

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, Gary Briggs, Jonathan Carpenter, Kathleen Crown, Bruce Denio, Dennis McLam, George Pierce & Shane Stevenson; Secretary, Shirley Warden; from NVDA, Gail Aloisio and those on the following list:

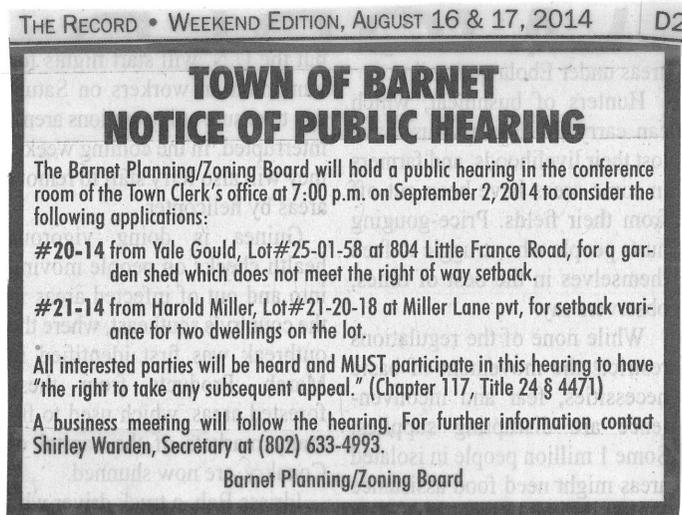
September 2, 2014

ATTENDANCE ZONING/PLANNING MEETING

Please print. Must Give for Future Appeal

NAME (Legal)	MAILING ADDRESS (Full)
Harold & Jennifer Miller	2211 Long Creek Katy TX 77450
Marilyn Hooper	PO Box Peacham 99, Peacham VT
McFalls, Cynthia	" " " "
Hedmes, Donna	" " " "
Gould, YALE	804 LITTLE FRANCE RD, BARNET, VT 05821
Rene Lebel	" " " "

Chairman, McLam called the Public Hearing to order at 7 p.m. and read the notice as posted and published in the August 16-17, 2014 issue of THE CALEDONIAN RECORD and as follows:



Application #20-14 from Yale Gould for a garden shed on lot#25-01-58 at 804 Little France Road. The proposed location of the shed does not meet the 25 foot setback from the Town Highway right of way.

Mr. Gould showed pictures of the site and explained that this is the best spot for the shed. Warden added that this is the spot where the boat was located and if moved back the 25 feet would take out an apple tree.

Stevenson asked if this would cause problems with the road ? Gould said it would be out of the road right of way, but not the 25 foot setback. Warden said there is a steep bank to the road so widening of the road is not likely.

Biddle moved and Adams seconded to grant the variance allowing the shed to be placed as proposed, finding that the shed will not be in the right of way of Town Highway #44 and this shed will not change the neighborhood and the site does not allow the shed to be located further away. All voted to grant the variance.

Application #21-14 from Harold Miller for lot #21-20-18 at 148 Miller Lane for a setback variance for a garage that was converted to a dwelling with out a permit.

Mr. Miller explained that the garage had sleeping quarters and a sink for years.

Warden said she found evidence that the septic system was added in 1996 but no inspection by the Town sewage ordinance. Warden noted that Section 404 requires that "more than one principal building on a parcel the space between such buildings shall be so less than the combined setbacks that would be required if each building were on a separate lot." In this case the two structures must be 50 feet apart and they are only 38 feet apart.

It was noted that the sketch shows other proposed structures. Warden said she had suggested that the variance be applied for separate from the other new structures which she could approve as they meet the requirements of the Barnet Zoning Ordinance.

Biddle moved to grant this variance finding this is a pre-existing structure , permitted as a garage, proposed to become part of the dwelling complex; that it will not change the neighborhood and meets the other Barnet regulations. Pierce seconded.

Others in attendance said they were abutters and had no objections. All voted to approve the variance as proposed.

The minutes were approved with the addition of the election of officers, that had been left out.

Warden gave the correspondence as a permit from ANR to the Redfield Family Trust for a subdivision; notice from highway division, right of way that a "letter of intent" is required from the Agency of Transportation for a site plan that has access to State highways; notice from VLCT of a workshop on September 10, 2014 concerning changes in the open meeting laws(Warden Plans to attend) and notice of the Town fair October 9, in Essex Junction; and a copy of the minutes from Gail Aloisio for the NVDA hearing for regional approval of the Town Plan. This led to a discussion of suggested changes, which included more specific regulating heavy industry, concerns for rental and senior housing. It was also noted that there is a certain amount of transient residents with ties to highschool age children. Population and housing growth mentioned as needing more detail. They would also like to see water quality goals for the Towns Transportation system and stronger accepted management practices of value use appraisal properties.

The Committee voted to recommend that the full NVDA Board give the Barnet Town Plan for regional approval.

Ms. Aloisio presented some elevation maps indicating high elevations lands that are places to consider flood waters run off, and a handout showing how forests can reduce flooding along with a map indicating how much of Barnet is forested.

Ms. Aloisio said she will work on drafting the narrative for the flood resiliency regulations and updateing the by laws, but will not come to the next meeting unless ANR has maps ready.

The meeting adjourned at 8:10 p.m..

*Shirley Warden*

Shirley Warden, Secretary  
Barnet Planning/Zoning Board

*approved as presented  
Oct 7, 2014  
SW,*