

TOWN OF BARNARD
Development Review Board
Application for Conditional Use Review
Findings and Decision

In re: Dodson Conditional Use/Accessory Structure Permit
Permit Application No. ZP 21-04

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for conditional use submitted by Will Dodson under the Town of Barnard Zoning Bylaw.
2. The application was received by Town of Barnard Administrative Officer Rob Ramrath on March 24, 2021. A copy of the application is available at the Barnard Town Hall.
3. On March 30, 2021, notice of a public hearing was published in the Valley News and physically posted at the Barnard Town Hall offices, the exterior Town Hall Bulletin Board and at the Barnard General Store.
4. On March 26, 2021, a copy of the notice of a public hearing was mailed to the applicant. On March 16, 2021, a copy of the notice of public hearing was mailed to the following owners of properties adjoining the property subject to the application:
 - Ressiguie, Lee & Lois
 - Vaughn, Randal & Eileen
 - Twigg-Smith, Thurston & Andrea
6. The application was considered by the development review board at a public hearing on April 15, 2021. The development review board reviewed the application under the Town of Barnard Zoning Bylaw, as amended November 6, 2012.
7. Present at the hearing were the following members of the Development Review Board:
 - Teo Zagar
 - Doreen Hurley
 - Edythe Wright
 - Kurt Lessard
 - Justin Park
8. At the outset of the hearing, the development review board afforded those persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. § 4465(b) to demonstrate that the criteria set forth in that statute could be met. No interested persons were present at the hearing.

9. During the course of the hearing the following exhibits were submitted to the development review board:

- Property sketches
- Proposed construction floor plan sketch
- Email from Will Dodson to AO Rob Ramrath dated March 29, 2021

These exhibits are available at: The Barnard Town Hall municipal offices.

FINDINGS

Based on the application, testimony, site visit, exhibits, and other evidence the development review board makes the following findings:

1. The applicant seeks a conditional use permit to construct a covered porch accessory structure. The subject property is a 10 acre parcel located at 5518 VT Route 12 in the Town of Barnard (tax map parcel no. 01-0040).
2. The property is located in a Village District as described on the Town of Barnard Zoning Map on record at the Town of Barnard municipal office and section 2.2.4 of the Zoning Bylaw.
3. Conditional use approval is requested for the project as an accessory structure as that term is defined in sections 4.12 of the Zoning Bylaw.

DECISION AND CONDITIONS

Based upon these findings, and subject to the conditions set forth below, the development review board grants the application for Conditional Use/Accessory Structure.

As conditioned, the proposed development meets the requirements of Sections 4.11 and 4.12 of the Zoning Bylaw.

1. The application will not have an undue adverse impact on the capacity of existing or planned community facilities.
2. The application will not have an undue adverse effect on the character of the area affected, as defined by Section 2.2.4 of the Town of Barnard Zoning Bylaw.
3. The application will not have an undue adverse effect on traffic and roads and highways in the vicinity.
4. The application will not have an undue adverse effect on any existing bylaws currently in effect.
5. The application will not have an undue adverse effect on utilization of renewable energy resources.
6. The application will satisfy the requirements of the bylaw with respect to: minimum lot size/distance from adjacent or nearby uses/performance standards/site plan review criteria/any other criteria required by the bylaw.

The Development Review Board approves the application:

Dated at Barnard, Vermont, this 20th day of April, 2021.

Rob Ramrath, Clerk & Administrative Officer.



Robert Ramrath

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the development review board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.