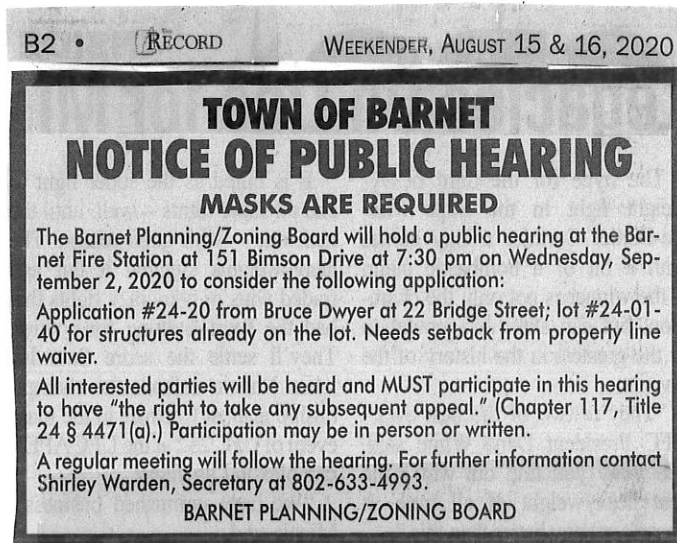


Those present at the Barnet Fire Station for the 7:30 p.m. meeting were Board Members; Benjamin Adams, William Biddle, Bruce Denio, Zachary Mangione, Dennis McLam, & Trent Roy; Secretary, Shirley Warden; Applicant Jennifer Jones; Member of the Public, Travis and Amanda Bergeron.

Adams & McLam corrected their e-mail addresses. Adams's should be benqadams@gmail.com. McLam's should be ddmclam@gmail.com.

Chairman, Adams called the hearing to order at 7:30 p.m. and read the notice as posted and appeared in the August 15 & 16, 2020 of THE CACLEDONIAN RECORD and as follows:



Jennifer Jones appeared for the application #24-20 from Bruce Dwyer, on lot #24-01-40 @ 22 Bridge Street, Passumpsic Village. The application is for a log shed, a canvas shed, a pool and a fence, all were built with out a permit.

The location of the property was explained with Ms. Jones help, as between the Baptist Church and the Passumpsic Post Office. She also said the fence is not over 6 feet and they are removing the pool. She explained that it would be hard to relocate the canvas shed, because of the size of the yard. During the discussion it was noted that their house is only about 25 feet from the Church wall, and she said that is the property line.

Warden reminded the Board this is for a variance or setback waiver and the decision needs to answer all the five criteria before it is voted on. She referred them to the sample she had sent them.

Biddle said he did not understand that paper work from Warden.

After discussion, McLam moved to approve a waiver for the pre-existing narrow lot, finding the front is narrow and the back of the house has a steep drop off to the railroad track, therefore the property can not be developed meeting the 15 foot setbacks; the applicant didnot create the harship; the structures do not alter the character of the neighborhood and this is the minimum waiver to afford relief. Understanding the pool will be removed and the fence is not over six feet tall. Denio seconded and all voted to approve the waiver.

Travis and Amanda Bergeron appeared to enquire if they bought, with two other family units, the Slayton lot #25-01-53, which is across the Passumpsic River from the East Barnet hydro station. The lot has 6.9 acres.

Warden said she had pulled the existing permits for the lot. There was only one for a "barn" for boat storage issued in 1989.

Mr. Bergeron said that each family want to place their own travel trailer on the lot for their own use, probably less than 60 days in a calendar year, as the Barnet Bylaws allow.

Warden pointed out that the Bylaws also state that two or more Travel Trailers on a lot are considered a trailer park and requires a conditional use permit. She also said that the whole lot is considered in the river corridor on the map in the Town Plan.

Denio said he did not think it would flood and part of it is very ledgey.

Adams said the Board should seek legal advice before they could make a decision, they donot have an application to consider.

Mr. Bergeron said they had made an offer on the property and would need an answer within 10 days.

The minutes for August 5, 2020 were discussed, Biddle said what Butterfield handed out were not "grafts" but "graphs". McLam moved and Biddle seconded to approve the minutes with the correction made in ink. All voted to approve.

Denio mentioned the August minutes had an item about the Barrett's lot South of Passumpsic Village between the Passumpsic River and U. S. Route 5. He thinks the lot was flooded in the '70's by an ice jam in the river.

Adams said he had a request from the Selectboard, if a food truck at the beach or basketball court in West Barnet would need a permit. Looking at the Bylaw it would appear that a conditional use permit is required.

Warden reported she had talked to Alison Low and she would do a workshop with the Board about basic Board duties. She would do it in person. It was suggested if no public hearing at the October meeting.

Biddle said Butterfiled, Stark & Bowen would like to do Zoom meetings. McLam said he did not think they were effective. Mangione asked if the Fire Station had yfi, Adams said yes but it was locked.

Warden gave the correspondence as notice of VLTC's Town Fair, September 28 -October 2, 2020 as a virtual event, the schedule is in their news letter; & from the Agency of Commerce & Community Development a publication titled "Enabling Better Places: A Zoning Guide for Vermont Neighborhoods."

Adams will check with Morse about yfi and the next meeting date with Alison Low on Monday, October 5, 2020 @7p.m. at the Barnet Fire Station if no public hearing is required.

The meeting adjourned at 8:55 p.m..

Shirley Warden
 Shirley Warden , Secretary
 Barnet Planning/Zoning Board

*Approved
 as presented
 10-5-20
 SW.*