

Those present in the conference room of the Town Clerk's office for the 7 p.m. meeting were, Secretary, Shirley Warden; Board Members, Bruce Denio, William Biddle, George Pierce, Shane Stevenson, Gary Briggs, and Ben Adams; Applicants, Natalie Kitchel for Harvey's Lake Bunker LLC and Karen Stark.

Application #26-17 from Harvey's Lake Bunker LLC C/o Natalie Kitchel to expand decks around her house with in 100 feet of Harvey's Lake. This is a continuance of the public hearing on July 11, 2017 and the site visit on July 14, 2017.

Ms. Kitchel submitted a new sketch showing the parts of the deck they will remove to reduce it to 300 square feet. She also assured the Board that there would only be 300 square feet of deck on the Lake side.

Denio moved to approve the deck of 300 square feet and the pagoda instead of the Breezway. Briggs seconded. Stevenson abstained because he was not at the site visit. The five remaining Members voted to approve the 300 square foot deck as shown.

Warden explained that Matthew & Karen Stark had submitted a new application for a conditional use of commercial enterprise. It was received to late to be warned for this meeting so it will be heard at the September 5, 2017 meeting. She handed out copies of the 6 page letter submitted with the application, so not to mail it.

Warden also said she had reviewed old Barnet Zoning Ordinances and found that in 1971, and 1971 as amended in 1974 there was no definition for "auction houses"; in the 1980 draft there was a definition but no other mention; in the 1981 draft it was listed in the low density and Rural residential districts and in the 1985 "auction houses" were added to the Village district.

Mrs. Stark explained she had been working with the State to comply with all the regulations that apply.

Warden explained that more discussion of this project was not appropriate at this time as she had informed Mr. Adler the information of the new application being warned for September 5, 2017, was the update.

The minutes for July 11, 2017 meeting and the July 14, 2017 site visit were accepted as presented.

During discussion Warden said she had asked the Select Board for permission to speak with an attorney, they said yes and she had contacted Clark Atwell in the Gensburg Office and he indicated* Pierce handed out copies of the changes he suggest for the new Bylaw. Warden showed her copy with a lot of pages flaged with questions and potential changes.

The meeting adjourned at 8 p.m.

Shirley Warden
Shirley Warden, Secretary
Barnet Planning/Zoning Board

Shirley Warden
approved as presented
SW, 9-5-17

*with out any record search into this matter he felt the Board could consider this conditional use and make conditions.