

Approved 6/14/22

Town of Barnet Planning Commission & Zoning Board Minutes

Public Hearing/Meeting Date & Time: May 10, 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, Zachary Mangione, Dakota Butterfield, and Elizabeth Evans.

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

Members of the public present: Michael Veriline of 190 Campers Lane Barnet, Vt. 05821 and Troy McBride of Norwich Solar - 15 Railroad Row, White River Junction, VT. 05001

Minutes:

- **Agenda #1 - Those present & roll call:** Chairman Adams initiated roll call and 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 Eric Skovsted would not be in attendance.
- **Public hearing for: Application #08-22 received on 3/31/2022 from applicant(s) Michael Veriline of Blue Sky Builders Inc. dba Cabins on Harveys Lake at 190 Campers Lane, Barnet, VT. to be considered under §402 of the Barnet Zoning Bylaws for back lot subdivision.**
 - ❖ Chairman Adams recused himself from the hearing as an abutting property owner of the applicant. Vice Chairman McLam took over proceedings.
 - ❖ McLam asked applicant for an overview of the application request. Mr. Veriline explained the request was for a back lot subdivision only and clarified there is no building yet and that all state permits are in place. Discussion and further questions ensued.

Decision: Bowen moved to approve the request to be considered under §402 of the Barnet zoning bylaws for a back lot subdivision. Mangione seconded the motion, all were in favor, motion carried. Back lot subdivision request unanimously approved. Chairman Adams abstained as an abutter.

- **Agenda #2- Edit/Approve April minutes:** Secretary Holtz stated that she forgot to include the April minutes in the paperwork so board unable to edit/approve. Bowen moved that Holtz provide copies to everyone and board can approve at June meeting, McLam seconded. All in favor, motion carried.

- **Agenda #3 - New Business:**

- ❖ **Norwich Solar** - Troy McBride of Norwich solar introduced and explained a potential solar array project at Milarepa Center, 1344 US Route 5 South, where secretary Holtz is executive director and involved in the project. McBride further explained he was present on behalf of the project to answer any questions and to request the Preferred Site Designation from Planning Commission as per Rule 5.103. 24 V.S.A. chapter 117. Evans asked if the array would be visible from the road, McBride said no. McBride stated they will also attend and seek designation from select board at their next meeting. Discussion ensued. **Decision:** Bowen moved for board to agree for Chairman Adams to sign the letter on behalf of the Planning Commission granting the request for Preferred Site Designation. Evans seconded the motion, all were in favor. Motion carried, request granted.
- ❖ **Town Plan subcommittee updates** - Evans gave an update on town plan work in progress. Warden suggested comparing bylaws with town plan to address crossover issues and potential loopholes. Discussion ensued.
- ❖ **ROP Subcommittee updates** - Butterfield solicited feedback on the final version that was sent out to all board members. Some members stated they had not had a chance to review final version. Discussion ensued. Mangione suggested to plan for a vote at the June meeting to allow all members to read/edit final version. All members agreed.
- ❖ **ZAO Updates** -
 1. Warden reviewed upcoming zoning application(s).
 2. Warden received notification of equipment modification work on cell towers on Tower Rd. Nothing for board to do at this time.
 3. Warden shared a cannabis webinar is available for board members to attend. Discussion ensued. Evans volunteered to attend with Warden and any other board members that are interested and gather info to share with remaining board members. All agreed.

- **Agenda #4 - Old/Other Business -**

- ❖ Adams stated there are no new updates at this time to share on the Brody/Lawton appeal.
- ❖ Butterfield announced she will be leaving the board at the end of her term in July and that will affect her sub-committee membership/work.
- ❖ Mangione & sub-committee members have all agreed they would like to request the board to consider Butterfield to remain on the town plan sub-committee as a citizen member as she has done a lot of work and is very helpful in this process. McLam asked

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Butterfield if she wanted to do this, she replied yes. Board agreed to add discussion/vote to the June agenda.

- ❖ Board agreed to have Butterfield post upcoming board vacancy and role description on FPF to solicit possible new board members.
- **Agenda #5 - Correspondence** - Holtz notified board of open meeting statutes when using email.
- **Agenda #6 - Adjourn:** Chairman Adams asked if there was any other business to attend to, all stated no. Bowen moved to adjourn meeting, Roy seconded, approved by a unanimous vote. **Meeting adjourned at 8:20 pm.**

A true copy, 5/10/2022 Attest: Dawn Holtz, Board Clerk