

DRAFT MINUTES June 9, 2026

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

Meeting Date & Time: June 9, 2026, at 7 PM

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

Board Members Present: Dennis McLam, Dan Deatruck, Zach Mangione, Ben Adams (arrived late), Eric Skovsted (arrived late), Bruce Denio, Trent Roy, and Jacob Stevenson

Also Present: Dennis Marquise Zoning Administrative Officer (ZA)

Members of the Public Present:) Michael Caccavo, Lou and Mellisa Bushey, Sean Starr/ Kelli Starr and Chris Chute Via Zoom

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

Hearing: The chair read the Notice of Hearing as follows:

Application 2026-12 by Louis and Melissa Bushey seeking a variance to install a 125' long boardwalk in the Rural Residential Zone on Slayton Lane, adjacent to the property located at 131 Slayton Lane with a Tax map # 0021-20-08.01

Bushey presented his application. He said that the path leading to Harvey's Lake is unsafe and very wet so one of the 5 people who have an access easement to Harvey's Lake wants to build a pathway via a series of steps and platforms. The path is going to be approximately 125 feet long and three feet wide.

Bushey said he owns the 10-foot strip of land from Slayton Lane (including Slayton Lane), to the Lake and that 4 or 5 other owners have a right to access the lake through his land.

He wants to construct this stair platform system without any ground disturbance. The posts will sit on the ground.

Several neighbors expressed concern, not so much about the construction itself, but the potential number of users who had rights to the lake, and concern about who the users were.

Bushey was asked about maintenance of the stairs, and he said that was to be determined and assured the neighbors that if this access was not being used properly, he would intervene and resolve it.

The chair asked for a motion to approve the variance and the vote was unanimous with Ben and Eric abstaining as they were late to the hearing.

The regular Planning Commission meeting commenced, and this is what transpired.

1. Minutes of May 12, 2026, meeting were accepted

2. New/proposed agenda items: None

3. New business: None

4. Continuing and/or other business: The Board decided not to alter lot sizes or frontage requirements. The board then focused on the uses allowed in the various districts in Barnet and modified the list with a consensus on each one. The goal was to ease up on the zoning regulations in the town by allowing more permitted and conditional uses. See attached revised list

5. Correspondence: None

6. Adjourn: The meeting was adjourned at approximately 8:20P

Draft submitted June 10, 2026, by: Dennis Marquise

	AG	LD	RR	VIL
Accessory Dwelling Unit	P	P	P	P
Accessory uses and structures	P	P	P	P
Adult daycare	P	P	P	P
Animal Clinic or Kennel	CU	CU	CU	X
Auction House	CU	CU	CU	CU
Auto sales and service	CU	CU	CU	CU
Banks	X	X	X	P
Barber shop	P	P	P	P
Boarding house	P	P	P	P
Camps, youth and/or adult	P	P	X	X
Cemeteries	CU	CU	CU	CU
Clubs and organizations	CU	CU	CU	CU
Commercial forestry structures	P	P	P	X
Commercial greenhouse and/or nursery	P	P	P	CU
Dwelling, multi-family	CU	CU	P	P

Dwelling, one-family	P	P	P	P
Dwelling, two-family	P	P	P	P
Energy producing & receiving facilities/structures	CU	CU	CU	CU
Equipment rental and sales	CU	CU	CU	CU
Family child care home (<6 children)	P	P	P	P
Family child care home (>6 children)	P	P	P	P
Farm stands	P	P	P	P
Fuel storage yard	X	X	X	CU
Government uses	CU	CU	CU	CU
Group home	P	P	P	P
Historical buildings and sites	CU	CU	CU	CU
Home occupations	P	P	P	P
Hotels/Motels	X	X	CU	CU
Indoor recreation or amusement	X	X	CU	CU
Landfill	CU	X	X	X
Laundromat	X	X	X	P
Medical service and care facility	X	CU	CU	CU
Mobile home	P	P	P	P
Mortuary	X	X	X	P
Non-polluting ag & forestry products processing/storage	CU	CU	CU	X
Non-polluting manufacturing or commercial enterprise	CU	CU	CU	CU
Outdoor recreation	CU	CU	CU	CU
Planned unit development	CU	CU	P	P
Printing, publishing, photo studios	CU	CU	CU	P
Public/private school	CU	CU	CU	CU
Religious inst.	CU	CU	CU	CU
Restaurant w/lounge	X	X	CU	P
Restaurant w/o lounge	CU	CU	CU	P
Retail store and services	X	X	X	P
Soil, sand, gravel & stone quarry	CU	CU	CU	CU
Warehouse	X	CU	CU	CU