

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

ATTENDANCE ZONING/PLANNING MEETING June 7, 2016	
Please print.	Must Give for future Appeal
NAME (Legal)	MAILING ADDRESS (Full)
Mark Bowen	521 Denio Rd., Barnet
Natalie Kitchel	364 G. Kinson Ln, St Johnsbury VT 05819
Rivers Jacob	194 Little France Rd Barnet Barnet VT 05821
Rachel Kittredge	185 Church St Barnet VT 05821
Charles Smith	1407 5th Pl Las Vegas NV 89104

Chairman, McLam called the meeting to order at 7 p.m. and read the agenda as noticed.

Application #07-16 from Paula Kitchel Trust for a two lot subdivision of lot #04-01-32 of 26+/- & 17+/- acres. The 17 acre lot would not have the required 200 feet of road frontage, so according to Section 402 of the Barnet Zoning Ordinance the Planning Commission must approve and it must have a deeded 20 foot right of way. Warden noted a letter from Paula Kitchel saying she could not attend and Natalie Kitchel would try to make in her place. That letter will also be part of these minutes.

After discussion with Natalie Kitchel Adams moved to approve the subdivision with the deeded 20 foot right of way as on the sketch off of Kitchel Hill Road. Finding that the requirements of Section 402 are met. Biddle seconded and all voted to approve the subdivision as on the application.

Application #10-16 from Jacob & Leah Rivers for a dwelling on lot # 25-01-54.1 at 194 Little France Road. Warden explained that this lot has only 51 feet on the Town road, but that the lot was approved for development by the Planning Commission in 2011 so wondered if at this point she could issue the permit.

Mr. Rivers appeared to be available for any information he could give to speed up the process.

The consensus was that Warden could sign the application and issue the permit.

Rachel Kittredge showed up with an application to add a porch on the front of her house on Church Street. It will not meet the setback from the Town highway and will be warned for the July Meeting.

Paula Scavullo Kitchel
Saint Johnsbury, Vermont 05819
802-535-6245

May 16, 2016

Shirley Warden
Barnet Zoning Administrative Officer
521 Warden Road
Barnet, VT 05821

Dear Shirley and Board Members,

I am sorry that I will not be able to attend the Planning Commission's meeting to be held on June 7, 2016. I will be out of town for a family function and am not sure if my daughter, Natalie will be able to attend, as she is working in Burlington. She will try to attend the meeting, but if not, I hope to explain my permit application, allowing for the requirements of Section 402 of the Barnet Zoning Ordinance.

I am subdividing a 43-acre parcel of mine that sits behind the 13.4-acre lot that is owned jointly by my daughter, Natalie Kitchel and my son, Douglas Kitchel and has road frontage on Kitchel Hill of approximately 650 feet.

I am deeding them 17 acres of this parcel which will make their total lot size approximately 30.4 acres. This 30.4-acre lot will then have a total road frontage of 650 feet on Kitchel Hill. This will provide adequate road frontage of a 20-foot right of way to the back piece from Kitchel Hill, which their land borders.

After this permit is approved, I will be drawing up a deed for this property for 30.4 acres and will include in the deed, a 20-foot right of way to the back lot that will start on Kitchel Hill in front of their 13.4-acre lot. This will fill the requirement of Section 402 of the Barnet Zoning Ordinance to include a 20-foot right of way to the new back lot.

I hope that this is satisfactory and will fulfill all zoning requirements.

Thank you for your time and consideration.

Sincerely,



Paula Scavullo Kitchel

Cc: Natalie Kitchel
Douglas Kitchel
Tobias Balivet, attorney

Warden noted the need to nominate two members for the Board, as terms expire on the first of July. As discussed at the last meeting Jonathan Carpenter said he didnot wish to be reappointed, and George Pierce said he would be if they wished to have him. Marc Bowen who was at the meeting and showed interest. George Pierce and Mark Bowen were nominated by Denio and approved by the rest of the Board. Their names will be sent to the Selectboard for appointment.

Warden reported correspondence as notice of the Spring planning & Zoning Forum on June 15, 2016 at Lake Morey/ registration by June 8th, Notice from Danville for a hearing to readopt their Town Plan and notice that St. Johnsbury is makeing changes to their Zoning Bylaw.

Warden reported receiving complaints of construction on the lot of Clark & Patrice Bogie which she had visited and found a number of structures that she found no permits for, she will contact them for a permit. There were other structures she found when doing site visits for other applications.

She also found a number of structures as a 10' X10" screen house and canvas sheds that by the zoning Ordinance should have had permits. It was suggested that if two people could pick it up and move it it could be exempt from a permit. Definitions would be required that could be inforced.

Warden had asked the listers about solar collectors and they said there had been some inquiries for taxing them and it seems they are looking to base it on the Kilowatts. She also said she had not been in touch with any other Towns.

The meeting adjourned at 8:25 p.m..

Shirley Warden

Shirley warden, Secretary
Barnet Planning/Zoning Board

*approved
Presented
7-5-16
SW.*