

Those present in the conference room of the town Clerk's office were Board Members, Ben Adams, William Biddle, Gary Briggs, Jonathan Carpenter, Kathleen Crown, Bruce Denio, Dennis McLam and Shane Stevenson; Secretary, Shirley Warden and others as on the attached list:

ATTENDANCE ZONING/PLANNING MEETING <b>Feb 2, 2016</b>	
NAME (Legal)	MAILING ADDRESS (Full)
Charles Somers	PO Box 87 Barnet VT 05821
Rachel Kothledge	Box 26 Barnet VT 05821
Charles Smith	14075th Place Las Vegas, NV 89104

Chairman, McLam called the hearing to order at 7 p.m. and read the notice as it was posted in 4 places and appeared in THE CALEDONIA RECORD and as follows:

THE RECORD • WEEKEND EDITION, JANUARY 16 & 17, 2016 B11

**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 February 2, 2016 to consider the following application:

**#01-16** from Charles B. Somers for lots # 23-01-41; 41.1 & 42 in McIndoe Falls, to convert existing dwelling to a 2-unit apartment house; to replace an existing "store" to a single family dwelling. This needs a backlot right of way, and setback variance.

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 #01-16 Charles B. Somers to do subdivision of lots 23-01-41, 41.1 & 42, to create 3 new lots of 1.44, .87 & .527 each has existing structures. They are proposed to be a 2 unit apartment house, a mobile home and a single family home. One lot doesn't have the required frontage and requires a 20 foot deeded right of way, which the Planning Commission must approve.

Warden gave back ground for the need for approval of the 20 foot right of way. It seems when the mobile home was permitted in 8-1-2005 there was a right of way approved on the south end of the property, there was also an existing drive way to the site of the new mobile home, the approved right of way was never established making that permit in violation. The subdivision map approved by the Agency of Natural Resources included lot #23-01-42, which is only 25 feet wide. Each lot must be at least one half an acre in the Village district.

Mr. Somers presented an updated map showing the proposed property lines for the 3 lots with the existing structures on each, including the location of the proposed 20' right of way, to the back lot between the existing apartment house and "store".

Because of the location of these building there is not enough room for the 25 foot setback required from the edge of the right of way.

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Rachel Kittredge said "she was there to support Mr. Somers and thinks he is doing a lot for the Town fixing up buildings".

Charles Smith felt Mr. Somers is doing a good job for the Town by improving housing.

Adams moved to approve the location of the 20 foot right of way as on the new map, granting a waiver for the setback from the edge of the right of way.

Finding that size of the lots meets the Barnet regulations (#1 .87 acres; #2. 1.44 acres & #3. .527 acres). Finding Mr. Somers agreed to locate the dwelling on lot#3 closer to the north boundary line and further back from U S Route 5. The Agency of Natural Resources has granted the subdivision, water and sewage permit #WW-7-1613-3 PIN: SJ05-0107.

Stevenson seconded and all voted to approve the location of the right of way as presented and grant waivers for the setbacks.

The minutes for December 1,2015 were approved as presented.

Warden reported correspondence; from the Agency of Natural Resources (ANR) notice Charles Somers applied for and was granted permit for subdivision, water & sewage on the former Webster property in McIndoe Falls village; Sun Common information on the proposed solar collection on the Tollie lot; ANR issued a permit to Jacob & Leah Rivers for Water & waste water on Little France road; the request for housing unites permitted in 2015 from the U.S. cenus Bureau; notice from the VT department of Health that renovations of housing built before 1978 need lead paint and asbestos testing before work begins; ANR that Nathaniel Tripp 2004 Revocable Trust applied for a 2 lot subdivision with existing dwellings; from NVDA by e-mail that they are updating the comprehensive Economic Development Strategy (CEDs) for the Economic Development District of Northern VT, they requested feed back by January 15, 2016 and notice of the "Better Building by Design" conference.

Warden passed out 5 pages of the draft for the Barnet Zoning By Laws. They were reviewed, more work is needed.

Warden mentioned that her term as Zoning Administrative Officer expires in March and the Board must nominate her before the Select Board appoints her or some one. It was consensus that Warden should continue as the Zoning Administrator.

Because the first Tuesday in March is Town meeting the meeting was set for March 8, 2016.

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

Shirley Warden, Secretary  
Barnet Planning/Zoning Board

*Shirley Warden*

*approved as presented  
3-8-16*