

Barnet Planning / Zoning Board DRAFT Minutes

May 8, 2018

Attendance

Board members: Benjamin Adams, William Biddle, Bowen, Bruce Denio, Dennis McLam, George Pierce, Shane Stevenson, Karen Stark.

Zoning Administrator Shirley Warden, Acting Board Secretary Sherry Tolle

Members of Public: Benjamin Gates, Kristen Gates, Joseph Mangiapane

Chairman McLam called the meeting to order at 7:00pm.

1. Public Hearing

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 on May 8, 2018 at 7:00pm to consider the following application:

06-18 Benjamin S. Gates; lots 14-01-22 & 23 at 3576 US Rte 5 south; for a non-polluting commercial enterprise. This is a Conditional Use.

Mr Gates said he had purchased a number of sheds but had no room to display them at either of his stores. He said there would be no more than 12 sheds and some farm equipment and hay feeders on his lot. The sheds range in size from 6 x 8 feet to 12 x 24 ft. His plan is to sell them. He wishes to have a small sign about 2 ft x 2 ft. It would have just a name and contact number if someone was interested in the sheds or equipment.

Mr Gates verified that he owned the property on which the sheds would be displayed. There would be no lighting and that there was plenty of room for cars to pull off the road if people wanted to look at the sheds.

No abutters had expressed any concern and none were present at the meeting.

Benjamin Adams moved and William Biddle seconded a motion to approve the application with the condition that the sheds, equipment and sign be at least 50 feet from the centerline of the road. The motion passed unanimously.

2. The Board welcomed newly appointed member Karen Stark.

3. Minutes of April 3, 2018 meeting. William Biddle moved and Mark Bowen seconded a motion to approve the minutes as written. The motion passed unanimously.

4. Joseph Maniapane was invited to address the Board. He had multiple concerns in regards to the Ellison property construction. His property, the Robothom property and the Zita property have been damaged due to the Ellisons and their contractors failing to comply with the conditions of their permit. In particular, the failure to erect a silt barrier where they had agreed, and trucks turning on abutters land caused damage. Mr. Maniapane stated that many conditions agreed to by the Ellisons at both the Zoning Board meeting and the site visit have been ignored. Mr Maniapane asked what could be done.

Shirley Warden suggested calling Lindsay Miller about violations of the Shoreline Protection Act. Shirley offered to call on his behalf.

Dennis McLam suggested the Zoning Administrator check the property and if she deemed it necessary, issue a Notice of Violation. He also suggested it would be helpful if the other property owners write letters to the Board with their issues and concerns.

5. Zoning Bylaws

Sherry Tolle explained that two steps had been missed in the Planning Commission Public Hearing process.

Shirley Warden and Sherry Tolle had been trying to figure out the process. Some changes had occurred in the requirements in March 2017.

One item required was a letter written by the Planning Commission and voted on by them to accompany the packets sent to abutting towns, Regional Planning Commission and Agency of Commerce and Community Development.

Since the Planning Commission needs to hold another Public Hearing, several small revisions were suggested by Shirley Warden. Meanwhile a letter was drafted to accompany the packets. Discussion ensued on all matters.

Mark Bowen moved and William Biddle seconded a motion to approve the letter. The motion passed unanimously.

Mark Bowen moved and George Pierce seconded a motion to accept the Zoning Bylaws with the discussed corrections and changes and to schedule a Public Hearing on June 5th at 7:00 pm. The motion passed unanimously.

The meeting was adjourned at 9:15 pm.

