

Approved 2/14/23

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

**Meeting Date & Time:** January 10, 2023. 7 PM

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

**Board Members Present:** Ben Adams, Dennis McLam, Elizabeth Evans, Zachary Mangione, Bruce Denio, Eric Skovetsed, Mark Bowen, and Dawn Holtz. **Not present:** Trent Roy.

**Also present:** Shirley Warden – Barnet Zoning Administrative Officer

**Members of the public present:** Christian Chute, Louis & Melissa Bushey, Mike & Diane Caccavo, Jan Sherman, Wayne Berge, and Shane Stevenson.

**Hearing/Meeting Minutes:** Adams called the hearing and meeting to order at 7:02 pm with the above listed present.

- **Public Hearing: Application #01-23 received on 12/10/2022 from applicant(s) Louis & Melissa Bushey of 750 Harvey Mountain Rd. Barnet, VT. 05821 to be considered under §420, including subsections §420.01, §420.02, §420.03, of the Barnet Zoning bylaws for subdivision of small lots.**  
Adams read aloud hearing warning and hearing procedures and then invited applicant, Louis & Melissa Bushey, to present application request. Mr. Bushey explained overview of subdivision of small lots and pointed out the lots on corresponding map. Evans verified the release of ownership of one lot to the Johnson Pourover Trust. Applicant verified and made board aware of a deed restriction by the state's environmental agency on lot #1 which does not allow any building on the lot due to wastewater provisions. Bowen asked for clarification of each lot location on the map. Adams asked if there were any further questions or comments from the board about the application, all replied none. Adams then invited members of the public/interested persons to present any concerns, issues, etc. Mike Caccavo read aloud and submitted a letter of concern of potential effects on his property and a potential discrepancy in the property boundary line with his property according to a survey he had done years ago. Mr. Caccavo further stated that he does not have any issue with the subdivision but wanted his concerns on record. Secretary Holtz admitted Mr. Caccavo's letter into the record. Discussion ensued. Adams asked if there were any other persons who wished to speak. Wayne Berge asked if a decision can be made with a potential concern of a boundary line discrepancy. It was determined that the boundary concern has no impact and is not relevant to the decision before the board and Mr. Caccavo's concerns are on record and will be filed and available as needed. Adams asked if there were any other questions, comments, concerns. As there were none, the board moved forward with the findings of facts/conditions.

**Motion/Vote/Decision:** Based on the following findings of fact/conditions Evans motioned to approve the application request. McLam seconded the motion, and a unanimous vote followed for subdivision of small lots under §420, including subsections §420.01, §420.02, §420.03, of the Barnet Zoning bylaws:

1. Area "A" on the corresponding map will be combined with parcel id #21-20-8.01 in order to create a conforming lot and will include ownership of Slayton Lane up to Harvey Mountain Rd.

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2. Lot #1 on the corresponding map is a non-conforming lot that has deed restrictions in place by the State of Vermont Environmental Agency restricting any building on the lot due to wastewater provisions.
3. Lot #2 on the corresponding map is a conforming lot at 4.01 acres.

### **Regular Meeting:**

- **Agenda #1 - New/proposed agenda items:** Adams asked if there were any new/proposed agenda items. It was noted there were none.
- **Agenda #2 - Edit/Approve December minutes:** It was noted that board members did not receive a draft copy and will review and approve at February's meeting.
- **Agenda #3 - New Business:**
  - A. ZAO Updates - Warden shared ZAO annual report and 4th quarter report of fees collected. Warden also shared a newspaper article about the handling of short term rentals by another town's zoning board for reference. Discussion ensued.
- **Agenda #4 - Continuing/Other Business -**
  - A. Town plan goal review - Skovested gave updates on continued town plan editing work.
- **Agenda #5- Correspondence -** Holtz shared email notifications of Act 250 status of a previous permit. No further action from the board is required at this time.
- **Agenda #6 - Adjourn:** Adams asked if there was any other business to attend to, all stated no.  
**Vote/Decision:** Bowen motioned to adjourn, Evans seconded. Adjournment approved by a unanimous vote. Meeting adjourned at 8:15 pm.

*A true copy, 1/10/23 Attest: Dawn Holtz, Board Clerk*