

APPROVED MINUTES July 8, 2025

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

Meeting Date & Time: July 8, 2025, at 7 PM

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

Board Members Present: Dennis McLam, Benjamin Adams, Dan Deatruck, Bruce Denio, Jacob Stevenson, Susan Sinclair and Zachary Mangione

Also Present: Dennis Marquise Zoning Administrative Officer (ZA)

Members of the Public Present: Josh Burke, David May, Emily May, Karen Kotecki, Neil Glassman, and Carrie Dunbar

Chairman Dennis McLam called the meeting to order at 7:00 p.m. The meeting was recorded. Two members were not present.

Hearing

Application 2025-25 by NEKCV Broadband seeking site plan and conditional use approval to install an equipment cabinet along West Barnet Road on the property of the Caledonia Cooperative School District in the Rural Residential Zone. 163 Kid Row, Tax Map # 0009-02-41.

Karen Kotecki appeared on behalf of the applicant and explained they want to install a utility cabinet for fiber internet on the elementary school property. She said they moved the location of the pad/cabinet from its originally proposed location to meet the setbacks and to an area that made more sense than what was originally proposed. She referred to the revised site plan drawings and said that the structure meets all the applicable setbacks for the districts.

She said the most noise that is emitted from this structure is a fan that is barely audible. There will be space on the pad for a generator... one that would be placed and used during outages or possibly a permanent arrangement but that would only run during times of an outage.

The pad's location would be located about 45 feet from the pull off to access these utility cabinets.

A neighbor, Carrie Dunbar, expressed concern about the potential noise but seemed satisfied with the answers provided by the Applicant.

The Board thought it would be appropriate for the applicant to come back to the Board for approval if the Applicant decides to place a permanent generator at the site.

A motion was made by Ben Adams to approve the application, seconded by Bruce Denio and all voted in favor of approving the application.

Application 2025-26 by Kevin Drake (Applicant)/ John Hatley (Owner) seeking site plan and conditional use approval to operate a Tier 3 Cannabis manufacturing facility within the two existing buildings on site. This property is on the line between the Village and Agricultural districts. 4434 US Route 5. Tax Map # 0024-01-60.

The Zoning Administrator advised that this application had been withdrawn.

Regular Meeting

- **Agenda #1** - Edit/Approve June 10, 2025, minutes: A made a motion to accept the minutes as written and it was seconded and accepted by unanimous consent.

- **Agenda #2** – Other Business Agenda Item: The May's raised an issue about on -going setback dispute between them and their neighbor, Josh Burke. The Zoning Administrator and Ben Adams advised that they could talk generically about setbacks as it relates to the rewrite of the zoning ordinance, but this was not the forum to discuss particulars of the issue with which they are dealing. The Zoning Administrator said that each side has indicated that the other side is not talking to one another and the ZA suggested this may be a perfect opportunity to hash out their issues outside. They left and were seen talking in the parking lot.

Ben Adams said that the PC/ZBA needs to re-elect officers. After some discussion it was voted to leave the current officers in place, i.e. Dennis McLam chair, Ben Adams vice-chair, and Susan Sinclair secretary. Zach Mangione acknowledged that he has missed meetings and offered to resign if the board saw that as a hindrance. Ben Adams assured him that it has not been problematic to date.

- **Agenda #3** - Continuing/Other Business: There was a discussion about the rewrite of the Zoning Ordinance. It was reiterated that the ZA would provide the information for the rewrite, but the ZA wanted feedback from the Board as to what it wants to see changed in the rewrite.

The ZA said that the Board should consider the following rewrites:

- the subdivision portion of regulations need substantial work,

- that the ADU provisions need to come into compliance with state law, (the recent Gershuny decision was discussed briefly and ZA advised that he has issued the permit for that ADU pursuant to the court's order to issue it),
- smaller lots may need a different setback formula,
- the Board should consider an expanded exemption list,
- meet state housing mandates,
- adoption of a model flood ordinance and river corridor protection bylaw. The model was sent to the Board members, but Ben said they should all read it to understand the implications and what adopting or not adopting it means as far as money from FEMA and the state of Vermont if a flood occurs. The ZA offered to have a flood plain manager appear before the Board to explain it.
- Include a specific waiver section as the Board should not be approving variances.

Board members provided this input:

- Zachary Mangione offered a chart that shows the allowed uses for each zone and thought that it may be a good model to use in the rewrite so that people can easily understand it.
- Previously, there was a mention to address barns and churches as wedding venues. Many felt that they did not want to change setbacks.
- There was also some discussion about a registration system for short-term rentals. The ZA said the most important thing is to make sure that these rentals comply with state law and maybe some other minor regulations to ensure that they do not become venues for large parties or are over-occupied.
- There was mention of increasing the size of exempt accessory structures.

Dan Dietrick offered to work with the ZA to push the rewrite along.

● **Agenda #5** - Correspondence: NONE

● **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 around 8:30.

Draft submitted July 10, 2025, by: Dennis Marquise