

FINAL MINUTES August 18, 2026

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

Meeting Date & Time: August 18, 2026, at 7 PM

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

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

Also Present: Dennis Marquise Zoning Administrative Officer (ZA)

Members of the Public Present:) Keith Tillotson, Seth and Maryann Sjolander, John
Dzen, Dwayne Glaude, William Wasyluk, Tina Morrison, Kevin Morrison, David Wright,
James L. MacDonald, Ryan Gadapee, and Joseph Mangiapane,

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 2026-24 by Seth and Mariann Sjolander seeking conditional use approval to
operate an automotive repair facility in the existing garage in the Rural Residential Zone
located at 671 Aiken Farm Road with a Tax Map #0020-20-61.

Application 2026- 28 by William Wasyluk seeking a setback variance to construct a carport on
his property located in the Village District at 4966 US Route 5 South with a Tax Map # 0023-01-
54.

Application 2026-30 by Lisa Suyemoto seeking conditional use approval to substantially
improve her cottage in the flood hazard zone located at 48 Sunny Beach Lane in the Village
District with a Tax Map # 0020-21-42.

Application 2026-33 by Laura and Thorsten Lautherbach seeking a setback variance for an
existing deck and gazebo on their property located at 97 Pavillion Lane in the Village District
with a Tax Map #0020-21-61.

The chair said that this hearing will be continued until the next scheduled meeting on
September 8, 2026. At this point an abutter, Kevin Morrison, said he learned that the meeting
was continued and that he had not read an e-mail from the ZA indicating that was the case. He
presented the Board with a statement and the board accepted it which will be entered into the
record at the next hearing. Abutter, Dzen, expressed his frustration saying he travelled a
distance to make the meeting and was not aware of the change. The chair continued:

Application 2026-34 by Keith Tillotson seeking conditional use approval to operate a meat processing business to include wild and domestic animals and a retail store. His property is located at 382 Garland Hill Road in the Agricultural District with a Tax Map #14-01-24.2

The Hearings began:

Application 2026-24 by Seth and Mariann Sjolander

Seth Sjolander want to open a solo auto repair shop in the existing garage at his property located on Aiken farm Road and offered that he operates a similar garage at his home in Danville, and the format will be much of the same. He is solo mechanic who works on two or three cars per day in the existing garage on the property. His garage is about 300 feet from the road, and his property is approximately 16 acres. He intends to maintain the existing buffer of trees to shield his business from the road. He intends to open from Tuesday through Friday from 8-5. He recycles his waste. Tires go to Lyndonville, anti-freeze is picked up. Oil is picked up but he hopes to have a used oil furnace at some point. Metal is recycled. He has an A-frame sign that he uses now that is approximately 3' x 3' and will bring that to Barnet. His compressor is in a cabinet within his garage to help muffle the sound.

A motion was made to approve the conditional use with the following conditions:

1. The business will have no more than 6 cars (exclusive of the Applicant's personal vehicles) on site at any one time.
2. Hours of operation will be no more than Monday through Friday from 7AM to 5PM
3. Maintain the tree buffer that surrounds the property now.

The vote was unanimous 9-0 to approve with the conditions stated.

Application 2026- 28 by William Wasyluk

Dwayne Glaude is a contractor who will be installing this unassembled garage described as one that comes in a box, is metal and will be a 20' x 29' carport for two vehicles. Glaude explained that the useable part of the site was tight and there was no other viable option to fit this garage. The proposed site backs up to government lands on 2 sides. The setbacks for the Village district are 15 feet to the side and rear property lines. The Applicant is asking for a waiver for one of the setbacks to locate the garage within 2 feet of the abutting government's property line on the south side. The rear setback will be maintained at 16 feet.

A motion was made to approve the Application as presented and was unanimously approved 9-0.

Application 2026-30 by Lisa Suyemoto

This is an application to tear down the existing cabin and build new on the existing footprint except one small area in the southwest corner of the cabin where an addition will be added. Ben Adams recused himself from the board and presented the application to the Board on behalf of Lisa Suyemoto. The ZA offered that because this cabin was in the mapped flood hazard area and the

work to be done is considered a substantial improvement under the bylaws, it required state review. Adams hired a surveyor and presented that information to the ZA that the cabin may already be above the base elevation. The ZA acknowledged receipt of that document and wanted to share it with the state to confirm if they are satisfied that the new camp will be at least one foot above the base flood elevation. The ZA recommended that if the Board was inclined to approve the application that it be subject to the Applicant following the Barnet bylaw's requirements regarding the siting the house elevation-wise, i.e. one foot above the base elevation and other requirements regarding flood proofing.

A motion was made and seconded and the application was approved 8-0 on the condition that this reconstruction follows the state directives and Barnet bylaws on building within the Flood Hazard Area. Ben Adams did not participate in the hearing as a ZBA member.

Application 2026-33 by Laura and Thorsten Lautherbach

The chair clarified that the application will be continue until the September 8th regularly scheduled meeting date. In the event one of the interested parties cannot make it, then the chair will consider continuing it again until the October meeting.

Application 2026-34 by Keith Tillotson

The Applicant said he is in the early stages of his planning for this business. He now butchers game animals at his property and now wants to expand that to domestic animals and to add a retail component to his business. From a retail standpoint he can sell animals that are slaughtered at a state-inspected facility, and he would transport the meat to his facility and butcher it there. He can also go off-site and pick up slaughtered animals for farmers etc. and bring it back to his place and butcher it on his site but cannot sell that meat but can do it for the client only. The Applicant indicated that he has not really set hours of operation and it may not be until next year before he begins a retail operation as he needs to build a facility.

A motion was made to approve the application to expand his butchering business and to allow a retail operation. With the condition that his hours of operation are limited to 9AM to 6PM 7 days a week. The Applicant will need to obtain a zoning permit for any new structure.

The vote was 9-0

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

1. Minutes of June 9, 2026, meeting were accepted and approved as presented. Susan Sinclair abstained as she was not present at that meeting.

2. New/proposed agenda items: None

3. New business: None

4. Continuing and/or other business: The Board discussed whether it should consider implementing a short-term rental regulation in the bylaws because of a couple of crime-related events that have happened in town.

They noted the receipt of a letter from Chritina Keiper submitted by Mary Jane Egerton who has an interest in seeing the adoption of a short-term rental bylaw.

The ZA said he edited the use table and asked the board members to look at it to see if it captured the discussions that were had in June.

Ben Adams and Dennis McLam announced that Bruce Denio was retiring from the Board after many years of service. They thanked him for his service and asked if anyone knew anyone that could fill his seat to bring the name forward.

5. Correspondence: See above.

6. Adjourn: The meeting was adjourned at approximately 8:00P

Draft submitted August 19, 2026, by: Dennis Marquise