



Town of Barnard, Vermont

Chartered July 17, 1761

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DRB MINUTES JANUARY 3, 2022

Present: Greg Boulbol, Teo Zagar (via Zoom), Kurt Lessard, Edythe Wright, Doreen Hurley.

Also Present: Rob Ramrath (Administrative Officer and DRB Clerk).

Also Present for ZP21-32, Twin Farms Hearing: John Graham, Michael Beardsley, Doug Blain (all representatives of Twin Farms).

Site Visit:

6:30 PM 5890 VT RTE 12.

The site visit was attended by Greg Boulbol, Kurt Lessard, Edythe Wright, Doreen Hurley, Rob Ramrath, John Graham, Michael Beardsley and Doug Blain. A project overview was provided by the Twin Farms representatives. Clarifying questions were asked by several DRB members.

1. Call to order –

Teo Zagar attended via Zoom. Teo gave written authorization to DRB Clerk Rob Ramrath to manage the logistics of the meeting. The meeting was called to order at 6:58 PM.

2. Review Agenda –

Rob reviewed the meeting agenda. There were no changes.

3. Public Hearing: ZP21-32 DRB Twin Farms 5890 VT 12, A Change of Use request to convert a two-car garage and laundry room to Professional Office Space, Conditional Use -

The public hearing on Application ZP21-32 by Twin Farms/John Graham was opened. The Public Hearing Notice as posted, published, and mailed to abutters was read. Doreen Hurley reminded of her previous disclosure of a potential perceived conflict of interest being the CFO for Twin Farms from 2002 through 2013. In accordance with the Barnard DRB Rules of Procedure, Doreen previously submitted a written statement declaring, "Although I served as CFO of Twin Farms LLC from January 2002 until November 2013, I am able to act fairly, objectively, and in the public interest since my tenure ended almost seven years ago and I have no current knowledge of the proposed projects." The DRB at a previous meeting concluded there were no actual or perceived conflicts of interest and maintained that position.

No DRB members declared any ex parte conversations. All Twin Farms representatives were granted interested person status.

Rob invited general comments and questions regarding the project. Greg asked if there were any conditions on the property as permitted as an Inn. Rob answered that he had reviewed the paperwork where the property was approved as an Inn for the previous owners and did not see any conditions relevant to the current application. Doreen questioned proper access and turn-around space for emergency vehicles at the site visit. Kurt commented that the primary concern were first responders. Parking accommodations for both Inn guests and office users were outlined by Twin Farms representatives. Based on this, Kurt assessed there were no concerns from his perspective as the DRB member most intimate with emergency access requirements. Greg asked if there was enough parking capacity. Rob commented that Twin Farms representatives had previously committed to him that use of the inn would be constrained to the original capacity of the inn. It was concluded that there was adequate parking capacity. There was a brief discussion whether there should be a condition to maintain adequate space for emergency vehicles; this idea was rejected as not being specific enough with the DRB not wanting to micro-manage the situation.

Doreen asked how trash would be managed. The Twin Farms representatives indicated that the trash is taken from the site to the main Twin Farms facility where it is processed with the rest of the trash.

4. Close Public Hearing -

At 7:15 PM Kurt made a motion to close the Public Hearing with a 2nd from Doreen. The vote was unanimous. The Twin Farms representatives were excused.

5. Deliberative Session –

The DRB went into Deliberative Session at the closure of the public hearing. Due to the focus on parking and emergency vehicle access, the board directed Rob to work with Teo to be sure the findings specifically included the conclusions of the DRB that plans for parking and emergency vehicle access were adequate. Members of the DRB had no further discussion or commentary on the project. Kurt made a motion to accept the application as written, with no conditions. Edythe provided the 2nd and the vote was unanimous to approve.

At 7:17 PM Kurt moved to adjourn the meeting with a 2nd from Teo. The vote to adjourn was unanimous.

Minutes prepared by Rob Ramrath, Administrative Officer, Clerk to the DRB. The formal findings and decisions of this hearing will be published separately.