DRAFT MINUTES October 13, 2026

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

Meeting Date & Time: October 13, 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: Catie Kinsella, Billy Noyes, Amber Bradley, Sharon Bradley, Tina Morrison, Kevin Morrison, Joseph Mangiapane, Laura and Thorsten Lauterbach

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 2026-39 by Michael and Jane Lawton seeking conditional use approval to operate a seasonal business of offering hayrides to guests and the public. The property is in the Agricultural/ Low-Density Zones at 622 Keyser Hill Road with a Tax Map #0001-01-23/10.11.

The Hearing began:

The Applicant, Michael Lawton described what they wanted to do on their property to enhance the experience at their exiting glamping facility. He wanted to add hayrides to the experience at their property…rides for their guests as well as to the public.

He said his property has an extensive trail network for the hayrides. The rides would be confined to his property and parking for the customers would be confined to his property. The rides would be conducted from May until November on Friday, Saturday and Sunday throughout the season. A tractor would pull a wagon and travel about 3 to 5 miles per hour. The rides would end 15 minutes after sunset. Each trip will have no more than 10 participants and each ride will last 1 to 1.5 hours. His venture will be advertised.

He said his glamping is improving its occupancy each year.

A neighbor, Catie Kinsella, raised the question of what benefit is there to the town for this proposed venture. She also expressed concern that the road is very narrow and

that she had traffic safety concerns as people may travel fast in that area. She is also concerned about the traffic volume.

The Applicant said he was not sure how popular this activity will be but assured her that if there were any issues, that he would address them and hoped that she would call him if a concern arose.

Submitted in writing was a list of questions from another neighbor, Mary Jane Egerton as follows:
Where will the rides travel?
On public roads?
How many Passengers?
What type vehicle?
When will rides take place?
How much vehicle traffic will be involved?

A motion was made by Ben Adams to close the public hearing and go into private deliberate session. The motion was seconded by Trent Roy and the vote passed unanimously.

Continuation of Application 2026-33 by Laura and Thorsten Lauterbach 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 opened by saying that he would give each party 3 minutes to summarize what is in their recent correspondence to the Board. Both the Applicant and Mr. Morrison declined to elaborate further.

A motion was made by Ben Adams to close the public hearing and go into private deliberate session. The motion was seconded by Trent Roy and the vote passed unanimously.

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

The Board unanimously approved the minutes of the September 8 hearing/meeting.

The Board added an agenda item to add Billy Noyes on behalf of Sharon Bradley who wanted informal feedback on a proposed 5-lot subdivision that he would like to finish up so that Sharon Bradley's children can each have a parcel of land. He wanted this feedback before he went ahead with funding the costs of a full-blown survey and subdivision plat.

The Board was supportive of the subdivision but discussed that he should make sure that each lot has the required frontage or be serviced by a 50-foot right of way.

2. New/proposed agenda items: None

3. New business: None

4. Continuing and/or other business: Eric Skovsted talked about the Applications he received for the open PC/ZBA opening. He has spoken to the three who have submitted an expression of interest, i.e. Josh Burke (lives in Barnet Village), Audrey Hayes (works for Dubois and King) and Richard Carilo (lives in McIndoe's Falls and works for a builder in the Burlington area). Two other names were thrown out who may have an interest, Tom Vogel and Gary Roy. Eric thought it was wise to provide more diversity to the Board and thought that perhaps someone from the villages should be considered to represent the village interests in the town.

He would reach out to the candidates and arrange interviews with the Board at the next meeting.

5. Correspondence: NONE

6. Adjourn: The meeting was adjourned at approximately 8:25P

Draft submitted October 15, 2026, by: Dennis Marquise