

## **FINAL MINUTES August 12, 2025**

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

**Meeting Date & Time:** Augst 12, 2025, at 7 PM

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

**Board Members Present:** Dennis McLam, Dan Deatrck, Jacob Stevenson, Susan Sinclair, Zachary Mangione, Eric Skovsted, and Trent Roy,

**Also Present:** Dennis Marquise Zoning Administrative Officer (ZA)

**Members of the Public Present:** Josh Burke, David May, Mark Fuller, Charles Somers, Daniel Ehlers, Warren Dow

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

#### **Hearing**

**Application 2025-32 by David May seeking a setback variance for a travel trailer on his property located at 1637 US Route 5 in the Village District zone.**

David May asked the Board for a variance so that he could park his travel trailer close to the neighbor's property. The requirement by ordinance is a setback of 6 feet...he proposes to park it so that it is 2.5 feet to the property line at the nearest point. This issue is in part due to the location of a power pole that services the neighbor's property, making it difficult to fully utilize his property to evenly park the trailer. The neighbor, Josh Burke, was present, and he was in agreement with this setback waiver.

The Board voted to close the hearing and enter private deliberations.

**Application 2025-33 by Charles Somers seeking conditional use and site plan approval for the development of a four-building, 5520 square foot mini-storage warehouse facility located at 219 Garland Hill Road in the AG and RR zones.**

Charles Somers described his proposed project to develop a mini storage warehouse facility. He said it would be in four buildings but acknowledged there is a possibility the buildings may be smaller in size than what he is asking. He has asked for the maximum so that if he downsizes the project, he will not have to come back before the Board. He intends to fence the property and install security cameras to protect the facility. He also indicated that he would close the facility early evening. He indicated that the property does not require water or sewer, and electricity is available to light the facility.

The Board voted to close the hearing and enter private deliberations.

**Application 2025-34 by Warren Dow and Lauren Bertolini-Dow seeking a setback variance for a proposed fence over 6 feet in height along a portion of the neighbor's boundary. The Applicant's property is located at 160 Brook Hill Road in the RR district.**

The Applicant explained some of the history he has had with his neighbor, Daniel Ehlers. He explained that the neighbor has built several structures on his (Ehlers) property that do not meet the setback and contravene the zoning ordinance, and he was asking for a fence 12 feet in height so that his view from his porch blocked the view to his neighbor's property.

The Applicant wanted this fence to find some peace from a neighbor that in his mind has been harassing he and his family for years.

Mark Fuller chimed in saying he was opposed to a fence along his property line with the Applicant as he had some drainage issues on their common boundary and was upset that trees had been cut on his property. Once he learned from the Applicant that the fence will not extend along the common boundary with Fuller, Fuller left the meeting.

The Applicant also said that the noise coming from the chickens and roosters that Ehlers now houses in the existing but apparently unpermitted shed which may violate the town setback requirements creates unwelcome noise that he hopes this fence to mitigate.

The Applicant described the restraining order he has against his neighbor and elaborated a bit on many instances where he and the neighbor had conflict.

Daniel Ehlers disputed many of the allegations made by the Applicant and made allegations of his own.

The Board tried to keep the meeting focused on the issue at hand but there was a vitriol back and forth between the Applicant and Ehlers that finally ended when the board voted to close the hearing and go into private deliberations.

**Application 2025-35 by Calvin Willard of 1199 Goss Hill Road to appeal a decision of the Zoning Administrator which denied Applicant's request for a subdivision which would have created a non-conforming lot. The property is in the AG district.**

No one appeared to present this application to the Board. The Zoning Administrator said that the realtor Tim Scott and the owner, Calvin Willard were both reminded of the hearing. The Board voted to close the hearing and enter private deliberation.

### **Regular Meeting Agenda**

1. Minutes from July 8, 2025 meeting were approved without changes

2. No new agenda items were brought forth

3. There was no new business discussed

4. Continuing and/or other business

Continuation of zoning bylaws review.

Subdivision, Flood and River Corridor Protections, Waivers, Exemptions

The Zoning Administrator sent out three potential areas to change in the bylaws, including subdivision, waiver and a list of potential exemptions.

The Board acknowledged that time was getting late, and it was decided that Susan Sinclair would send a word document of the current zoning ordinance to the Zoning Administrator and he would work with Dan Deatruck to start making proposed changes and to allow the board to review, critique and, if appropriate, approve those changes. Everyone thought that may be the most efficient use of everyone's time.

5. There was no correspondence

6. The meeting was adjourned around 8:30

Draft submitted August 12, 2025, by: Dennis Marquise