

## **Town of Barnet Planning Commission & Zoning Board Minutes**

**Public Hearing/Meeting Date & Time:** April 12, 2022. 7 PM

**Location:** Barnet Fire Station – 151 Bimson Drive, Barnet, VT. 05821

**Board Members Present:** Board Chair: Ben Adams, Vice Chair: Dennis McLam. Board Members: Bruce Denio, Trent Roy, Mark Bowen, Eric Skovsted, Zachary Mangione, Dakota Butterfield.

**Also present:** Shirley Warden – Barnet Zoning Administrative Officer, Board Clerk, Dawn Holtz.

**Members of the public present:** Natalie Kitchel & Ethan Sylvain of 2688 Roy Mountain Rd.

### **Minutes:**

- **Agenda #1 - Those present:** Chairman Adams called the hearing & meeting to order at 7pm with the above list of members of the board and listed members of the public present. It was noted that board member Elizabeth Evans would not be attending this month.
- **Public hearing for: Application #04-22 received on 2/16/22 from applicant(s) Harvey's Lake Bunker; % Natalie Kitchel at 2688 Roy Mountain Rd. to be considered under §205.03 and/or §422 of Barnet Zoning Bylaws, for setback from property lines, right of ways, or town highways.**
  - ❖ Adams, Bowen, and Butterfield asked applicants for clarification on application details. McLam asked if the proposed connector would be enclosed. Applicant passed a sketched photo around to help better explain the request. Skovsted asked applicants to also clarify setbacks. Discussion ensued about total square footage exceeding the allowable amount.
  - ❖ Adams and board members determined that another measurement was needed to be able to continue with approval of the applicants request.
  - ❖ Butterfield moved to recess the hearing to allow applicants to get the missing measurement. Denio seconded the motion, all approved, motion carried.
  - ❖ **Hearing recessed at 7:30 pm.**
- **Agenda #2- Edit/Approve March minutes:** No suggested edits. Bowen moved to approved March minutes as written, McLam seconded, all in favor, motion carried, March minutes approved as written.
- **Agenda #3 - New Business:**

- ❖ **Town Plan subcommittee updates** - Skovsted gave an update on town plan work and how they are accomplishing this task. Mangione has joined the subcommittee. Skovsted reviewed their next steps to continue working on the updates and involve Alison Low of NVDA to help with making changes/edits. Discussion ensued about opening language of town plan.
- ❖ **ROP Subcommittee updates** - Butterfield gave info and updates of ROP update work so far and suggested revisiting at next meeting to allow time for ZAO and board member reviews and suggested edits to be incorporated before a final draft is presented. Bowen asked to be able to clearly see the specific changes that have been made.
- ❖ **ZAO Updates** - Warden reviewed upcoming zoning application(s).
- **Agenda #4 - Old/Other Business** - Adams notified board that an appeal of the Lawton decision has been filed with the Environment Court by David Brody.
- **Agenda #5 - Correspondence** - Holtz notified board of email from Norwich Solar for a request to appear at May meeting, they are seeking preferred site designation from Planning Commission and Selectboard. Holtz also notified board that this is a project she is partnering with Norwich on for a solar array on property she manages. Board agreed to place Norwich Solar on the May agenda.
- **Reconvene Public Hearing** - Upon return of applicants, Bowen moved to reconvene the recessed hearing. Denio seconded, all agreed, motion carried.
  - ❖ **Hearing reconvened at 7:59 pm.**
  - ❖ Applicants returned and reported missing measurement(s). Discussion ensued. Board members calculated total square footage and determined applicants would need to remove 9 sq. feet to stay under allotted square footage for decking, bringing the total square footage down to 51 sq. ft. Discussion ensued. **Decision:** McLam motioned to grant the request for a 21' 4" waiver for balcony & staircase with the condition that nothing may be built under the balcony. In addition, applicants must remove the triangle piece from the garage side of the existing deck to make the maximum length of deck 29' 7". Total sq. footage of deck and balcony may not exceed 300 sq. feet. Bowen seconded the motion, all were in favor, motion carried, request approved.
- **Agenda #6 - Adjourn:** Chairman Adams asked if there was any other business to attend to, all stated no. Bowen moved to adjourn meeting, Denio seconded, and approved by a unanimous vote. **Meeting adjourned at 8:30 pm.**

*A true copy, 4/12/2022 Attest: Dawn Holtz, Board Clerk*