

Those present in the conference room of the Barnet Fire Station for the 7p.m. meeting were Board Members, Benjamin Adams, Dakota Butterfield, Mark Bowen, Bruce Denio, Zachary Mangione, Dennis McLam, Trent Roy, Elizabeth Evans, & Eric Skovsted; Secretary, Shirley Warden; Applicants, Michael & Jeanine Greenleaf & Matthew Collins; Members of the public were Bernard Timson, Danny Hale, Ryan Gadapee and Patsy Gadapee.

Chairman, Adams called the meeting to order at 7 p.m. and read the public hearing notice as posted and appeared in June 26 & 27, 2021 issue of THE CALEDONIA RECORD and as follows:

RECORD • B9 WEEKENDER, JUNE 26 & 27, 2021

TOWN OF BARNET
NOTICE OF PUBLIC HEARING

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

#19-21 from Michael & Jeanine Greenleaf; lot #20-20-56 at 318 Harvey Mountain Road. This requires setback from property lines relief.

#20-21 from Matthew M. Collins; lot #21-20-57 at 2663 Roy Mountain Road. This requires setback from property lines relief.

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: 802-633-4993.

Barnet Planning/Zoning Board.

The first item on the agenda was election of officers, McLam moved to keep the same slate as last year which is Chairman Benjamin Adams, and Dennis McLam as Vice Chairman, Butterfield seconded and all voted to approve.

Warden had notified the Board she wished to step down as Secretary, a search was started and it looks like it might be successful, there is a possible candidate. With this information Warden suggested that she be appointed for this meeting. All agreed.

There was a discussion about the template Warden had sent to the Board to help with writing a waiver decision. Warden stated she felt the form needs to be fine tuned to be helpful and she will work on it

The Public Hearing started with application #19-21 from Michael and Jeanine Greenleaf; lot #20-20-56 @ 318 Harvey Mountain Road for a garage with a finished second story and an enclosed connection to the existing house.

During discussion with the Greenleafs it was noted that this is a small existing lot; that the Greenleafs own three lots surrounding it; the lots are all in the village district; property line setbacks are 15' in the village district; there are two setbacks that are less than 15' one is 12' the other is 10'.

Mr. Greenleaf said while he owns the surrounding land they would like to have the waiver and maintain the existing property lines in case they wish to sell this property later.

* McLam moved to grant the waiver finding this is a pre-existing small lot with a steep bank to the Town highway; does not change the neighborhood and is the minimum relief to grant the least deviation from the Barnet Zoning Bylaw. Roy seconded, Bowen rescued himself as a friend of the Greenleafs, the rest of the Board voted yes to approve the three & two foot waivers.

Application #20-21 from Matthew M. Collins; lot #21-20-57 @ 2663 Roy Mountain Road, to replace a mobile home with a park model travel trailer as a single family dwelling and a porch.

Mr. Collins said the mobile home was old and he removed it last summer. They used a small RV with out a permit as allowed in Section 412.03 of the Barnet Zoning Bylaw, with permits for decks and gazebo. The replacement travel trailer has slideout rooms and is attached to the existing sewage system, water line and power. He also said the Mobile home had a larger deck. He is asking for a waiver from the back lot line for 6 feet to the Trailer and 16 feet to the deck and 12 feet from the side lot line for the mobile home.

Bernard Timson said he has no problem with the porch, but wondered if the RV in front would now be removed and pointed out that a RV may be taxed if on a lot for more than a year.

Mr. Collins said he built a fence to keep in the dogs and no neighbors had complained to him about the new trailer.

Bowen moved to grant a 6 foot waiver from the backlot/^{line}for the Trailer, a 16 foot waiver for the deck from the back lot and a 12 foot waiver from the side lot for the trailer. Finding this is an existing small lot, the travel trailer is smaller than the removed Mobile home, and meets the requirements of Section 412.04 of the Barnet Zoning Bylaw as it has approved sewage, water and power systems. Evans seconded and all voted to approve the waiver.

Skovsted asked if the new play ground at the beach needed a permit? Warden said she advised them that playgrounds are exempt. Skovsted said the Bylaw says residential playgrounds and this is very close to the lake. It was noted that Warden was told it would be on the site of the old house and that should be further from the lake and the old playground site had a lot of poison ivy.

John Zicconi joined us by video to talk to us about helipads & air fields. There are a few in the state one in Stowe with regulations. There are three review components before a permit is issued 1. the municipality's land use; 2. State reviews ground safety (take-off & landing), 3. U.S. Government reviews air space safety. He also stressed that noise can not be used to restrict helipads or airfields.

Alison Low from NVDA came to hear Mr. Zicconi and she also reminded us that the Town Plan expires in August 2023, this may seem a long ways away but there are grants to help pay for things such as maps. She also had a list of things to up date in the plan. If we wish to apply for a grant they open August of this year and the deadline is December. It was pointed out that the Plan is a vision for the Towns future and an approved one is needed to amend the Zoning Bylaw.

Dakota said the minutes be corrected on page 2 paragraph two by removing "No objections were voiced" and add "It was agreed he would not influence the discussion or vote". The minutes were then approved as corrected.

Mangione asked if the sketches could be bigger so they are easier to read. Warden said if they were on a separate page it would cost the applicant an extra \$15.00 for recording which is set by the State.

Dawn Holtz was at the meeting and has shown interest in becoming the Boards Secretary, but she left before the end of the meeting saying she would call Warden.

Warden reported that Kitchels had sent an e-mail with color pictures showing replacing some of the decks with steps and a note saying they are still working on a plan for new construction. She also noted that it appears the breezeway was not built the correct size.

Correspondence was a notice from VLCT for short-term rentals and accessory dwelling units on August 12, 2021 but this has been changed for them to review the law changes in this year legislative session. Warden said this maybe timely information as the next meeting there is an application for a new short time rental of camping. She said this has already been running and a number of buildings have been built with out permits. Because it is such a big area she suggested that the Board do a site visit before the hearing on August 10, 2021. After much discussion it was decided to do a site visit on July 19, 2021 at the Lawtons at 6 p.m., if the Lawton agree to the day and time. The is the Duncan Holiday property at 622 Keyser Hill Road.

She also said the Jacob Stevenson & Angela Roy had applied for setback waiver for a woodshed and wondered if a site vist should be done here also. Adams a family member said the lot was very steep and not much of an area to locate the house. No site visit was made.

* at the star on page 2 this paragraph should be added, Ryan Gadapee asked if the construction was near his line. His property is on the other side of lot#20-20-57 which surrounds the smaller lot and is owned by the Greenleafs, will not change their driveway.

Sincerely,

Shirley Warden

Shirley Warden, Secretary
Barnet Planning/Zoning Board

*Approved
as presented
8-10-21
Corrected in ink
on page 2.
SW*