

Those present in the conference room of the Barnet Fire Station, at 151 Bimson Drive, were Board Members, Benjamin Adams, Mark Bowen, Dakota Butterfield, Bruce Denio, Elizabeth Evans, Zachary Magione, Dennis McLam, and Trent Roy. Eric Skovsted had called to say he could not make the meeting. Others present were Zoning Administrative Officer, Shirley Warden; New Secretary for the Board. Dawn Holtz and Applicants, Jacob Stevenson and Angela Roy. Warden took the minutes as Holtz was newly appointed.

Chairman, Adams called the public hearing to order at 7:05 p. m. and read the notice as it was posted and as it appeared in the July 24&25, 2021 issue of THE CALEDONIAN RECORD and as follows:

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### 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 August 10, 2021 to consider the following application(s):

#23-21 from Jacob Stevenson & Angela Roy; lot #08-01-77 at 3454 Garland Hill for a woodshed. This requires setback from lot lines.

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.

Application # 23-21 from Jacob Stevenson & Angela Roy; Tax Map # 08-01-77 @ 3454 Garland Hill for a wood shed. This requires a waiver from lot line setbacks.

Warden had prepared an outline form to help the Board make the decision.

The Stevenson/ Roy lot is 13.72 acres; is in zoning district low density which requires a 25 foot setback from all property lines. The proposed shed will be 8 feet from two property lines. The required waiver will be for 17 feet.

Warden asked Mr. Stevenson & Ms. Roy to confirm the setback from the power line right of way. She explained she had done a site visit on August 6, 2021 and Mr. Stevenson had told her they had about 200 feet of electric pipe to the meter which is a few feet from the proposed shed. It was determined that the distance from the edge of the electric power line right of way would be about 163 feet. Stevenson & Roy confirmed the setback.

Evans said she had visited the site on August 10, 2021 and found the land to be very steep.

Warden suggested that the Board run through the five facts that must be met in Section 205.03 of the Barnet Zoning Bylaw for a waiver to be granted:

- A. the lot is very steep with little natural flat areas;
- B. for the shed to be useful this is the best site for it;

- C. the hard ship was not caused by the applicants;
- D. This type of structure which will not be visible to any of the abutting neighbors and will not change the neighborhood;
- E. the 17 foot setback waivers is the minimum required to offer relief and the least deviation from the Barnet Zoning Bylaw.

The decision: At the August 10, 2021 Public Hearing the Barnet Planning/Zoning Board took the following action: McLam moved to grant a 17 foot waiver to the two property lines that have an 8 foot setback. Finding all the facts found in Section 205.03 of the Barnet Zoning Bylaws are met; the whole lot is steep with very little flat area, not caused by the applicants and the shed will not affect the character of the neighborhood. Evans seconded, Adams rescued himself from the vote, the rest of the Board voted to approve the waiver.

Agenda item # 1 to appoint a Secretary for the Board, Bowen moved to appoint Dawn Holtz to a one year term as Secretary for the Board. McLam seconded and all vote yes.

The minutes for the July 13, 2021 meeting were approved with 2 corrections in ink on page 2. The notes for the July 19, 2021 site visit at the property of Michael & Jane Lawton were approved with the additions in ink.

Update on old cases: Butterfield explained the research she has done concerning the Lawton property. Warden said on this matter that she had returned the application for lack of information and a clear definition of their development. She also referred the matter to the State.

Paula Kitchel had called Warden to advise her that they had received the up grade for their sewage permit to add a toilet to the garage; were working with the State for a permit to fix the boathouse and the shoreline. She also said they are still working on plans for the second floor of the garage. Butterfield noted they had removed parts of their decks.

New business : Evans reported a webinar on August 18, 2021 that must be taken for the next round of planning grants, she has been working with Alision Low at NVDH. She also had a copy of Stowe's helipad bylaw. The grant are important for redoing the Town Plan in a couple of years.

Shirley Warden, Secretary  
Barnet Planning/Zoning Board

*Approved as presented  
Sept. 14, 2021*

*Dawn Holtz  
Secretary*