



Town of Barnard, Vermont

Chartered July 17, 1761

P.O. Box 274
Barnard, Vermont 05031
(802) 234-9211

DEVELOPMENT REVIEW BOARD MINUTES
MARCH 25, 2025

SITE VISITS

LOCATION #1

6:15 PM ZP25-02, 5500 BROAD BROOK ROAD

Present: Ellen Miles, Edythe Wright, Doreen Hurley, Kurt Lessard.

Also Present: Kassie Hull (Clerk, Administrative Officer), Karen Thorkilsen, Elizabeth Ferry.

The physical characteristics of the site were reviewed and observed.

LOCATION #2

6:45 PM ZP25-01, 26 HICKEY LANE

Present: Ellen Miles, Edythe Wright, Doreen Hurley, Kurt Lessard.

Also Present: Kassie Hull (Clerk, Administrative Officer), Sara Judge, Peter Stoddard, Joanne King, Tom King.

The physical characteristics of the site were reviewed and observed.

ORGANIZATIONAL MEETING

7:15PM TOWN HALL UPSTAIRS

Present: Ellen Miles, Edythe Wright, Doreen Hurley, Kurt Lessard.

Also Present: Kassie Hull (Clerk, Administrative Officer), Pete Corbett, Sara Judge, Peter Stoddard, Joanne King, Tom King, Alyssa Moseman, Virginia Morrison, Russell Tyson.

The Administrative Officer called the organizational meeting to order at 7:17PM. The Administrative Officer reviewed the agenda.

Ellen Miles made the motion to elect Teo Zagar as Development Review Board Chair. Kurt Lessard seconded the motion. Doreen Hurley made the motion to elect Ellen Miles as Vice Chair. Kurt Lessard seconded the motion.

PUBLIC HEARING #1

ZP 25-02, 5500 Broad Brook Road, Pete & Kathy Corbett, bridge maintenance erosion repair from July 2023 floods.

Present: Ellen Miles, Edythe Wright, Doreen Hurley, Kurt Lessard.

Also Present: Kassie Hull (Clerk, Administrative Officer), Pete Corbett, Sara Judge, Peter Stoddard, Joanne King, Tom King, Alyssa Moseman, Virginia Morrison, Russell Tyson.

OPENING PROCEDURES

The DRB Chair was unavailable to attend. Vice Chair Ellen Miles assumed the duties of the Chair. Ellen opened the hearing at 7:20PM by reading the warning of the hearing. Ellen reviewed the order of events and asked DRB members to disclose any conflicts of interest. There were none. Ellen asked the DRB members to disclose any ex parte communications on the topic. There were none. Ellen confirmed that there were no interested parties present for zoning application ZP25-02. Ellen swore in the applicant Peter Corbett, who was present remotely by Microsoft Teams.

TESTIMONY

This property is currently the location of Pete's second home. He is retiring and planning to relocate to the property full-time. There is a private bridge on his property that is in the flood hazard overlay. He wants to "beef up" the beams under the deck of the bridge and add stone to the abutments to protect against erosion. He has been in communication with Vermont River Management Engineer Scott Jensen.

The Applicant was asked what the timeframe of the work would be. He stated that he hopes to receive a site visit from Scott Jensen in April and for work to be completed in early summer. He will have all material on site and the work will take a few days. He stated that, moving forward, he will include the Administrative Officer in communications with Scott Jensen.

There were no interested persons present to speak.

There were no comments or questions from members of the public.

CLOSING PROCEDURE

Kurt Lessard moved to close the hearing and enter deliberative session. Doreen Hurley seconded the motion. The DRB voted unanimously to go into deliberative session at 7:25PM. Ellen stated this was the final public hearing on the matter.

PUBLIC HEARING #2

ZP 25-01, 26 Hickey Lane, Sara Judge, rebuild house on existing footprint with 100-sqft. extension non-lakeside, rebuild garage with same area of 484-sqft. in new location to be more conforming, add covered boardwalk of 150-sqft., parking of 530-sqft., pervious boardwalk of 325-sqft., and deck of 200-sqft.

Present: Ellen Miles, Edythe Wright, Doreen Hurley, Kurt Lessard.

Also Present: Kassie Hull (Clerk, Administrative Officer), Sara Judge, Peter Stoddard, Joanne King, Tom King, Alyssa Moseman, Virginia Morrison, Russell Tyson.

OPENING PROCEDURES

The DRB Chair was unavailable to attend. Vice Chair Ellen Miles assumed the duties of the Chair. Ellen opened the hearing at 7:26PM by reading the warning of the hearing. Ellen reviewed the order of events and asked DRB members to disclose any conflicts of interest. There were none. Ellen asked the DRB members to disclose any ex parte communications on the topic. There were none. Ellen acknowledged the interested parties present: Peter Stoddard, Joanne King, and Tom King. Ellen swore in the applicant, the applicant's representatives, and the interested persons.

TESTIMONY

Sara purchased this house a few years ago. She is a swimmer and cares about the lake. Her parents live in Pomfret. She plans to rebuild the house to live on the property full-time after she retires in 3 or 4 years. It will have three bedrooms, an office, and two bathrooms. The garage is being moved for proper drainage.

Plans for landscaping and parking were discussed. Septic system has been inspected.

CLOSING PROCEDURE

Edythe Wright moved to close the hearing and enter deliberative session. Kurt Lessard seconded the motion. The DRB voted unanimously to go into deliberative session at 7:50PM. Ellen stated this was the final public hearing on the matter.

□