

Those present in the Town Clerk's office conference room for the 7 p.m. meeting were Board Members, Bruce Denio, George Pierce, William Biddle, Benjamin Adams & Mark Bowen; Secretary, Shirley Warden and those as on the following list:

BARNET ZONING/PLANNING BOARD MEETING

ATTENDANCE

DATE

July 3, 2018

MUST GIVE FOR FUTURE APPEAL PLEASE PRINT LEGIBLY

NAME (LEGAL)	MAILING ADDRESS (FULL)
Jeth Powers	P.O. Box 39 McAdams Falls, VT
Pat & Paul Robotham	130 Main St. Unionville, CT 06088
Lisa Giarratana	56 Oak Bow Dr Avon, CT 06001
Mona Morrison	884 Barnett Grad Barnet 05821
Bonnie Stanton	967 Morrison Hill Barnet 05821
AMY WHITEL	846 Morrison Hill Barnet 05821
Lisa Adler	1007 Morrison Hill Barnet 05821
Elizabeth Evans	875 Morrison Hill Barnet
Jeffrey Ransom	" " " "
John W. Smith	P.O. Box 100 McAdams Falls, VT 05850
Steven Adler	1007 Morrison Hill Barnet 05821 bsw

Vice-Chairman, Biddle called the meeting to order at 7:07 p.m. and read the notice as posted and appeared in the June 16th, 2018 issue of THE CALEDONIAN RECORD and as follows:

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 July 3, 2018 to consider the following applications;

- #15-18 from Matthew & Karen Stark @ 995 Morrison Hill for an auction barn, which is a conditional use.
- #16-18 from John Smith lot #14-01-59 for a two lot subdivision creating a back lot.

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

For the June 16, 2018 issue of THE CALEDONIAN RECORD

Application #15-18 from Matthew & Karen Stark; lot #08-01-03 @ 995 Morrison Hill, for an auction barn in an existing building. This is a conditional use.

There was a question if it was proper to act on this application as the new zoning bylaw had not been adopted, by the selectboard. Warden read Section 202.05 Issuance with Pending amendment, which seems to allow this although if the new bylaw was not adopted the permit would not be allowed.

The Starks were not present, but had sent a letter, which was read by Bowen and is part of these minutes.

Mona Marceau was asked if she was there to speak for the Starks, she said no.

Elizabeth Evens asked how many auctions, the day of the week, any other activities. Marceau said it would only be auctions.

Amy Wheeler asked about signage, time of day. Marceau said signs only on the day of the auction. Warden pointed out there was no sign mentioned on the application.

Again there was a question if Marceau could speak for the Starks. Warden pointed out that the letter she sends to all applicants with the date and time of the public hearing states "You are urged to attend or send some one to represent you."

Marceau asked if they could do a telephone conference. The Board said no to the telephone conference. Marceau then tried to reach the Starks to see if she could speak for them. They could not be reached.

Bowen moved to table this application until the next meeting and the Starks are present. Pierce seconded.

Brooksie Stanton asked for a list of concerns be made for the Starks. It was suggested auction only?, number a year; time & day of the week; signs, and parking.

Biddle called for the vote, all voted yes to table.

Application #16-18 from John Smith; lot #14-01-59 in McIndoe village for a 2 lot subdivision, the new lot would have no road frontage.

Seth Powers said he plans to buy this lot and make it part of lot #14-01-64, he agreed to provide the 20 foot right of way if he wanted to sell it.

Adams moved to allow the subdivision with the condition it be added to lot #14-01-64 and that the owner will provide a 20 foot right of way to U. S. Route 5 if the back lot is sold.

Bowen seconded and all voted to approve the subdivision.

June 21, 2018
Planning Commission & Zoning Board
Town of Barnet
PO Box 15
Barnet, VT 05821

RECEIVED JUN 25 2018

Dear Planning Commission & Zoning Board Members,

We wanted to take this opportunity to thank you for adding auction house to the new bylaws for the town of Barnet. Though we understand that filing for a conditional use can still be denied, we appreciate the opportunity to try again under the new bylaws. We recognize that for you as a board, this has been a long process. It has been a long process for us as well; with many emotional and stressful moments. We are hopeful that the final outcome is positive for all and that we will be able to pursue our family business knowing we've complied with all requests, expectations, and rules.

This spring, we were lucky to have been able to conduct an off site estate auction in Ludlow, VT and a storage war auction in St. Johnsbury, VT. Both of these auctions have gained us some positive publicity and we've had many inquires about estate cleanouts and potential estate auctions. Unfortunately, we've had to turn down several of these requests, as the auctions would have needed to be on our property due to limited parking at the estates themselves. Since we've been trying to ensure compliance with the zoning laws, we did not feel we could hold the auctions. With Jenkin's Auction House closing in St. Johnsbury, there is a greater need in this area for auctions and assistance with estate clean outs. We'd like to be able to assist those in need, versus saying that we are unable to help.

We recognize that some of the neighbors may still have concerns about the traffic flow on days that we might be holding an auction. We can certainly let neighbors know when we will be holding auctions. We also encourage them to check out our business FaceBook page or the local paper, as we advertise in both platforms well in advance of the actual auction date. While we don't necessarily want to become locked into only holding a certain number of auctions per year, we can certainly be cognizant of the day of the week, time of day, time of year, and make sure we are providing a tentative auction timeline to neighbors. We would likely only be able to hold auctions from the end of May until the beginning of October.

We would never want to detract from the character of Morrison HL, rather, we only want to revitalize tradition and promote small business entrepreneurship to the area. We also have a strong desire to connect with community members and offer support and relief during what is often a vulnerable time for families.

Again, we thank you for adding auction house to the bylaws. We are sorry that we couldn't be at the July 3rd meeting, but we had planned a family vacation months in advance. Should you have any questions or need to reach us, please feel free to contact us at the numbers listed below.

Sincerely,

Matthew and Karen Stark
995 Morrison HL
Barnet, VT 05821
802-751-5611 (Matthew) or 802-751-5770 (Karen)



Patricia & Paul Robotham appeared to see if the Board could do anything about their right of way accross the Ellison's lot.

They explained that the ice moved the bottom steps and they can not put their dock in the water with out repairing the steps and Ellison's construction is impeding them from doing this.

Mr. Robotham said they had met with Lindsay Miller and she had seen the drain pipe from the road to the Lake. They will need a permit from the State to replace the ice damaged steps as they are in the water.

The Board set a date for a site visit of July 25, 2018 at 4 p.m. to check out the right of way. Warden will check the permit to see if the right of way was mentioned on it.

The minutes for June 5, 2018 were approved as presented with a Motion by Bowen and a second by Adams and all voted to approve.

Received notice from the Town of Ryegate and a copy of their Town Plan.

Warden reported the Barnet Select Board had warned the public hearing for July 9, 2018 to consider the Barnet Zoning Bylaw.

There was a discussion of open spots on the Zoning/Planning Board. Warden said that Dennis McLam would consider being on the Board but not as chairman. Biddle planned to talk to him.

The meeting adjourned at 9:10 p.m..

Shirley Warden

Shirley Warden, Secretary
Barnet Planning/Zoning Board

*Approved 8-7-18
as presented
JW.*