

FINAL MINUTES 03/12/2024

Town of Barnet Planning Commission & Zoning Board (Board) Meeting Minutes

Meeting Date & Time: February 13, 2024 at 7 p.m.

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

Board Members Present: Benjamin Adams, Bruce Denio, Dawn Holtz, Zachary Mangione, Dennis McLam, Trent Roy, Eric Skovsted, Susan Sinclair, and Jacob Stevenson

Also Present: Shirley Warden – Barnet Zoning Administrative Officer

Members of the Public Present: Matt Stark, Alexandra Stauton

Public Hearing(s) Minutes:

Application #01-24 received on January 9, 2024 from applicant(s) Alexandra Stanton Life Estate of 967 Morrison Hill/Lot #08-01-02 and landowners Matthew and Karen Stark of 995 Morrison Hill Road/Lot #08-01-03, §§402 and 420.02 of the Barnet Zoning Bylaws for an undersized back lot boundary adjustment.

- No abutters were present at the meeting.
- McLam asked the applicant and landowner to further explain the request.
- The Board and Warden discussed the permit request and applicable Zoning Bylaws.

Motion: Based upon the following findings listed below, Adams moved to approve the application based on the condition that boundary for Lot #08-01-02 be adjusted to include the .3 acre lot conveyed from Lot #08-01-03. Holtz seconded the motion. All voting members present approved the motion.

Findings of Fact:

- Barnet Zoning Bylaw §420.02 requires a zoning permit for any lot less than the minimum requirement before being conveyed to an abutting landowner.
- Land conveyance under the permit *will not* have an undue adverse effect on the capacity of the existing community facilities or the character of the area.
- Land conveyance under the permit *will not* have an undue adverse effect on the traffic or roads in the vicinity.
- Land conveyance *will not* have an undue adverse effect on the utilization of renewable energy resources.
- No further conditions are required for issuing the zoning permit.

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Decision: Based on the above findings of fact, the Board unanimously approved application #01-24 permitting Alexandra Stanton Life Estate of 967 Morrison Hill/Lot #08-01-02 to extend the lot boundary to include a .3 acre parcel conveyed from Matthew and Karen Stark of 995 Morrison Hill Road/Lot #08-01-03 allowed under §§402 and 420.02 of the Barnet Zoning Bylaws.

Regular Meeting Minutes: McLam called the scheduled meeting to order at 7:00 p.m.

- Agenda #1 - New/Proposed Agenda Items: None.
- Agenda #2 - Edit/Approve January Minutes: McLam motioned to approve minutes as written. Holtz seconded, all present were in favor.
- Agenda #3 - New Business/Zoning Administrative Officer Update:
 - Warden informed the Board that several training programs sponsored by the Vermont League of Cities and Towns were available to Board members.
- Agenda #4 - Continuing/Other Business:
 - Town Plan: Sinclair informed the Committee copies of the approved Town Plan will be provided to the Board and Warden as soon as they are available. She also noted that the Northeastern Vermont Development Association (NVDA) Town Plan Approval Committee requests a hearing to recommend an approval from the full board of the NVDA. Sinclair agreed to coordinate with NVDA to schedule the meeting.
 - ByLaws: The Board and Warden revisited the work needed to amend the By-Laws. Each Board member and Warden agreed to prepare suggested amendments to discuss at the next scheduled Board Meeting.
- Agenda #5 - Correspondence:
 - The Board reviewed and discussed an informational email Sinclair received related to Harvey's Lake. Warden provided additional context about the email. All agreed the Board was not required to take action at this time.
- Agenda #6 - Adjourn: McLam asked if there was any further business before the Board; all present agreed there was none. McLam motioned to adjourn the meeting. Holtz seconded; all present were in favor. Meeting adjourned at 7:30 p.m.

Draft submitted February 22, 2024 by:



Susan Sinclair

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Planning Commission and Zoning Board Secretary