

Town of Barnet Planning Commission & Zoning Board Minutes

Meeting Date & Time: July 11, 2023. 7 PM

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

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

Also present: Shirley Warden – Barnet Zoning Administrative Officer

Members of the public present: William Graves, Rachel Kittredge.

Hearing/Meeting Minutes: Adams called the scheduled hearing/meeting to order at 7 pm with the above listed present. Adams read scheduled hearings aloud and began proceedings:

Public Hearing(s) Minutes:

Application #26-23 received on 06/08/2023 from applicant(s) Douglas Chagnon Trust of 123 Miller Lane, PVT Barnet, VT. 05821, tax map #21-20-13 for a variance from required setbacks to construct a garage - to be considered under Section 205.03 of the Barnet Zoning bylaws for setback from property lines, edge of right of ways, or town highways.

- Mr. Graves stated he was attending on behalf of the applicants.
- Adams asked for clarification of application request. Mr. Graves gave an overview of the property, the garage that is being proposed, and why a variance/waiver was being requested. Adams asked and confirmed the lot is a backlot. Discussion ensued.
- It was noted no abutting property owners were present.
- Holtz shared a concern from abutter, Matt Murphy, who was unable to attend meeting but previously spoke with Zoning Officer Warden and called and left a voice message with Holtz on Friday July 7th at 9:43am, stating that he does not have a problem with the application but wanted to be sure it was noted that water runoff is addressed as it would likely have adverse effects on his property.
- It was also noted that the applicant would need to secure any/all required state shoreline protection permits.

Motion: Based upon the following findings lifted below, Adams moved to approve the request for proposed garage location and a variance from required setbacks with the conditions that **1.** required shoreline protection permits are in place and **2.** abutter, Mr. Murphy's concerns are addressed; considered under §205.03 of the zoning bylaws. McLam seconded the motion. All were in favor.

Findings of Fact:

- Unique conditions of property - the small size of the lot, it is a back lot, no road/water frontage present, and the shape/narrowness of the property.

- Because of these conditions a variance is needed.
- An unnecessary hardship has not been created by applicant.
- Variance will not alter the character of the neighborhood, §402 required right of ways.
- Variance will afford minimum relief and be least deviation from zoning bylaws.

Conditions:

- All required state shoreline permits are in place.
- Abutter, Mr. Murphy's concerns for water runoff onto his property are adequately addressed.

Decision: Based on the following findings of fact and conditions set forth, the board unanimously approves the request for a variance from setbacks for application #26-23 considered under §205.03 of the Barnet Zoning Bylaws.

Regular Meeting Minutes:

- **Agenda #1 - New/Proposed agenda items-** Election of board officers was added to agenda.
- **Agenda #2 - Edit/Approve April minutes -** Warden stated she felt there was a discrepancy in the minutes, discussion ensued. Bowen motioned to approve minutes as written. Adams seconded. All were in favor. June minutes approved as written.
- **Agenda #3- New Business -**
 - A. Warden stated she had nothing at this time and was leaving early due to family in town.
 - B. Admas invited Ms. Kittredge to state why she was present. Ms. Kittredge stated she was present to bring concerns forward about a proposed park-and-ride on Bimson Dr. Holtz and Bowen let Ms. Kittredge know that the Barnet Zoning Board cannot take any action on anything without an application before the board and this is not in the board's jurisdiction. Bowen and Admas directed Ms. Kittredge to attend a selectboard meeting as they are open to the public and bring all concerns to them either in person and/or via a written statement.
- **Agenda #4 - Continuing/Other Business:**
 - A. Election of board officers: It was noted that new officers need to be elected. **Motion:** Adams motioned to elect McLam as Board Chair, Adams as Vice-Chair, and Holtz as Interim Secretary (until a replacement can be found) for a term of 1 year. Bowen seconded. All were in favor, motion carried. **Decision:** McLam will serve as board chair, Adams as vice-chair, and Holtz as interim secretary for a term of 1-year.
 - B. Holtz shared info sent from Evans via email regarding status of town plan. All work has been completed, final drafts are available via town clerk, and public meeting has been warned.
 - C. Bowen stated that it should be noted to recognize and thank Evans and Skovsted for their hard work and dedication on the town plan amendment work. All agreed.
- **Agenda #5 - Correspondence -** None.
- **Agenda #6 - Adjourn-** Adams asked if there was any other business, all stated no. Bowen motioned to adjourn meeting. Holtz seconded, all were in favor. Meeting adjourned at 7:40pm.

A true copy, 7/11/23 - Attest: Dawn Holtz, Board Clerk