

FINAL MINUTES 8 April-2025

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

Meeting Date & Time: April 8, 2025

Location: Town Hall – 154 Church Street, Barnet, VT 05821.

Board Members Present: Benjamin Adams, Bruce Denio, Jacob Stevenson, Dan Deatruck, Eric Skovsted, Susan Sinclair, and All attended in person.

Also Present: Shirley Warden and Dennis Marquise Zoning Administrative Officer

Members of the Public Present: None.

Acting Chairman Benjamin Adams 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.

There was some mention that the Planning Commission may not need to record its meeting, but it does need to record any hearings held by the Zoning Board

Regular Meeting Minutes:

- **Agenda #1** - Edit/Approve March 2025 minutes: Eric Skovsted made a motion to accept the minutes as amended, it was seconded by Dan Deatruck. All voted in favor.
- **Agenda #2** - New/Proposed Agenda Items: There was a discussion about notices to abutters for run-of-the mill zoning permits. Marquise stated that this seems to be unique to Barnet as other towns do not require mailed notice to abutters for every permit issued. He said it is costly and does not believe it is required by Vermont law. He acknowledged, it is required in the Barnet Zoning Bylaws. The public, including abutters, receive notice of a permit through two means:
 1. The permits are posted in three places in town, and
 2. Each applicant is given a large, colorized poster (this is new) indicating that a zoning permit has been issued. The poster is posted for 15 days and visible from a public road or right of way. He said written notice to an abutter is required if the matter is brought to the Board for its consideration

Shirley Warden dissented and wondered how people who live out of state would know that a neighbor submitted a zoning application and received a permit.

- **Agenda #3** - New Business/Zoning Administrative Officer Update: Marquise stated that he has issued three permits (and sent a copy of each permit to all abutters) and there are another 3 new applications that need consideration and possible issuance.

The town did receive a notice of appeal for a permit issued by the prior Zoning Administrator and Marquise will review and schedule the appeal to be heard by the Board at the next meeting.

There was a prolonged discussion led by Eric Skovsted about what Barnet can do from a land use perspective to attract more families to town. Dan Deatrick agreed that perhaps we should determine ways to allow for more development in town.

Warden and Marquise pointed out that without centralized water and/or sewer, it is difficult to develop on small lots. The state is partially the driver of lot size because of setbacks between the water sources and leach fields.

- **Agenda #4** - Continuing/Other Business: None

- **Agenda #5** - Correspondence: A letter was received from Grace Gershuny who inquired about the status of the zoning bylaw changes.

Barnet also received a notice that Groton has completed its town plan.

- **Agenda #6** - Adjourn: Adams 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 8:40 p.m.

Draft submitted April 8, 2025, by: Dennis Marquise