

DRAFT MINUTES March 10, 2026

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

Meeting Date & Time: March 10, 2026, 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 Deatruck, Susan Sinclair

Also Present: Dennis Marquise Zoning Administrative Officer (ZA)

Members of the Public Present: Davis Schimke, Mary Wagner, Michael Burbine, Neil Glassman, Susan Jensen

Chairman Dennis McLam called the meeting to order at 7:00 p.m. The hearings were recorded via zoom. One member was not present.

Hearings

The Chair read the Notice of Hearings as follows:

Application 2026-04 by NEKCV Broadband seeking site plan and conditional use approval to install an equipment cabinet along Barnet Center Road (near Goodwillie Road) on the property of the Victoria Schafer in the Agricultural Zone at 60 Goodwillie Road, Tax Map # 0009-02-19.2

Application 2026-05 by Mary Catherine Wagner seeking conditional use approval to improve existing driveway and to expand the driveway around her living unit and barn in the Village District within the Flood Plain overlay at 17 Harvey Mountain Road, Tax Map 0020-21-31.

Application 2026-04

Karen Kotecki appeared via zoom to represent the interests of NEKCV Broadband. She said that they were seeking approval to install a utility cabinet and possibly two cabinets at the location indicated on Barnet Center Road near Goodwillie Road. The installation will include the a concrete pad and the peripherals necessary for the operation of fiber optic broadband to service the area. She indicated that she had been working on this for almost 3 years and that there has been an issue with each prior location.

She said they had obtained an easement from the landowner for this facility. She indicated that this set-up was very similar to the one that was proposed and approved of last year near the elementary school.

An abutter David Schimke questioned why this location was chosen and expressed issues with the procedure and the way the Board conducted its hearing. He felt the Applicant should be physically present, introductions on Board members were in order, and the hearing did not have the necessary microphones/equipment to hear what was going on during the presentation.

Schimke admitted that his hearing was impaired. His impairment caused some confusion and after much dialog with different members of the Board and the town broadband representative, Neil Glassman, the abutter Schimke concluded his commentary and left the meeting. Prior to his departure Glassman and Kotecki both said that they were willing to meet him anytime to go over the program so that he was comfortable with what was being proposed.

A motion was made to close the public hearing and was unanimously approved. A motion was then made to approve the application as presented and the vote was 7-0. Susan Sinclair abstained from these votes because she had a conflict of interest.

Application 2026-05

Mary Catherine Wagner presented her application. She wanted to better maintain an existing driveway and extend her driveway adjacent to and around the rear of her barn and to make a better entrance onto Roy Mountain Road as the site distance is poor where it is presently located. It was noted that segments of the proposed driveway were in the mapped flood plain. Accordingly, any driveway improvements to existing road is a conditional use requiring Board approval.

The ZA had reached out to the state of Vermont, and its guidance was included in the package submitted to the Board. The state said it was okay to develop or improve this driveway provided the net import of gravel material was offset by the net export of removed material in the driveway. The idea being that there is no new fill is placed in the flood plain as that is not allowed in the flood hazard zone. The flood plain elevation cannot be raised at all. The removed material must be removed off site or placed outside of the mapped flood plain as shown in the zoning application.

The ZA recommended hauling the material off-site since a portion of the unmapped area of the site around the barn was subject to recent flooding.

There are three vehicles on site. One is an old VW style bus, a camper and a larger school bus. The Applicant stated that they would be willing to comply with the bylaws regarding these busses/ vehicles and either remove them from the site or locate them on ground not classified as mapped flood area.

Regular Meeting Agenda

1. Minutes: None from February 10, 2026, 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 said he and Dan created a proposed subdivision bylaw that should pass muster with the Regional Commission to become a 10-acre town for Act 250 purposes and to meet the Tier 1B criteria if the town decided to opt into Tier 1B. Dan created a checklist to accompany the bylaw. One or more Board members said that had not viewed the proposed subdivision bylaw, so it was decided to do a thorough review at the April meeting.

Zach Mangione presented a matrix that simplifies the use tables in the bylaw. That too would be looked at in detail at the next meeting.

5. There was no correspondence.

6. The meeting was adjourned around 8:00

Draft submitted March 10, 2026, by: Dennis Marquise