



Town of Barnard, Vermont

Chartered July 17, 1761

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DRB MINUTES MAY 2, 2023

SITE VISIT

6:30 PM ZP23-05, 6282 STAGE RD

Present: Doreen Hurley, Teo Zagar, Ellen Miles, Edythe Wright, Greg Boulbol.

Also Present: Rob Ramrath, (Jake Wright, Loren French, Dabota Wilcox – Turkel Design, architects for applicant), Kurt Lessard, Peter Stoddard, David Creech, Bill Deckelbaum, Diane Savarese

Turkel Design representatives reviewed and pointed out physical aspects of the plan including setbacks, vegetation, wetlands and walkways.

MEETING/HEARINGS

7:00 PM TOWN HALL – (FRONT ENTRANCE)

Present: Doreen Hurley, Teo Zagar, Ellen Miles, Edythe Wright, Greg Boulbol.

Also Present: Rob Ramrath, (Jake Wright, Loren French, Dabota Wilcox – Turkel Design, architects and representatives for the applicant), Kurt Lessard, Peter Stoddard, David Creech, Bill Deckelbaum, Diane Savarese

1. Call to order

The meeting was called to order at 6:59 PM.

2. Review Agenda :05

There were no changes to the agenda.

3. Organizational Meeting: Appoint Chair, Vice Chair, Clerk :05

Ellen moved to appoint Teo Zagar as chair. The affirmative vote was unanimous. Teo moved to appoint Ellen Miles as vice chair. The vote in the affirmative was unanimous. Edythe moved to appoint Rob Ramrath as clerk. The vote in the affirmative was unanimous.

4. Public Hearing: ZP23-05 6282 STAGE RD Shannon Liss-Riordan Family Trust, Replacement of a two bedroom structure with a one bedroom Dwelling, Single-Family Unit, in the LAK district :45

Teo read the warning. Teo asked DRB members to disclose any conflicts of interest. There were none. Teo asked DRB members to disclose any ex parte communications. There were none. Teo acknowledged all attendees as interested parties. Teo administered the swearing-in to all applicants' representatives and interested parties.

Jake offered a brief review of the project, stating the design was similar in nature to the previous application and had a greater distance to the wetlands. Diane asked how the structure had changed. Jake responded that it was a greater distance from the wetlands and was a bit smaller. Peter asked how far the structure had moved from the previous plan. Jake responded approximately 10 feet to the West. David asked for details on wetland vegetation requirements. David said he'd like to know because of issues he was facing with the same wetland on his property. DRB members responded that this was out of scope of the hearing and David should work with Vermont wetlands officials on his question. Diane asked for setback details on the side of the property adjacent to her property. There was considerable conversation, detailing that setbacks were measured from roof projection. Jake and Loren said the roof overhang was variable according to the specific location on the house, and that the setbacks to the property line from the roof projection would be conforming to Barnard zoning requirements at slightly greater than 15 feet. Several side conversations were spawned at this time and Greg admonished the audience that this was a hearing for public testimony, and the board needs to hear all testimony. Doreen asked if the dotted line on the plans represented the roof projection. Turkel representatives replied in the affirmative. Greg asked again if the roof overhang was used for measurement to the property line for setback. Turkel representatives answered in the affirmative. Kurt asked how the developers will be certain that setbacks will be adhered to during construction. Jake responded that the property would be surveyed prior to construction and would have physical pins placed on the property.

Diane asked about details of tree removal. The DRB asked Rob whether this was within the jurisdiction of the DRB. Peter followed with a question asking for applicable zoning regulations regarding tree removal. Rob clarified that section 3.4 of the zoning regulations stated that tree removal within 50 feet of the lakeshore required permitting; Rob read section 3.4 to the group. Turkel representatives stated that there would be no tree removal within 50 feet of the Lakeshore. Doreen stated that compared to the previous plan, the structure was larger which seemed to contradict previous testimony. Greg commented that no plans were provided that detailed the footprint of the structure and that such details were provided at the previous hearing. At this time Turkel design representatives emailed Rob details of structure layouts. Rob printed the layouts and distributed them for clarity of dimensional details.

Diane asked about plantings around the house. Teo responded this was not in the jurisdiction of the DRB. Greg asked why the building's overhangs were so large. Turkel representatives responded they were trying to be as sensitive as possible to neighbors. Jake asked the DRB if they had all the information that they needed. The DRB responded that they had all necessary information. At 7:54 PM Teo asked if the attendees had any further questions. There were no further questions.

5. Deliberative Session

At 7:55 PM Teo moved to close the hearing and move into a deliberative session. The vote in the affirmative was unanimous and the DRB entered deliberative session.

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