

Those present in the conference room of the Town Clerk's office for the 7:p.m. hearing were Board Members; Ben Adams, William Biddle, Gary Briggs, Jonathan Carpenter, Kathleen Crown, Bruce Denio, Dennis McLam, George Pierce, & Shane Stevenson; Secretary, Shirley Warden and others as on the following list:

BK 141
Pg 39-42

ATTENDANCE ZONING/PLANNING MEETING July 7, 2015		
NAME (Legal)	MAILING ADDRESS (Full)	Must Give for future Appeal
Shawn Timson	795 Anderson St	Barnet, VT 05821
Nicquelle Timson	"	"
Nicora Quinn	248 Howland Ave	Pittsfield Me 04967
Marc Broughton	POB 128	Passumpsic VT
Seth Powers	POB 39 ⁴⁰ St. D.	WATERFALLS
Seth Powers	P.O. Box 39	McLodge Falls VT 05050
Mark Lefe	300 Field Rd	BARNET
Mary Scholes	P.O. Box 51	Peacham VT 08862

Chairman, McLam called the hearing to order at 7p.m. and read the notice as posted and as it appeared in the June 20&21, 2015 issue of THE CALEDONIAN RECORD and as follows:

RECORD WEEKEND EDITION, JUNE 20 & 21, 2015 D2

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 July 7, 2015 to consider the following applications:

- #17-15 from Nicquelle Timson; Tax Map #09-02-56 at 795 Anderson Street for deck that is too close to the powerline right of way.
- #18-15 from Seth W. & Anna L. Powers; Tax Map #14-01-64 at 4284 U.S. Route 5 South for a wood shed that does not meet the setback from Route 5.

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 #17-15 from Nicquelle Timson for a deck at 279 Anderson Street; lot #09-02-56. The power line right of way is over part of the house and garage which were built in the 70's and will be over the deck.

Mr. Timson explained that VELCO has a right of way on their property and when they were clearing the right of way after Irene in 2011 it was discovered the house and garage were in the right of way. He presented a copy of a letter from VELCO, with a copy of the easement agreement dated September 12, 2014. The easement allows this construction and is recorded in the Barnet Land records. Reference Vermont Transco LLC and Nicquelle Fortin. A copy of the letter is part of these minutes.



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June 22, 2015

Town of Barnet
Barnet Planning/Zoning Board
Shirley Warden, Secretary
521 Warden Road
Barnet, VT 05821

Dear Shirley,

I am contacting you in reference to a zoning permit application that I received, application 17-15, for Nicquelle Timson of 795 Anderson Street, Barnet, Vermont. Thank you for sending me this application, along with providing a date for the public hearing.

After further research, VELCO does not have any concerns with the plans that the Timson's have provided in their application. In 2014, VELCO worked with Nicquelle to clarify the settle the home and garage encroachment within the 250' easement area. In July of 2014, Nicquelle signed a modified easement that states among other things that:

- her home and garage may remain within the Right Of Way
- if something happens to either of these buildings, they may be rebuilt within the easement area as long as they do not encroach any further and that the plans for the replacement structure must be reviewed and approved by VELCO
- a deck that is intended to be built off of the northerly facing side of the existing residence and a breezeway, mudroom or similar structure to connect the existing garage to the house will be acceptable as long as it does not extended further than the existing 31' encroachment

VELCO has reviewed the plans submitted in the application and approves of the deck as long as it is built to the plans presented here (application attached).

I appreciate you keeping us in mind, and look forward to being forwarded any additional zoning permits that get submitted for buildings in and near our Right Of Way.

Please feel free to contact me with any questions.

Many thanks,

A handwritten signature in black ink, appearing to read 'Allyson Brown', written in a cursive style.

Allyson Brown
Real Estate and Right Of Way Specialist

Adams moved to allow the construction as on the application, finding that VELCO had no objections and it meets the Barnet requirements. Carpenter seconded and all voted to approve.

Application #18-15 from Seth W. & Anna L. Powers at 4284 U.S. Route 5 South, lot # 14-01-64 for a wood shed.

Mr. Powers said the measurements on the sketch are not right. 59' from the barn to route 5 center line should be 63.5' and he did not feel the shed could be any smaller, he did note that it will not be any closer than the existing porch on the house.

Adams moved to approve this construction as there had been no word from the VT highway department that they have concerns. Briggs seconded and all voted to approve the construction, as on the application.

Marc Broughton, from Trans Canada came with Victor Quino? to ask if Barnet permits are required to up grade the McIndoe Falls power dam. He said they have all the State permits and approval.

Stevenson asked if the abutting land owners had been notified. He said they had.

Warden asked if the boat access and picnic area would be changed. he said no the new construction a 15' X 55' building with a fence is away from that.

The Board and Warden didn't think any Town permits were allowed.

Mark Cody, from Vermont Mold and Tool and Gary Schoolcraft appeared to inquire if a permit was needed to do machine shop work in the West Barnet Garage.

Mr. Cody said there is no more room for him to expand on his lot, and he has some new contracts that require more machines and maybe hire 2 more employees in the next 12 months. When asked he didn't think noise would be a problem. He would like to get started, a new concrete floor, 3 phase wiring and maybe add a wall need to be added to the garage.

Warden pointed out that auto sales and service is a permitted use in the village district and manufacturing is a conditional use, which would require a change of use permit, with a public hearing.

The May 5, 2015 minutes were accepted as printed. The May 19, 2015 public hearing minutes were corrected then approved as corrected. The changes were paragraph 9 correct coded to codes and add Carpenter to the list of those voting at the bottom of page 2.

Warden gave the correspondence : messages from Irene Nagle concerning the Town Plan; notice of by law changes to the St. Johnsbury by law; from ANR permit issued to Karmé Choling to repair their sewage system; notice of renewal of permit #ID-9-0043 for discharge issued to Agri-Mard dba Cabot Creamery; from ANR of applications from Michael and Jeanine Greenleaf, First Presbyterian Church of Barnet, and Tyler and Margaret Fournier (permit issued) to repair existing sewage systems; notice of efficiency Vermont Better Building by design Feb. 3&4, 2016

conference; and e.mail from Carl Rice from Sprint/Clearwire for improvements to the tower at 350 Tower Road, none required.

Warden also had an application from Ben's Mill for a message board. She noted that they had a permit in 2006 for the sign and message board. As the sign was put up it was felt that the permit was activated and no need for another permit.

Warden reported that the Selectboard had warned their public hearing for the Town Plan for July 13, 2015 then found most were on vacation so changed it to July 20, 2014 at 6:30 p.m..

On bylaw changes Pierce suggested that the currant bylaw says all State and Federal laws be followed so he sees no reason to change ~~it~~. ^{the} Warden reported she has not had any luck reaching Rebecca Pfeiffer, but will keep trying.

The meeting adjourned at 8:32 p.m..

the Flood Section.

Shirley Warden
Shirley Warden, Secretary
Barnet Planning/Zoning Board

approved as corrected.

*8-4-15
slw.*