

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

In re: Permit Application Nos. ZP 21-20, 21, 22: Twin Farms - Renovations & Expansions

Conditional Use Hearings:

ZP21-20 Twin Farms/Graham Bridge House Pub Expansion including Pergola
 ZP21-21 Twin Farms/Graham 2100 sq ft Carriage House for Guest Activity Center
 ZP21-22 Twin Farms/Graham Main House - Terrace rehabilitation and pergola expansion

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of three applications for conditional use submitted by Twin Farms under the Town of Barnard Zoning Bylaw.
2. The application was received by Town of Barnard Administrative Officer Rob Ramrath on August 25, 2021. A copy of the application is available at the Barnard Town Hall.
3. On September 10, 2021, notice of a public hearing was published in the Vermont Standard and physically posted at the Barnard Town Hall offices and at the Barnard General Store on September 31, 2021.
4. On August 31, 2021, a copy of the notice of a public hearing was mailed to the applicant and to the following owners of properties adjoining the property subject to the application:

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
01-0171	3188 NORTH PERRY RD	FULLER LAURANCE	FULLER NANCY ET AL	15 THANKFUL BRADLEY RD	REDDING	CT	6896
01-0338	STAGE RD	SMITH JESSICA M	SMITH GARY	5333 W MISTY WILLOW LN	GLENDALE	AZ	85310
01-0564	1063 ROYALTON TPKE RD	PARKER MARY TRUSTEE	ARONSON MARG TRUSTEE	1010 WALTHAM ST #6	LEXINGTON	MA	2421
01-0565.1	ROYALTON TPKE RD	GILSON LLC	C/O BEN ARONSON	5091 CHEQUERS CT	RIVERSIDE	CA	92507
01-0629	5395 STAGE RD	ROBERTS PAUL	ROBERTS PATRICIA	5395 STAGE RD	SOUTH POMFRET	VT	5067
03-0147.1	4829 STAGE RD	COOGAN LUKAS A J	COOGAN MICHELLE C	4829 STAGE RD	SOUTH POMFRET	VT	5067
03-0147.2	EASTMAN RD	COOGAN JARED J G		48 DREW RD	TUNBRIDGE	VT	5077
03-0157	980 LIME POND RD	COTA STEVEN A		PO BOX 202	BARNARD	VT	5031
03-0187	321 EASTMAN RD	DE BAISE JAMES		15 TAMARAC RD	WALLINGFOR D	CT	6492

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
03-0188.1	4621 STAGE RD	RAMETTA MARGARET		382 SWAIN AVE	MERIDEN	CT	6450
03-0286	47 TURKEY HOLLOW LN	FAILLA VINCENT J	FAILLA SUMMER J	88 OLD LANE	TOWACO	NJ	07082-1250
03-0293.1	EASTMAN RD	GRAY CAMP		PO BOX 51	TAFTSVILLE	VT	5073
03-0412.1	453 LIME POND RD	LANCASTER RICHARD M	LANCASTER GINA L	PO BOX 161	BARNARD	VT	5031
03-0636.1	3951 STAGE RD	DILL DAN	MURPHY CLAIRE M	633 HIGH ST	MEDFORD	MA	02155-6730
03-0756	LIME POND RD	SCHOCH JASON WERNER TRUSTEE	TARLOW LISA E TRUSTEE	340 OCEAN HOUSE RD	CAPE ELIZABETH	ME	4107
04-0003	2368 LIME POND RD	ABRAMS WALTER H	ABRAMS ALICE L	14 LOCUST AVE	LEXINGTON	MA	2421
04-0020	853 SAYER RD	LIN ANDREW I		PO BOX 93	BARNARD	VT	05031-0093
04-0136.2	149 SAYER RD	MOREL JOSEPH R	MOREL AMY R	PO BOX 1116	BARNARD	VT	5031
04-0142	321 SUGARHOUSE HILL RD	WILLIAMSON TED	WILLIAMSON FADIA	PO BOX 235	BARNARD	VT	05031-0235
04-0186	1633 SAYER RD	DENAULT HELEN J	DENAULT ANNE M	1633 SAYER RD	SOUTH ROYALTON	VT	5068
04-03343	689 ASHLEY RD	PERI WAHN LLC	C/O JUDITH H RICHTER	69 STONE HILL RD	BEDFORD	NY	10506
04-0397	663 SAYER RD	KLINE NANCY W		144 WILSON DR	LANCASTER	PA	17603
04-0452	541 SUGARHOUSE HILL RD	LONG ELLEN P		PO BOX 158	BARNARD	VT	05031-0158
04-0471	1639 LIME POND RD	STIRLING DAVID W TRUST		232 MYSTIC VALLEY PKW Y	WINCHESTER	MA	1890
04-0522	967 ROYALTON TPKE RD	BALABAN KATHERINE D		4377 WESTOVER PLACE GH BOX 59	WASHINGTON	DC	20016
04-0537.1	992 WALKER HILL RD	NEW ENGLAND FORESTRY FNDTN INC		32 FOSTER STREET	LITTLETON	MA	01460-4346
04-0579	21 SUGARHOUSE HILL RD N	BLACK BEAR PROPERTIES LLC	C/O O'KEEFFE BUTLER MARY & RIC	30 CORNTASSLE RD	DANBURY	CT	6811
04-0592.1	64 LEVASSEUR RD	TICKTIN PETER	TICKTIN DEBRA	270 SW NATURA AVE	DEERFIELD	FL	33441
04-0602	106 SUGARHOUSE HILL RD N	QUELER M ROBERT	QUELER JUDITH	200 ESTATE DR #309	CHESTNUT HILL	MA	2467
04-0663.2	22 ORCHARD HILL RD	HAY FARM LLC		PO BOX 13	BARNARD	VT	05031-0013
04-0667.1	285 ASHLEY RD	JENNINGS JOSHUA H	ZOECKLEIN ANASTAJA S	285 ASHLEY RD	S ROYALTON	VT	5068

Parcel Number	Property Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
04-0677	67 SUGARHOUSE HILL RD	JOHNSTON ERIC A	JOHNSTON JULIE M	PO BOX 6	BARNARD	VT	05031-0006
04-0713	863 ROYALTON TPKE RD	BOTHA GERHARD	BOTHA SUSAN C	PO BOX 1135	BARNARD	VT	05031-1135
04-0742	330 WALKER HILL RD	VAN ALSTYNE FLOYD TRUSTEE	VAN ALSTYNE MARJORIE C TRUSTEE	330 WALKER HILL RD	SOUTH ROYALTON	VT	5068
04-0779	661 SAYER RD	WHITEHEAD JOHN C		PO BOX 282	BARNARD	VT	05031-0282
04-0857	1125 ROYALTON TPKE RD	NEW MAN NIENHUIS TRUST		160 W NEWTON ST	BOSTON	MA	2118

Name: John J. Meldon & Diana Fitzgerald
Location: 111 Sugarhouse Hill Road
Span: 030-009-10006
Parcel ID: 04-0006.1
Mailing: 60 N. Water St. New Bedford, MA

Name: Bernard Gant & Carol Gant-Leventhal
Location: 394 Sugarhouse Hill Road
Span: 030-009-10271
Parcel ID: 04-0273
Mailing: 200 Estate Dr. Apt. 203, Chestnut Hill, MA 02467

Name: Hartej. S & Rohini Sandhu Trustees
Location: 418 Sugarhouse Hill Road
Span: 030-009-10621
Parcel ID: 04-0494
Mailing: 34 Autumn Rd. Weston, MA 02193

Name: Jessica Weber & Dean Galarowicz
Location: 19 Garnet Hill
Span: 030-009-10165
Parcel ID: 01-0158
Mailing: 1142 Red Maple Way, Farington, NY 14425

Name: Jay & Linda Caruso
Location: 71 Garnet Hill
Span: 030-009-10133
Parcel ID: 01-0123
Mailing: PO Box 184 Barnard, VT 05031

Name: Heather Lawler
Location: 84 Garnet Hill
Span: 030-009-10620

Parcel ID: 01-0745
Mailing: PO Box 54 Barnard, VT 05031

Name: John Eric Flannigan
Location: Stage Road
Span: 030-009-10252
Parcel ID: 01-0250
Mailing: 6 Rustic Dr. Essex Junction, VT 05452

Name: Matthew Stevens & Nicole C. Conte
Location: 5269 Stage Road
Span: 030-009-10102
Parcel ID: 01-0095
Mailing: 10154 VT Rte 12 Bethel, VT 05032

Name: Red Farmhouse Trust c/o Richard Field & Jonathan Trs
Location: 599 Royalton Tpke Rd
Span: 030-009-10246
Parcel ID: 04-0244
Mailing: PO Box 188 Barnard, VT 05031

5. The application was considered by the development review board at a public hearing on October 5, 2021. The development review board reviewed the application under the Town of Barnard Zoning Bylaw, as amended August 29, 2012.

6. Present at the hearing were the following members of the development review board:

- Teo Zagar
- Sonja Doppelhofer-Withington
- Edythe Wright
- Kurt Lessard
- Doreen Hurley

7. 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.

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

- Property sketches & maps
- Engineering schematics
- Supplemental memorandum

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

FINDINGS

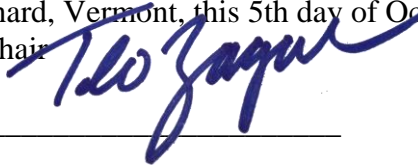
Based on the application, testimony, site visit, exhibits, and other evidence the development review board makes the following findings:

1. The applicant seeks conditional use approval for three renovation and expansion permits. The subject property is a 224.79 acre parcel located at 441 Royalton Turnpike Road in the Town of Barnard (tax map parcel no. 04-0820).
2. The property is located in a Commercial District as described on the Town of Barnard Zoning Map on record at the Town of Barnard municipal office and section 2.2.7 of the Zoning Bylaw.
4. Applicants have received or are in the process of receiving all necessary state permits and demonstrated compliance with all relevant Town of Barnard zoning bylaws.

DECISION

Based upon these findings, the development review board grants the application for Conditional Use approval for permits ZP-21-20, ZP-21-21, and ZP-21-22.

The development review board approves the application:
Dated at Barnard, Vermont, this 5th day of October, 2021.
Teo Zagar, Chair



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.