

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

ATTENDANCE ZONING/PLANNING MEETING <i>August 4, 2015</i>	
Please print. <i>MUST Give for future Appeal.</i>	
NAME (Legal)	MAILING ADDRESS (Full)
<i>Andy Muscolilo</i>	<i>323 Carter Street Barnet VT 05821</i>
<i>Mark A Cote</i>	<i>300 Field Rd BARNET 05821</i>
<i>Shane Stevenson</i>	<i>P.O. Box 51 Peacham VT 05862</i>

Chairman, McLam called the hearing to order at 7 p.m. and read the notice as posted and as published in the July 18 & 19, 2015 issue of THE CALEDONIAN RECORD and as follows:

D6

RECORD

**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 4, 2015 to consider the following applications:

*7/18/15*  
#21-15 from Vermont Mold and Tool/Gary & Claudette Schoolcraft at 477 West Main Street; lot #20-21-29. This is for change of permitted use (auto sales & service) to machine shop, a conditional 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

WEEKEND EDITION, JULY 18 & 19, 2015

Application #21-15 from Vermont Mold & Tool with Gary & Claudette Schoolcraft to change a permitted use (Auto Sales & Service) to a conditional use (machine shop).

Stevenson asked if the intent was to change the use of the whole garage or part of it? As he pointed out the application indicates the whole garage property is changed to Machine shop.

Mr. Schoolcraft said that was not his intent, they are not sure how much of the garage will be used for the machine but Mr. Schoolcraft still intends to run the auto sales & service.

Pierce said that the application can be amended to say add machine shop to the currant use, of auto sales & service.

McLam asked if there should be any conditions. Denio asked about after hours work, Cote said not on a regular basis; Cote said no raw materials will be stored outside and they use a 55 gallon drum as a chip barrel.

It was noted that none of the abutters were present and Cote & Schoolcraft said they had talked to most of them and none had any issues.

Denio moved to approve the change of use adding "the conditional use (machine shop) to the currant use (auto sales & service)". Finding that the use is allowed in the Village district, there will not be regular after hour use, no materials stored outside and waste will be contained.

Carpenter seconded and all voted to approve the change of use.

Andrew Mosedale appeared to request the Zoning Officer or Planning Board give him a letter stating that his land will be conforming after he deeds an easement to Barnet Fire District #2 for water lines and a small building for equipment.

Mr. Mosedale presented a letter from his bank requesting the letter and a copy of the map showing where the easement will be.

During the conversation it was noted that the property was not conforming before the easement, but the house was grandfathered as it was there before zoning and the garage was given a variance.

It was noted that the Board cannot predict future impacts the easement will have on the property. It should be noted that the currant Barnet Zoning Ordinance requires 15 foot setbacks for structures from property lines and 25 foot setbacks from right-of ways. The Barnet ordinance does not regulate the placement of easements. It was also noted that the draft minutes posted will not be approved until the September meeting.

Carpenter moved to say the easement will not make the lot anymore non conforming than it already is. Briggs seconded and all voted yes.

The minutes were approved as corrected by Pierce who said he was only referring to the section of flood regulations.

Warden gave the correspondence as notice of VLCT's Town Fair on October 8, 2015; from ANR notice that Tyler & Emily Smith applied for water and sewage permit for a new house on Brook Hill Road & notice that St. Johnsbury is amending a section of their By Laws about transitional Residences & overnight temporary shelter.

Warden suggested that this is something the Board should consider.

As required by the rules of procedure the Board held election of officers: Denio moved to keep them as they are, Chairman, Dennis McLam, Vice Chairman, William Biddle & Secretary, Shirley Warden, Pierce seconded and all voted yes.

There was a review of the ByLaw. Warden had attempted to copy the one produced by NVDA but the changes in red do not copy on the town's equipment.

Warden handed out copies of things that she feels need to be changed including setbacks from power lines. It was decided there are no applications for next month so can work on the By law.

The meeting adjourned at 8:55 p.m..

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

*approved  
as presented  
9-1-15  
SLW.*