

DRAFT MINUTES January 13, 2026

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

Meeting Date & Time: January 13, 2026, at 7 PM

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

Board Members Present: Zach Mangione, Trent Roy, Ben Adams, Jacob Stevenson, Dan Deatrick, Susan Sinclair,

Also Present: Dennis Marquise Zoning Administrative Officer (ZA)

Members of the Public Present: None

Vice Chairman Ben Adams called the meeting to order at 7:00 p.m.

Regular Meeting Agenda

1. Minutes from December 9, 2025, meeting were unanimously approved as presented.
2. Susan Sinclair drafted the annual report for the Planning Commission and Zoning Board of Adjustment. The Board reviewed, complimented and thanked her for her efforts and unanimously approved its insertion into the town report.
3. There was no new business discussed
4. Continuing and/or other business
Continuation of zoning bylaws review.
The ZA presented several items for Consideration by the Board.

Short-term rentals: There was a unanimous feeling that there was no need to add a short-term rental provision to the regulations. It was an issue at one point, but the fervor seemed to have died down.

Accessory Dwelling Units (ADU's): The Board felt that we should follow state law and not relax any of the requirements to make it easier for people to develop ADU's.

Subdivisions: The ZA stated that the law has changed and that surveys of properties are a mandatory and realistically necessary thing. The Board felt that we should include a more comprehensive subdivision section in the ordinance to possibly obtain relief from Act 250

review in certain circumstances. There did not seem to be an appetite for relaxing the low-sizing standards in the town.

Campgrounds: There seemed to be interest in including campgrounds as an approved use in certain areas of town. The ZA said that Danville confines them to the more rural areas of town. Campgrounds should include the terms glamping. There was discussion regarding an application for glamping that was approved as a non-polluting project.

Penalties for Zoning Violations: The Board would like to keep intact the existing \$200 per day penalty. The ZA said he would propose making it clearer in the bylaws themselves.

Shoreland Protection: The ZA explained that Barnet's bylaws are more rigorous than other towns, but the Board said it was comfortable with the language as written.

5. Correspondence was received from Liam Abbate from NVDA that an interactive land use map is now available and that comments can be made until February 18, 2026. Also, on February 26 at 6 PM NVDA will be hosting a webinar to explain their housing target methodology.

6. The meeting was adjourned around 8:15.

Draft submitted January 13, 2026, by: Dennis Marquise