

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

**In re: Permit Application No. ZP 21-17: Faith Fellows - Conditional Use Approval for a multi-unit dwelling (3-unit) in an existing structure**

**INTRODUCTION AND PROCEDURAL HISTORY**

1. This proceeding involves review of an application for conditional use submitted by Faith Fellows under the Town of Barnard Zoning Bylaw.
2. The application was received by Town of Barnard Administrative Officer Rob Ramrath on June 7, 2021. A copy of the application is available at the Barnard Town Hall.
3. On July 8, 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 July 2, 2021.
4. On July 2, 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:
  - Corbett, Kathy
  - Field, Sabra (Rev Trust)
  - Leavitt, Daniel & Leavitt, Randall (co-owners)
  - Schlabach, Susan & Newswanger, Ryan (co-owners)
6. The application was considered by the development review board at a public hearing on August 19, 2021. The development review board reviewed the application under the Town of Barnard Zoning Bylaw, as amended August 29, 2012.
7. Present at the hearing were the following members of the development review board:
  - Teo Zagar
  - Sonja Doppelhofer-Withington
  - Edythe Wright
  - Kurt Lessard
  - Greg Boulbol
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

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 for an unpermitted multi-unit dwelling (3-unit) in an existing structure. The subject property is a 3 acre parcel located at 23 East Barnard Road in the Town of Barnard (tax map parcel no. 04-0005).
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 a multi-unit dwelling (3-unit) in an existing structure as that term is defined in section 8.2 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/multi-unit dwelling in an existing structure.

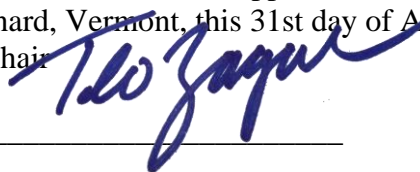
The following condition was unanimously approved:

“As indoor space is available for interior storage of trash for each unit; there shall be no outdoor trash storage.”

As conditioned, the proposed development meets the requirements of Sections 4.11 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 31st day of August, 2021.  
Teo Zagar, Chair



Teo Zagar

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.