

FINAL MINUTES 06/11/2024

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

Meeting Date & Time: May 14, 2024

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

Board Members Present: Benjamin Adams, Bruce Denio, Zachary Mangione, Dennis McLam, Trent Roy, Susan Sinclair, and Jacob Stevenson. All attended in person.

Also Present: Shirley Warden – Barnet Zoning Administrative Officer

Members of the Public Present: Scott Robie, Arthur F. Roy, Jr., Debra Roy, Brice Simon, David Stevenson, and Sheryl Whitehill

Public Hearing Minutes:

- Roll Call: Chairman McLam called the meeting to order at 7:00 p.m. and initiated a roll call of Board members present.
- **Hearing: Application #07-24 received on April 16, 2024 from applicant Sheryl Whitehill of 96 Smith Road Pvt for a residential mudroom and garage. The application will be reviewed under §402 Required Frontage on, or Access to, Public Roads or Public Waters of the Zoning Bylaws of Barnet, VT.**
 - McLam read the hearing warning and procedures and discussed the application request. He asked Whitehill if his summary was correct and if they wished to present further clarification or additional information to the Board. Whitehill confirmed McLam's reading was correct and complete.
 - Discussion ensued.
- **Motion/Vote/Decision:** Based on the information provided by the application and the Board's discussion, Adams made a motion to approve the permit application. Denio seconded. The Board unanimously voted in favor of the motion.

Appeal Hearing Minutes:

- **Hearing: Three appeals submitted by Nicholas Lizotte of 279 Shoreline Drive related to (1) Denial of permit application #04-24 for 279 Shoreline Drive as the applicant claims the lots are served by off-lot water and the proposal meets the requirements for subdivision, and (2) Notice of Violations issued July 26, 2023 and November 30, 2023**

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as the applicant claims there is no evidence the landowner was contacted on either occasion

- Lizotte was unavailable to attend the meeting.
- Simon, attorney for A. and D. Roy, adjoining property owners, informed the Board that the Roys claim “interested persons” status under the Barnet Zoning Bylaws based on Lizotte’s permit application. He noted his clients disagree with N. Lizotte’s assertion the proposed new lot of the subdivision has off-lot water and right-of-way access to the back portion of the property.
- **Motion/Vote/Decision:** The Board agreed to defer the appeals hearing until the next regularly scheduled meeting. Denio made a motion to defer the meeting. Adams seconded. The Board unanimously voted in favor of the motion.

Regular Meeting Minutes:

- Agenda #1 - New/Proposed Agenda Items: Sinclair noted the conference room at Barnet Fire & Rescue is not available for the Board’s regularly scheduled August meeting. The Board agreed to change the August meeting date to August 6th, 2024 at 7pm. Sinclair agreed to contact the Town Clerk to reserve the conference room for the new date.
- Agenda #2 - Edit/Approve April minutes: Adams motioned to approve minutes as written. Stevenson seconded, all present were in favor.
- Agenda #3 - New Business/Zoning Administrative Officer Update:
 - Warden updated the Board regarding the Liberty/Brown application and noted that the Town of Barnet’s attorney will be following up with Liberty/Brown’s attorney for a status update
 - Warden informed the Board that the Northeastern Vermont Development Association is preparing for FEMA’s new floodplain maps and has suggested updates to the bylaws that may apply as a result of the updated maps.
- Agenda #4 - Continuing/Other Business:
 - Warden informed the Board that Vermont Statute §4448 requires that a town’s planning commission appoint a deputy zoning administrative officer and clearly identify the authority of the position. In the event the Town wants to hire a deputy to support her transition out of her Zoning Administrative Officer role, the Board will have to create an acting or assistant zoning administrative officer role and seek approval of the SelectBoard. Ms. Warden is reviewing a draft job description and will provide updates to Sinclair.
 - Warden discussed upcoming permit applications that may be heard before the Board.

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- Agenda #5 - Correspondence:
 - No discussion.
- 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; all present were in favor. Meeting adjourned at 8:10 p.m.

Approved minutes submitted June 11, 2024, by:



Susan Sinclair
Planning Commission and Zoning Board Secretary