FINAL MINUTES September 8, 2026

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

Meeting Date & Time: September 8, 2026, at 7 PM

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

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

Also Present: Dennis Marquise Zoning Administrative Officer (ZA)

Members of the Public Present: John Dzen, Tina Morrison, Kevin Morrison, Joseph Mangiapane, Laura and Thorsten Lautherbach

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 2026-33 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 Hearing began:

Application 2026-33 by Laura and Thorsten Lautherbach. The Applicants made a brief statement indicating that they thought that this expansion of the deck was allowed because they stayed within the original footprint of the structure. This is what they were told when they were originally permitted to raise the house back in 2017. They considered a retaining wall in front of the house, that was in existence/ approved in 2017 and the walkway, as being part of the footprint. The gazebo on the deck was added about 3 years ago. They were unsure why this matter is being brought up now as the deck was built about 8 years ago and no issue was raised until recently.

The Applicant submitted a copy of a survey from Tru-Line Surveys which indicates that the deck is wholly on their property but shows that the deck is within the setback.

Neighbor Morrison, who lives across the street, objected to granting any variance for the setback because he contends that the deck encroaches on his property based on a survey he has that was done a number of years ago. He submitted his survey into the record. He had also submitted a letter at the last meeting expressing his thoughts on

the issue. He was not necessarily opposed to the setback issue but wanted to get the property line squared away so that there is not an adverse possession claim.

Dzen questioned whether this variance request met the standards for a variance and he reviewed the 5 criteria for a variance to be granted. He indicated that a variance request must satisfy all 5 criteria to be available for a waiver of the setback.

Mangiapane said he has plowed that road for many years and that the road does bottleneck at the Applicant's property and the shrubs along the road create issues for plowing in the winter.

The Board decided to conduct a site visit on Tuesday September 15, 20026 at 6 PM and to continue the hearing to October 13, 2026.

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

1. Minutes of August 18, 2026, meeting were accepted and approved as presented.

2. New/proposed agenda items: None

3. New business: There was discussion about finding another member to replace Denio. Ben Adams recommended a potential candidate but there was some additional thinking that the town should advertise. Eric thought it might be beneficial to have another woman on the Commission. Eric was going to place the ad.

4. Continuing and/or other business:

The ZA asked the Commission members to look at the use chart and make sure that the edits were done correctly.

The ZA also said that Alison Low provided some feedback on the Commission's proposed subdivision regulations, and she thought there should be more requirements on road and driveway construction. Her focus was on getting Tier 1B status for parts of the town. Ben said he would check to see if the town was interested in pursuing.

The ZA thought that the deadline was the end of this year to make that decision.

The Commission discussed whether it should consider implementing a short-term rental (STR) regulation in the zoning bylaws because of a couple of crime-related events that have happened in town.

The ZA said that if the Commission was inclined to do something, then it could be something as simple as a registration system to ensure that people are complying with

state law and possibly make some restrictions such as occupancy limits that would parallel the existing wastewater permits for a given property, curfew times etc…

Eric Skovsted thought that we should think about some regulation since there are some residents interested in having the PC do something.

The Commission was divided on the issue…some did not want to further regulate, and some didn't think it was a problem in terms of numbers of STR's to warrant regulation. Others thought that some regulations should be implemented. A quick vote was taken and the majority decided not to include any STR regulations in the rewrite of the zoning ordinance.

5. Correspondence: NONE

6. Adjourn: The meeting was adjourned at approximately 8:30P

Draft submitted September 11, 2026, by: Dennis Marquise