

Approved 8/10/2022

Town of Barnet Planning Commission & Zoning Board Minutes

Public Hearing/Meeting Date & Time: July 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, Zachary Mangione, Eric Skovsted, and Elizabeth Evans, Mark Bowen, and Secretary: Dawn Holtz.

Also present: Shirley Warden – Barnet Zoning Administrative Officer

Members of the public present: Ryan Hale, Melvin Hale, and Shane Stevenson.

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.
- **Public hearing for: Application #28-22 received on 6/18/2022 from applicant(s) Ryan Hale of 9 Juniper Lane, Kensington, NH. 03833 for approval of a shed on a class 4 town road, §402 of the Barnet Zoning bylaws - Tower Rd property, tax map ID #05/02/29.**
 - ❖ Chairman Adams and board member Bowen verified with applicant that due to location on a class 4 road, no emergency and/or fire services would be available for this structure/location. Applicant stated he is aware of this.
 - ❖ Warden noted a slight discrepancy on tax map vs applicant's drawing on application. Warden, Adams, and applicant verified property lines and setbacks and amended application to properly depict location of request.
 - ❖ Denio recused himself as he is an abutting property owner.
 - ❖ It was noted that the application meets all requirements of §402 of the bylaws, no conditions were set, and there will not be undue adverse effects on existing or planned community facilities, the character of the area, traffic & roads in the vicinity, and on any renewable energy resources.

Decision: Based upon application meeting all requirements of §402 of the bylaws, no conditions were set, and it was found there will not be undue adverse effects on existing or planned community facilities, the character of the area, traffic & roads in the vicinity, and on any renewable energy resources, and applicant's acknowledgement of no emergency services being available at the location, McLam motioned to approve the request for a shed on a class 4 town road, §402 of the Barnet Zoning bylaws - Tower Rd property, tax map ID #05/02/29. Evans seconded the motion, all were in favor, motion carried. Denio did not vote as he recused himself as an abutting property owner.

- **Agenda #1- Organization of Board:** Adams stated select board approved and appointed previous board recommendations of renewing McLam's term and appointing Holtz as board member to fill vacancy. McLam motioned to keep the board organized as is with Adams as chairman and McLam as vice-chairman and Holtz serving as both a board member and board secretary. Evans seconded the motion. All in favor, motion carried.

- **Agenda #2- Edit/Approve June minutes:** Bowen asked for clarification on the ROP item on June minutes. Discussion ensued. Adams moved to accept June minutes, McLam seconded. All in favor, motion carried.
- **Appearance by Shane Stevenson:** Stevenson appeared before board to discuss a notice of violation received of §415 J. (signage on utility poles) of the Barnet Zoning Bylaws while performing work for a customer. Stevenson requested to know how many other violations for this have been sent out because he sees signs on utility poles all over town and feels that his customer was singled out. Stevenson also wanted to discuss how to make sure all people in violation of this are notified equally. Discussion ensued. Board agreed to post info on local public media to make all aware that hanging signs on utility poles is a violation of the Barnet Zoning Bylaw, §415 J. Skovested noted that it was not a singling out of Stevenson's customer, it just happened to be a sign that was noticed by the ZAO while driving.
- **Agenda #3 - New Business:**
 - ❖ **Planning Commission review of town goals -** Skovested gave updates on sub-committee's work on town plan. Board reviewed town plan goals together as planned at previous meeting. Discussion ensued. Edits were made and sub-committee will meet again in September to continue editing work.
 - ❖ **ROP Update -** Adams stated that ROPs have been sent to town lawyer for review before finalizing. Bowen discussed clarification of conflict of interest policy and noted a possible typo in Article 3, item G. Discussion ensued. All members agreed to send lawyer Bowen's edit of ROPs to be sure correct statute is cited.
 - ❖ **ZAO Updates -** Warden shared St. Johnsbury's notice of amendment of bylaws and recommended board review for ideas. Warden also shared notification of dates of upcoming VLCT town fair in October.
- **Agenda #4 - Old/Other Business -**
 - ❖ Bowen reviewed AirBnb info he had sent to board members and recommended that it be considered for future zoning bylaw updates.
- **Agenda #5 - Correspondence -** Holtz shared info on state's new Permit Navigator Tool and notified board trainings are available for help with state permits. Board agreed this tool would be good to have on town website for those engaging in building projects. Holtz will work with town clerk to get this on website. Holtz also noted that state is recommending town zoning boards use bylaw updates as a means to regulate AirBnbs to curb housing shortages, etc.
- **Agenda #6 - Adjourn:** Chairman Adams asked if there was any other business to attend to, all stated no. Evans motioned to adjourn meeting, Denio seconded, approved by a unanimous vote. **Meeting adjourned at 8:55 pm.**

A true copy, 7/12/22 Attest: Dawn Holtz, Board Clerk