

DRAFT MINUTES 11-FEB-2025

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

Meeting Date & Time: February 11, 2025

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

Board Members Present: Benjamin Adams, Dan Deatruck, Zach Mangione, Dennis McLam, Trent Roy, Susan Sinclair, Eric Skovsted, Jake Stevenson. All attended in person.

Also Present: Shirley Warden, Zoning Administrative Officer.

Members of the Public Present: George Coppenrath, Richard Downer, Dennis Marquise, Arthur Roy, Arthur Roy, Jr. and Debra Roy attended in person. Brice Simon attended via video-conference.

Chairman McLam called the meeting to order at 7:00 p.m and informed all attendees that the meeting was being recorded as required for Vermont's meeting laws.

Public Hearing Minutes:

Application 01-25 submitted by George & Susan Coppenrath requesting a conditional use for a retaining wall at 457 West Main Street, Barnet VT (Tax Map Lot #20-21-28). The application is to be reviewed under Zoning Bylaw § 413.04 (flood hazard regulations/development review in hazard areas.)

McLam asked Coppenrath to explain his request for a conditional use. He reported that the retaining wall referenced in the application was damaged during the July, 2024 floods noting that the wall is directly next to the dam at Harvey's Lake. He explained that the repairs to the retaining wall, while not within the guidelines for the current flood hazard regulations, are imperative for the ongoing protection of the dam and Harvey's Lake. Downer confirmed the importance of the retaining wall to the lake and the dam.

The Board, Coppenrath and Downer discussed the nature of the repairs, including the width and placement of the retaining wall. Coppenrath confirmed that the plans had been drawn up by a general contractor and have been approved by both the State of Vermont and the Town of Barnet's Dam Committee (of which he is a member.) Warden confirmed that the plans have been reviewed by Sacha Pealer, Floodplain Manager with the State of Vermont who commented that the plans fall within the minimum development standards in the ByLaws under 413.06 (B.)

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Motion/Vote/Decision:

- Adams made a motion to approve the application for conditional use with the following conditions:
 - The repairs to the retaining wall must be as close as possible to the size and orientation of the original wall; and
 - The new wall does not impede the surrounding areas any more than the prior wall.
- Denio seconded the motion.
- All in attendance voted in favor.

Application 02-25 submitted by landowner Nancy Behrens and agent Richard Downer requesting to replace a damaged trailer & rotted deck at 944 Roy Mountain Road, Barnet VT (Tax Map Lot #777-051). The application is to be reviewed under Zoning Bylaw § 422 (shoreland regulations) for setback from property lines, rights of ways or Town highways.

Downer informed the Board that he represents his sister, Nancy Behrens, and explained the plans to replace the trailer and deck located at Roy's Campground. He confirmed that the placement of the new structure will be the same as the prior one, however, it's slightly longer.

The Board, Downer Brice, and Warden discussed shoreland regulations and the setbacks of the new structure. Warden informed Downer that approvals/permits from the State of Vermont are required in addition to the Town of Barnet's zoning permits.

Motion/Vote/Decision:

- Adams recused himself from the decision as he is an abutting property owner.
- Denio made a motion to approve the application with the following conditions:
 - State of Vermont permits/approvals under state shoreland regulations and other applicable agencies are secured; and
 - The replacement structure is no closer to Harvey's Lake than the existing structure.
- Stephenson seconded the motion.
- All in attendance, other than Adams, voted in favor.

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Regular Meeting Minutes:

- Agenda #1 - Edit/Approve January minutes:
 - Adams made a motion to accept the minutes as written. All voted in favor.
- Agenda #2 - New/Proposed Agenda Items:
 - At approximately 7:45 p.m., Adams made a motion to enter into Executive Session to discuss the appointment of a Zoning Administrative Officer.
 - Roy seconded the motion.
 - The Board exited Executive Session and returned to the public meeting at approximately 8:05 p.m. after a motion was made by Adams and seconded by Denio.
 - Skovsted made a motion to nominate Dennis Marquise as the Town of Barnet's Zoning Administrative Officer upon Warden's retirement.
 - Adams seconded the motion.
 - All voted in favor.
 - McLam agreed to nominate Marquise to the Selectboard at the next available meeting.
- Agenda #3 - New Business/Zoning Administrative Officer Update:
 - Warden advised that the Town of St. Johnsbury announced a public hearing to discuss proposed updates to its Town Plan.
- Agenda #4 - Continuing/Other Business:
 - No discussion.
- 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. He motioned to adjourn the meeting; all present were in favor. Meeting adjourned at 8:15 p.m.

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Draft submitted March 7, 2025, by:



Susan Sinclair

Planning Commission and Zoning Board Secretary