

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, Bruce Denio, Dennis McLam, George Pierce & Shane Stevenson; Secretary, Shirley Warden; and those on the following list:

ATTENDANCE ZONING/PLANNING MEETING <b>October 7, 2014</b>	
NAME (Legal)	MAILING ADDRESS (Full)
Janet & John Heartson	155 W. Main St Barre VT 05821
Jacob Rivers	P.O. Box 68 Barre VT 05821
Greg Knights	300 Little France Rd Barre, VT 05821
Dave Hertz Bush	228 Harvey Mtn Rd Barre VT 05821

Chairman, McLam called the hearing to order at 7:03 p.m. and read the notice as posted, printed in the September 29, 2014 issue of THE CALIDONIA RECORD and as follows;



Application #30-14 from Jacob & Leah Rivers for 2 sheds on lot# 25-01-54.1 at 194 Little France Road. This is a 64.4 acre lot with 51 feet of road frontage, so it needed Planning Commission approval as a "back lot".

Greg Knights said that there is a shared right of way with himself, the Rivers and Marvin & Virginia Bailey.

Mr. Rivers said he would like to change the seasonal cabin to a shed and he wants another shed. He needs a place to store his belongings as he will move here next year. He plans a dwelling next year.

Adams moved to approve this construction of 2 sheds finding that it meets the requirements of Section 402 of the Barnet Zoning Ordinance having 51 feet on town highway #44(Little France Road). Denio seconded and all voted to allow the construction.

McLam suggested to move to #4 of the agenda "members of the public" this was agreed to.

Janet & John Heartson appeared concerning their application to change the use of their property at 155 West Main Street, lot# 20-21-08. They explained that they have a rental room, office for therapy consulting and a recording studio and they feel they are exempt from State septic & water rules.

Warden asked that they fill in the setback section on the application, explaining that even though the buildings are existing the setbacks should be given. The uses can be considered as a home occupation and therefore would be permitted.

Mr. David Glentz Bush appeared to ask questions about permit # 28-14 issued to Michael & Jeanine Greenleaf. He is concerned about the location of a driveway on the sketch as it is not to scale he couldn't tell how close it would be to his line and septic system. He also said he has spoken to the Greenleafs.

Shane Stevenson as the contractor said he could not vote on this issue, then he went on to say that the Greenleafs have bought 5 properties and are planning a common septic system. He also feels the sketch is wrong the driveway will be more of a path and a lot closer to the existing garage.

Mr. Glentz Bush said he had questions of what his options were and hoped not to file an appeal.

The minutes for September 2, 2014 were approved as presented.

Warden gave the correspondence as a notice from ANR of permit #WW-7-4132 issued to Paul & Linda Aalerud, lot#21-20-60 to repair their failed septic system; notice from VLCT of the Fall Planning & Zoning Forum on October 29, 2014.

Warden brought up the proposed changes at BlueSky Builders Campground to Condominiums with cabins for sale. She has an application for six more cabins, making 15, which are for sale as condos.

After discussion the consensus was this is a change of use and could be called a planned unit development. The permit for six more cabins not yet built can be issued as they are all back at least 100 feet from the lake shoreline.

The meeting adjourned at 8:45 p.m..

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

*Approved  
with the changes in  
ink above.  
SW. 12-2-14*