

DRAFT MINUTES December 9, 2025

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

Meeting Date & Time: December 9, 2025, at 7 PM

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

Board Members Present: Dennis McLam, Zach Mangione, Eric Skovsted, Trent Roy, Ben Adams, Jacob Stevenson, Dan Deatrick, Susan Sinclair, Bruce Denio

Also Present: Dennis Marquise Zoning Administrative Officer (ZA)

Members of the Public Present: Shane Stevenson, Bruce Martson, Daniel Ehlers

Chairman Dennis McLam called the meeting to order at 7:00 p.m.

Regular Meeting Agenda

The ZA stated that the meeting did not need to be recorded because there were no hearings scheduled and this was strictly a Planning Commission meeting.

Shane Stevenson said he thought he was scheduled to be heard by the Board so it can decide whether the Stephenson trailer is in the flood plain or not.

The ZA said that was not the intention and explained how he viewed the procedure:

The ZA will decide whether the trailer is in the flood plain or not. He indicated that he stopped at the site along the road and needed further clarification whether the new trailer is 60 feet from where the old trailer was as represented by Shane. The ZA also needed to know what the elevation difference is between the original trailer site and the location of the new trailer.

The ZA said once he makes that determination and if the decision is that it is within the flood plain, then Shane can appeal the decision to the ZBA.

The ZA and Shane agreed to meet at the site on December 18 in the morning at a time to be determined.

The Chair asked for other comments from the public.

Dan Ehlers raised the issue of the permit the ZBA granted to Eric Skovsted for his hockey rink. He said the noise and the lighting interfere with his sleep and quality of life. He asked the Board to alter the terms of the permit based on noise and excess lighting.

Several Board members and the ZA pointed out that the appeal period had long passed, i.e. the time to have appealed the Decision of the ZBA was thirty days after the decision was rendered. The Chair made it clear that any remedy would be through the environmental court and not the ZBA. The ZA said that Vermont does allow nuisance suits, but it is the plaintiff that has the burden of proving such.

1. Minutes from November 11, 2025, meeting were approved with one change regarding the spelling of Shane Stevenson's last name (extra letter was in it). All that attended the last meeting approved of the minutes with that one change. Susan Sinclair and Bruce Denio abstained from the vote as they were not present at the last meeting.

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.

The ZA presented to the ZBA proposed permit exemptions in the bylaws for its consideration which clarifies certain limitations it has from state law and expands the size of exempt structures. The ZA quickly reviewed each exemption. The board seemed supportive of the expansion/clarification of exemptions.

The ZA also made the distinction between variances and waivers and highly recommended adopting a waiver provision which has more forgiving criteria to qualify for a deviation from the terms of the bylaws. He said variances are routinely approved by boards but that runs contrary to the technical requirements for a variance and Vermont law.

The ZA also said that the accessory dwelling units in the bylaws do not comply with state law and said that they need to be revamped to comply with state law.

The ZA pointed out that Barnet has very little regarding regulations of subdivisions. He believes that State law requires surveys for any subdivision but will verify that.

There was some concern mentioned about the cost burden of surveys. The ZA also said that without appropriate subdivision regulations, Act 250 exemptions are limited for commercial projects.

Other things members of the Board would like to see addressed:

Short-term rentals

Campgrounds

Possibly meshing the uses and dimensions of the agricultural district and rural residential district so they are one and the same

The ZA said the Board is going to need to decide whether to adopt the flood bylaws and river corridor protections. Adoption of model flood and river corridor bylaws as pushed by the state has financial benefits to the town in the event of a flood.

5. No new correspondence

6. The meeting was adjourned around 8:10

Draft submitted December 9, 2025, by: Dennis Marquise