

FINAL MINUTES May 12, 2026

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

Meeting Date & Time: May 12, 2026, at 7 PM

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

Board Members Present: Dennis McLam, Dan Deatrck, Zach Mangione, Susan Sinclair
Ben Adams

Also Present: Dennis Marquise Zoning Administrative Officer (ZA)

Members of the Public Present: NONE

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

1. Minutes of April 14, 2026, meeting were accepted
2. New/proposed agenda items: None
3. New business: None
4. Continuing and/or other business: The proposed new subdivision regulations proposed by the Zoning Administrator and Dan Deatrck were discussed.

It was clarified that the new regulations would allow the Zoning Administrator to approve two-lot subdivisions and boundary line adjustments and all other subdivision applications would come before the Board for its approval.

There was discussion of the expense of a survey, but the ZA interprets state law that surveys are required by the state as the state is trying to compile a map of all surveys to better define the state mapping. There is also a requirement that all surveyors submit a digital copy of the survey to the state.

There is some flexibility in the regulations for the Board to waive certain requirements of the subdivision bylaws, but the ZA said this waiver provision is technically not applicable to waivers of minimum lot size and frontage requirements.

There was discussion about the 800-foot road rule in the regulations that pushed a minor subdivision into a major subdivision review. The ZA explained that this is separate from the recent talk of Act 250 jurisdiction for driveways that exceed 800 feet but if someone were proposing to create a road or driveway of 800 feet or more to service a lot, it would no

longer be considered a minor subdivision and something that the Board would need to hear.

Susan asked about the bonding requirement and the ZA said that it is generally only applicable to projects that may be proposing that the town take over ownership and maintenance of a road or extensions of town-owned utilities.

The Board reviewed comments from Eric Skovsted that were submitted last month as follows:

- ***In Section 104. Design Standards it states, "All lots shall meet minimum zoning district dimensional standards." This isn't actually true in practice. Maybe change it to "all lots shall attempt to meet minimum zoning district dimensional standards. Waivers can be obtained in certain circumstances (see Chapter 3).***

The ZA explained that Eric is correct about practice but if waivers of lot dimensions are going to occur, the Board should reconsider the various lot size requirements in town.

- ***I wonder if we need to add language specifying what happens if someone receives a minor, two lot subdivision but then reapplies within the five-year window for another minor subdivision. Does that just mean that they are now doing a major subdivision and need to proceed with it as such or are they simply not allowed to subdivide any of the property involved in the minor subdivision until the 5 years is up? I would think the latter but we need to make that clear in the regs.***

The ZA explained that the latter is the case and will review the proposed regulations to ensure that it is clear in the final edit. This provision eliminates the practice of an applicant avoiding the requirements of a major subdivision in a short period of time without a comprehensive review of the entire parcel.

The Board unanimously approved the regulations as written. The ZA said he would review the regulations one more time and make any insignificant edits required and submit them to the Regional Commission.

5. Correspondence: None

6. Adjourn: The meeting was adjourned at approximately 7:35PM

Draft submitted May 14, 2026, by: Dennis Marquise