Those present in the conference room of the Town Clerk's office for the 7 p.m. meeting were Board Members Benjamin Adams, William Biddle, Gary Briggs, Kathleen Crowm, Bruce Denio, Dennis McLam, & Shane Stevenson; Secretary, Shirley Warden and those on attached list:

ATTENDANCE ZONING/PLANNING MEETING May 2, 2017

Please print. Must Give for future Appeal

NAME (Legal) MAILING ADDRESS (Full)

John Ozen 245 Barber Hill Rd South Windsor CT 06074

BCB Zd. 457 Anyme RD

Kevin Morrison 94 Pavilion Lane

Pat & Paul Robertson 441 Harvey Mt. Road

Joe [illegible] 671 Aiken Farm Road

Michael and Margaret Hale Box 66 Passumpsic, VT 05861

Thorton Zindel-Lauterbach 339 Coolidge Hwy Guilford, VT 05301

Bruce Ellison 207 Fairway Dr, So. Burlington, VT 05403

Chad Dubin

[illegible] 418 West Mon St

Virginia Platt 561 Lafayette St, St J. 05819

[illegible] PO Box 75 Barnet VT 05821 90 Mount Circle

Chairman, McLam called the hearing to order at 7:05 p.m. and read the notice as posted and as it appeared in the April 15th&16th, 2017 issue of THE CALEDONIAN RECORD and as follows:

THE RECORD • WEEKEND EDITION, APRIL 15 & 16, 2017 A9

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 May 2, 2017 to consider the following applications:

#07-17 from Laura Zindel-Lauterbach; lot #20-21-61 at 97 Pavilion Lane with frontage on Harvey's Lake. A new foundation is proposed and a variance is required for shore frontage setback.

#10-17 from International Sundo Association, Inc.; lot #04-01-09.2 at 1347 Kitchel Hill Road. This application is for new construction for a retreat center and is a conditional use.

#03-17 from Bruce Ellison; lot #20-21-81 at 173 Pavilion Lane. This was held over from the last hearing for a site visit.

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 #07-17 from Laura Zindel Lauterback, lot #21-21-61 @ 97 Pavillion Lane, raise the existing dwelling/porch on to an 8 foot foundation and changing the drainage from the private road.

Mr. Lauterback said the plan is to raise the cottage 6 to 8 feet and have a walk out basement towards the Lake. He also wants to redirect the run off from Pavillion Lane away from the cottage.

He said an eight foot wall would raise the cottage about 2 feet above street level.

Warden said that the two decks existing are not permitted and are not included on this application. Mr. Lauterback said the decks were there when they bought the property and didn't feel they were his problem.

Biddle said the deck should be a seperate issue and handled as such.

Kevin Morrison, owner of Pavillion Lane and the dwelling across the Lane from the Lauterback's, he said he is not happy with raising the cottage the 8 feet because instead of seeing the Lake he will be looking into their bedroom. As owner of private right-of way Pavillion Lane he is concerned about any liability he would have caused by the change in drainage and how it would effect the maintenance of the road.

Joseph Mangiapane, who plows the road in the winter said Mr. Lauterback should put drainage on his own land, not in the right-of way.
Patricia Robotham asked if drainage would end up in the Lake? They said it would go into a dry well.

John Dzen Jr. explained that he has an 8 foot R-O-W where he maintains a dock during the summer, he wants to make sure that the location of the drainage will not effect his R-O-W. He also questioned the location of the property line and doesn't think the hedge on the sketch is on the property line. He also took issue with raising the dwelling, saying it will block his view of the Lake from his deck at 78 Pavillion Lane.

Stevenson said that the drainage issue should be settled with neighbors. He also asked if during construction the private way will be blocked. Mr. Lauterback said when they are digging probably but there is another way around.

Stevenson asked if the Lauterbacks had contacted the State Shorline protection ? He said he went on line and filled out the questionaire and determined he didn't need to. It was felt they should contact Linsey Miller.

Denio said the Board Should wait for more information on the location of the property line and the change in drainage.

It should be noted that the application mentioned rebuilding a carport and this was not mentioned during the discussion.

Biddle noted that with more people putting new foundations under their cottages the Board needs better information so they can be consistent.

Biddle moved and Denio seconded to continue this application until the abutting property land owners have worked out drainage and boundry line issues. All voted yes to continue for more information.

Application #10-17 from World Kouk Sun Do Society, Inc., lot # 04-01-09.2 @ 1347 Kitchel Hill Road to add structures to their permitted retreat center.

Biddle asked "what is an alternative toilet?" Virginia Platt explained it is a term the State uses for a composting toilet, that has a water proof concrete vault and is treated with lime. She explained that the SunDo Society has been there for 20 years having retreats for up to 45 people 4 or 5 times a year, for which they bring in porta potties. They do have a state approved septic system and water supply for the mobile homes and kitchen building.

During discussion Platt said the retreats are run by volunteers and has registered non profit status. She said the alternative toilets will be for the 6 new cabins.

Platt explained the location of the existing structures and where they are on the property. She noted some of the structures would be year round.

Michael Hale asked about the location of the toilets saying this property is up hill from his. It was explained they are at least 100 feet from his property line, and are totally contained and not allowed to cause any run off the lot causing any affects off the lot.

Debora King said that she plans to build a house on her lot in this area and is concerned about the toilets and any order from them. As they are covered with lime there should not be any oder.

There was a discussion of the location of the development on the 71.9 acre lot, most buildings are at least 100 feet from the Town highway and not visible from the road.

Biddle moved to allow the construction as per the plans presented, with out any conditions. Briggs seconded and all voted to approve.

Application #03-17 from Bruce Ellison, lot#20-21-81 @ 173 Pavillion Lane held over from the last meeting for a site vist held on April 9, 2017.

Joseph Mangispane said that Bruce Ellison does have a 10 foot R-O-W along the Robert & Kathleen Zita R-O-W.

Chad Dunbar said There would be a 9 foot rise and there would be no change on the Robotham's 20 foot R-O-W side.

Mrs. Robotham asked if construction would interfere with their R-O-W and the drainage to the Lake from the road.

Mr. Ellison said that they would not interfere with the Robothams R-O-W.

Mr. Mangiapane said members of the Board who have an interest in the project should not be part of the decision.

Donald Easter speaking for Mrs. Dunbar said they have no objection to the project.

Biddle said that the Shoreline protection agency controls how water run off enter the Lake. Stevenson said at the site visit Mr. Ellison said he was applying.

Briggs moved to allow the construction as presented in the application and grant waivers for the various setbacks from the road, the right-of-ways and any new structure should be at least 15 feet from the Lake shoreline. Biddle seconded and all except Adams, who abstained for not being part of the first hearing, voted to approve the construction as presented.

The April 4, 2017 minutes were approved as corrected.

Warden gave the correspondence as a permit issued by the Agency of Natural resources to Michael & Margaret Hale for a 2 lot sub-division; notice from Lindsay Miller of request for a Lake Encroachment permit from Phillip & Mary Sorrentino to repair their shoreline; notice from VT Land Trust that Kempton Farms Partnership has asked for a permanent conservation easement for the former Kinerson property; notice of the spring Planning and Zoning Forum, June 14 @ Lake Morey and a letter from James G. Rank, Trustee for the Rank Family Trust of a change of address for the Trust.

The meeting adjourned at 8:50 p.m..

Shirley Warden

Shirley Warden, SEcretary
Barnet Planning/Zoning Board

Approved as Presented 6-6-17 slw.