

Those present for the 7 p.m. meeting at the Barnet Fire Station at 151 Bimson Drive, were Board Members Benjamin Adams, William Biddle, Mark Bowen, Dakota Butterfield, Bruce Denio, Zachary Mangione, Dennis McLam and Trent Roy; Secretary, Shirley Warden and Applicants Robert Judd & Lisa Darling-Judd and Delia Bradley-Ward.

Warden made a mistake of the time for the public hearing, it was warned for 7:30 not 7 p.m.

As most of the Board was present and all of the applicants were there, Chairman, Adams called the meeting to order at 7:05 p.m. and read the notice as it appeared in the March 27 & 28, 2021 issue of THE CALEDONIAN RECORD, as posted and as follows:

B4 • RECORD WEEKENDER, MARCH 27 & 28, 2021

**TOWN OF BARNET
NOTICE OF PUBLIC HEARING**

The Barnet Planning/Zoning Board will hold a public hearing at the Barnet Fire Station at 151 Bimson Drive at 7:30 pm on April 13, 2021 to consider the following application(s):

Application #04-21 from Robert Judd & Lisa Darling-Judd, lot #04-01-40 at 652 Rake Factory Road, for a dwelling addition, greenhouse & storage shed. A public hearing is required because Rake Factory Road is Class 4. (Section 402 Barnet Zoning Bylaw)

MASKS, SOCIAL DISTANCEING, AND ANY OTHER COVID-19 RESTRICTIONS WILL BE FOLLOWED. Call 633-4993 for more information.

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).) Participation may be in person or written.

A regular meeting will follow the hearing. For further information contact Shirley Warden, Secretary at 802-633-4993.

BARNET PLANNING/ZONING BOARD

Application #04-21 from Robert Judd & Lisa Darling-Judd; lot #04-01-40 @ 652 Rake Factory Road; to move and enlarge the dwelling, add a storage shed & greenhouse.

Mr. Judd asked for the procedure to change the size of the house. Warden said he could amend it now.

After discussion Mr. Judd drew a sketch showing the changes he wished to make for item B on the original sketch, changing the house size to 26' X 26' with a 4' X 6'6" on the side away from the road and an 8' porch around two sides. He also noted that because of ledge the house location may have to be moved a few feet; it was noted that this is o.k. as long as he meets the 25 foot setbacks.

Mrs. Darling-Judd asked about a handicap ramp, Warden said that they are exempt.

Bowen moved to allow moving the house as necessary to avoid ledge, keeping it at least 25 feet from all property lines; changing the size of B on his sketch to a 26' X 26' dwelling with a 4' X 6'6" bump on the side away from the road and adding an 8' porch on the left and road side. Finding Rake Factory Road is class 4 is only maintained by the Town for bridges and culverts and emergency services may NOT be available. Biddle seconded and all voted to approve.

Application #07-21 from Delia Bradley-Ward, lot #23-01-17 at 4675 U. S. Route 5 South (formally Paul's) for Bakery/cafe/gas station with a new sign. These uses are permitted with a site plan review, the Board may vote to waive the site plan review before a public hearing is warned Section 306.

Ms. Bradley-Ward presented a sketch as requested. She is not changing the foot print of the structure. She has added new windows and siding.

During discussion it was noted that Paul's had been closed for more than 12 months, but the uses were about the same. Ms. Bradley-Ward said she had considered a charging station.

Butterfield noted that there maybe grant money available through the Village designation program for improvements of commercial structures including painting.

Adams asked if the neighbors had been notified? Warden said no but 3 of the 4 were Village residents.

McLam moved to waive the site plan review as allowed in Section 306, finding the use is consistent with the former use, the size of the building will not change, there will be a new sign. Roy seconded and all voted to waive the site plan review.

The October 5, 2020 minutes were approved as presented.

Warden gave the correspondence as a notice from St. Johnsbury of Town Plan changes; notice from VT Transportation Board suggesting that Towns might consider adding rules for helipads/airstrips to the Town Plan. Butterfield will contact Alison Low at NVDA to see her thoughts. Warden also presented a newspaper article about the Connecticut River water shed.

Warden suggested it was time to think about having an assistant Zoning Officer. Adams said he will talk to Ben Heisholt.

It was noted that William Biddle and Karen Stark terms expire on July first. Bill said with regret he will not run again.

Bowen moved to adjour at 8:40 p.m. So moved.

Shirley Warden

Shirley Warden, Secretary
Barnet planning/Zoning Board

*Approved
5-11-21
as presented
SW.*