

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 following list:

ATTENDANCE ZONING/PLANNING MEETING <b>MARCH 8, 2016</b>	
Please print. Must Give for future Appeal	
NAME (Legal)	MAILING ADDRESS (Full)
Matt Nelson	1001 College Rd
Alex Pinkham	1001 College Rd
MIKE DUFFY	34 SCHOOL ST LITTLETON NH
JEFF RILEY	127 CHURCH ST BARNET VT 05801
R Wallace	109 Church St Barnet
Andy Gaudin	220 Carter St Barnet VT 05801

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

THE RECORD • WEEKEND EDITION, FEBRUARY 20 & 21, 2016 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 March 8, 2016 to consider the following applications;

#3-16 from Barnet Fire District #2 on property of Andrew H. & Cindy H. Mosedale on tax map lots #26-01-26.1 & 26-01-29, to construct a wood framed chemical feed and control building. Needs setback from town highway #101, Carter Street, 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

McLam noted that Board Member Jonathan Carpenter was a customer of the water system and asked if any of those present were concerned that he might have a conflict of interest and should not take part in the hearing. There were no objections.

Application #3-16 from Barnet Fire District #2 on property of Andrew H. & Cindy H. Mosedale on Tax map #26-01-26.1 and 26-01-29, to construct a wood framed chemical feed building, which needs setback from Town Highway #101 (320 Carter Street) variance.

Jeff Riley spoke for the Fire District and said that they need a new well and a better place to treat the water and this location gets it out of the flood plain as required by VT Department of Environmental Conservation. A letter to that effect is part of these minutes.



Vermont Department of Environmental Conservation  
Watershed Management Division  
1 National Life Drive, Main 2  
Montpelier, VT 05620-3522



February 5, 2016

Shirley Warden, Zoning Administrator  
c/o Town Clerk  
Town of Barnet  
1743 US Route 5 South  
Barnet, VT 05821

Subject: Flood Hazard Review  
Water System Improvements  
Barnet Fire District #2, Carter Street

Dear Shirley Warden:

I'm the new VT DEC Floodplain Manager covering Northeastern VT. I was recently contacted by Mike Duffy, P.E. of Horizons Engineering regarding the above-referenced project, which is in the floodplain. He provided me with project plans dated 1/13/2016, and asked me whether a state floodplain permit is required.

In this case, the project does not require a state floodplain permit, but does require a local permit under the Town of Barnet's Zoning Regulations, Section 413 (Flood Hazard Regulations). This letter is meant to assist Barnet in meeting its permitting obligations under the National Flood Insurance Program (NFIP) and to provide state review in accordance with 24 VSA §4424.

Based on the plans prepared by Horizon Engineering, the project is partly located in the FEMA Special Flood Hazard Area (SFHA)—Zone AE of the Connecticut River. The Zone AE represents the area expected to be underwater during the "100-year flood" or Base Flood. The project involves improvements to an existing water system, including well installation, some fill for well protection, temporary excavation, new electrical system components, and new water lines—all of these activities are considered "development" by the NFIP, and are located within the Zone AE and below the Base Flood Elevation of 468.0' (NGVD29). The proposed treatment building is located on higher ground outside of the floodplain.

The portion of the project below Base Flood Elevation must meet the Development Standards in Zoning Section 413.05. Parts A and C of Section 413.05 generally require the system to be watertight, adequately anchored to resist flotation and movement, and to minimize the risk of flood damage.

The water system improvements do appear to meet the flood hazard regulations, so long as built as proposed, based on the following:

- 1) The wells, associated water lines, and electrical components (including buried items), are designed to be watertight;
- 2) The system components are reasonably protected from scour and debris associated with flooding;
- 3) All vents for the well system extend above Base Flood Elevation (surfacing at the new treatment building);

- 4) The ground levels will not change as a result of construction, with the exception of a minimal amount of fill around the well area—displacement of floodwater onto adjacent property is minimized.

The Town will need to keep records that the project was reviewed under the flood hazard regulations and that it ended up being installed accordingly. I recommend the Zoning permit be conditioned to require, upon project completion, that a professional engineer submit certification to the Town Office that the project was built as proposed.

Please feel free to contact me at (802) 490-6162 or at [sacha.pealer@vermont.gov](mailto:sacha.pealer@vermont.gov) if you have questions. For future projects in the floodplain, please send Zoning applications directly to my office for comments. Attached to this letter is a form you can use to accompany future applications.

Respectfully,



Sacha Pealer  
Regional Floodplain Manager  
River Corridor & Floodplain Protection Program

Cc (by email):       Mike Duffy, P.E., Horizons Engineering  
                              Barnet Town Clerk

Attachment: Development Review Submission Checklist



Denio asked if the stake next to Goldgerg's was the property line or the building site. It was the property line.

When asked why the building was not on the property that Mosedaes own across the road as originally proposed to the Board by Mr. Mosedale. Dyffy said there was a spring on the property so it was not feasible.

Duffy also explained that the system had no easements for the wells or water lines, that chlorination takes place in the old creamery building, which is not in good shape.

Warden asked about the 25' X 51.2' lot on the plans submitted with no tax map number and appears on the tax map as part of Mosedaes lot #26-01-26.1. Duffy and Riley said the Survey showed it to belong to the Fire District and was deeded to them when they bought the water system.

Duffy said the size of the building had changed because the energy efficiency has required it be insulated with 2 inches of ridged foam insulation on the outside.

It was determined that the building would be 7 feet from the Goldberg line, to meet Barnet regulations it needs to be 15 feet. It will also be 13 feet from the edge of the pavement of Carter Street and need to be 25 feet from the edge of the right of way, which is not the edge of the pavement.

Denio moved to grant waivers and allow the building as proposed. Finding it will be 7 feet from the Goldburq line and 13 feet from the edge of Carter Street pavement. Noting that the outside dimensions will be 2" larger all the way around. Briggs seconded and all except Carpenter, who abstained, voted to approve the waivers.

The minutes for February 2, 2016 were approved as presented.

Warden gave the correspondence as notice of VLCT's 71 st Annual Town Officers Education Conference in April.

Warden also read a copy of the letter sent to the Selectboard concerning her term as Zoning Administrative Officer ending in March and that she had been reappointed for a term of 3 years.

There was no work on the By laws.

The meeting Adjourned at 8.m..

*Shirley Warden*

Shirley Warden, Secretary  
Barnet Planning/Zoning Board

*Approved as  
presented  
April 5, 2016  
SW.*