



Town of Barnard, Vermont

Chartered July 17, 1761

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DRB MINUTES FEBRUARY 28, 2023

SITE VISIT

6:45 PM ZP23-01, SITE VISIT, 5518 VT RTE 12 (THE BARNARD INN)

Present: Teo Zagar, Edythe Wright.

Also Present: Rob Ramrath, Randal Vaughn, Andrea Twigg-Smith, Thurston Twigg-Smith, Lucy Godshall, Ryan Onorato, Will Dodson.

The site was reviewed. Will described the general use including number of bedrooms for the house and barn studio. Will also discussed his work with the state on fire permitting and wastewater compliance. Rob cautioned the group that no testimony could be presented at the site visit. The group left the site visit at approximately 6:55 PM.

MEETING/HEARING

4:30 PM BARNARD TOWN HALL UPSTAIRS, FRONT ENTRANCE

Present: Teo Zagar, Edythe Wright, Justin Park

Also Present: Rob Ramrath, Randal Vaughn, Andrea Twigg-Smith, Thurston Twigg-Smith, Lucy Godshall, Ryan Onorato, Will Dodson.

1. Call to order!

The meeting was called to order at 7:05 PM.

2. Review Agenda :05

There were no changes to the agenda. DRB member Justin Park was unable to attend the site visit. He was present at the hearing. Rob gave a recap of the conversation at the site visit.

3. Public Hearing: ZP23-01, 5518 VT RTE 12 (THE BARNARD INN), Will Dodson, Change of use for the living quarters in the house and barn from residential, to residential and inn, in the Barnard Village district, Conditional Use :45

Rob circulated a rollcall sheet to be completed by attendees. Teo read the warning. Teo inquired of any conflicts of interest by the DRB members. There were none. Teo inquired of any disclosures of ex parte communications by the DRB. There were none. Teo acknowledged all hearing attendees to be interested persons. Teo administered the oath to the applicant and interested persons.

Will Dodson offered a brief overview of the application, describing the intended use of the property. He stated there would be no changes to parking, footprint or lighting of the site. Will

described working with state wastewater authorities to ensure his present wastewater system and permit met state standards. Will stated that the inn would be comprised of four bedrooms in the main house and the studio in the barn. He described that he had been working with the states Deputy Fire Marshall who visited the site. Will stated he was making modifications to meet all state fire requirements.

Andrea inquired what the occupancy of each room would be. Will stated that would be flexible with at least one person per room. Thurston discussed how according to the Barnard Zoning Regulations, lodging is not allowed in the Barnard Village (BV) district. He then reviewed the definition of inn which uses the word 'lodging' in its definition. Rob and the DRB members explained that the use of the word 'lodging' in the definition of inn was a semantic issue, and inns are an allowed conditional use in the BV district. Rob offered a brief overview of the definition of a conditional use application. Teo asked if the inn would be operated year-round and Will indicated it would. Andrea stated that commercial development was not allowed in BV district and inquired why an inn isn't a commercial application, and therefore not allowed. Rob described how defined uses are addressed in the Barnard Zoning Regulations; if a defined use is listed as conditional, it is allowed as a conditional use. Andrea inquired if someone from management would always be present at the inn. Will said that somebody from management would be there most of the time, but not 7 by 24. Will stated that he would be renting to groups who would be associated with a particular event; a common itinerary and check in and check out times. He said he wanted the experience to feel like a home and be intimate, like a large Airbnb for family. He said the typical rentals would be for a weekend or an extended weekend. Will said it is possible that the barn studio may be rented to a management employee. Randal inquired if a future owner of the property would be constrained to the specifics of the use described by Will. Will described that if a future owner ran the inn on a per-room rental basis, that would require other modifications to meet fire codes. Rob described that zoning permits carry forward with the property in the event of a transfer of ownership. Will said the application was a niche application to be very intimate and would be very quiet. At this point in the hearing, Teo inquired if there were further questions from the applicant, interested persons or the DRB members. There were none.

4. Deliberative Session

At 7:38 PM Justin made a motion to close the hearing and enter Deliberative Session. The motion received a second from Edythe. The DRB members voted to enter Deliberative Session. The applicant and interested persons were excused.

Minutes prepared by Rob Ramrath, Administrative Officer, Clerk to the DRB.