

Those present for the 7 p.m. meeting at the Barnet Fire Station, 151 Bimson Drive was Secretary, Shirley Warden; Board Members, Benjamin Adams, Dakota Butterfield, Bruce Denio, Zachary Mangione, Trent Roy & Karen Stark; Applicants Karla & Harry Cornelius and Paula Kitchel.

Chairman Adams, called the hearing to order at 7 p.m. and read the notice as posted and it appeared in the April 24-25, 2021 issue of THE CALEDONIAN RECORD and as follows:

THE RECORD • WEEKENDER, APRIL 24 & 25, 2021 B10

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 7:00 pm on May 11, 2021 to consider the following application(s):

#08-21 – from Karla Cornelius Revocable Trust; lot #21-20-44; at 40 Woodland Lane, for various dwelling additions and a gazebo. Needs setback from the Lake variance.

#09-21 – from Harvey's Lake Bunker; lot #21-20-59 at 2688 Roy Mountain Road, to add living space over the garage. This is within 100 feet of the Lake.

MASKS, SOCIAL DISTANCEING, AND ANY OTHER COVID-19 REQUIREMENTS WILL BE OBSERVED.

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 # 08-21 from Karla Cornelius Revocable Trust; Tax Map #21-20-44 @49 Woodland Lane, for 2 dwelling additions, a deck on the dwelling and a porch on an existing structure all are with in 100 feet of the shore of Harvey's Lake.

Mrs. Cornelius presented drawings and pictures, and told a history of the property, she also explained the they had sold the main dwelling with 4.25 acres and are keeping this dwelling with 1 acre.

During discussion she explained she is asking for two 8'X10' dwelling additions, an 8' X 20' deck on the dwelling; a 5'X 15' porch on the 14'X14' building on permit #37-17. All of these structures are within 100 feet of Harvey's Lake, but none are any closer than the existing structures.

Board Members pointed out that the zoning bylaw Section 1422.03 only allows 300 square feet of deck to be with in 100 feet of the shore line of Harvey's Lake. Butterfield asked why a permit was issued for the 14'X14' structure in 2017. It was explained that this structure replaced a shed and was moved back further from the Lake. The picture shows that the roof of the 14'X 14' building hangs over by about 5', it was felt that there could be 5'X 14' steps..

Warden noted that a Zoning permit had not been issued for the change in the lot sizes according to the survey map filed on December 21, 2020. She suggested this change be added to this permit. She will get a copy of the map and add it to this permit.

It should also be noted that the application also includes a gazebo which meets all the setbacks including from the Lake.

When asked Mrs. Cornelius said she had not applied for a State shore line permit.

Roy moved to approve the following construction, two 8'X 10' dwelling additions, *a 300 square foot deck on the dwelling; steps not to exceed 5'X 14' on the 14'X 14' building and a gazebo which meets all the setback including at least 100 feet from the Shore line of Harvey's Lake. * the existing & new is no greater than,

Finding all the construction is no closer to the Lake than existing structures; that the deck size meets the *300 square foot requirement allowed in Section 422.03 of the Barnet Zoning Bylaw; that all State permits will be obtained. * the existing & new,

This permit includes the gazebo that meets all the setbacks including the 100 foot setback from the Lake, and the subdivision to correct the sizes of lot #21-20-44 & lot #21-20-25 as on the survey map recorded on December 21, 2020. Seconded by Butterfield and all voted to approve.

Application #09-21 from Harvey's Lake Bunker; lot #21-20-59 at 2688 Roy Mountain Road to add living space over the existing garage, which is within 100 feet of Harvey's Lake.

she
Paula Kitchel spoke for the application. She explained/had contacted the ANR and was told that a waste water & potable water permit was needed and she is working on it.

During the discussion it was noted that the permit #26-17 issued included 300 square feet of deck so no more was allowed, it was also found that the sketch submitted was not close to what was on permit #26-17.

Butterfield moved to table this application until the June meeting and for a new sketch be submitted and a clearer idea of what the construction would be.

The minutes for April 13, 2021 were approved as presented.

The correspondence was a notice of a Zoning course.

Butterfield reported that William Biddle & Karen Starks terms were up the first of July and she would like to honor them at the June meeting. Biddle had said he would not run for reappointment at the April meeting and Stark said she could not continue at this time.

Butterfield had a letter from Elizabeth Evans stating she would like to be considered for the Board. The Board agreed to send her letter to the Select Board. It was also decided to let people know there will be a vacancy on the Board Butterfield will do this on Front Page Forum.

Butterfield reported that she had contacted John Zicconi and he feels that Towns should have Bylaws for the control of Helipads so Towns are not left out of the process. She suggested he join our next meeting.

Warden brought up the issue of the Zoning Administrative officer having as assistant, as she had mentioned at the last meeting. After reflection of the problem of hearing and being able to take proper minutes, she thinks that the Board should consider appointing a Secretary as they do every July when they elect officers. This is for a one year term, paid by the hour to be set by the Select Board and the person would be learning the workings of Zoning, and could be better prepared to handle administering the Zoning Bylaw.

Butterfield moved to accept Warden's suggestion and look for someone to be Secretary. Stark seconded and all voted yes.

Warden will get a list of the duties of the Board's Secretary to Butterfield so she can put a notice on Front page forum, she will also include that there is a vacancy on the Board.

There was a brief discussion of moving the next meeting date as it is Barnet School Graduation. It was decided not to change the date.

Butterfield moved to adjourn, Roy seconded and all voted yes.

Sincerely,

Shirley Warden

Shirley Warden, Secretary
Barnet Planning/Zoning Board

*approved
6-8-21
with additions
SW.*