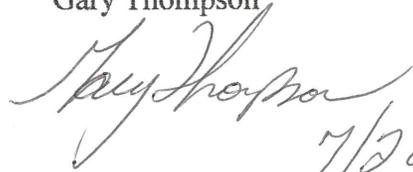
*Gary Thompson*  
7/28/2014

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