



Town of Barnard, Vermont

Chartered July 17, 1761

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

DRB MINUTES MAY 3, 2022

Present: Teo Zagar (Chair), Kurt Lessard, Edythe Wright.

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

Also Present for ZP22-04, Twin Farms Hearing: Michael Beardsley, Doug Blain (representatives of Twin Farms), Abby Dery & Lynn Cetrano (Trudell Consulting Engineers for Twin Farms), Jun Wanzhen (VT Standard).

Site Visit:

6:30 PM 441 Royalton Turnpike.

The site visit was attended by Kurt Lessard, Edythe Wright, Teo Zagar, Rob Ramrath, Michael Beardsley, Doug Blain, Abby Dery, and Lynn Cetrano. A site walk-through with project commentary was led by Twin Farms and Trudell representatives. Clarifying questions of fact were asked by several DRB members with answers provided by Twin Farms and Truedell representatives.

1. Call to order –

Teo called the meeting to order at 7:26 PM.

2. Review Agenda –

Teo reviewed the agenda. There were no changes.

3. Public Hearing: ZP22-04 DRB Twin Farms, For Parcel 04-820, in an area on the west side of the property, between Stage Rd and Cottage Rd in the Town of Barnard, VT. The proposed project is described as follows: 8 New tree house lodging units and associated driveway and utilities, Conditional Use -

The public hearing on Application ZP22-04 by Twin Farms/John Graham was opened. The Public Hearing Notice as posted, published, and mailed to abutters was read by Teo.

No DRB members declared any ex parte conversations or conflicts of interest. Rob noted that the applicant of record on the Zoning Permit Application was John Graham and John was unable to attend due to person reasons. Rob reported that Twin Farms representatives and their engineering representatives (Trudell) would be speaking as representatives of the applicant. Teo confirmed there were no Interested Persons in attendance.

Teo invited questions from DRB members. Edythe asked about the general schedule for the project. Michael and Abby reported that the Zoning Permit was the last gate to launching the project, that the road construction would start upon Zoning Permit award and some tree houses would be built this year with the remainder completed in the summer of 2023. It was noted that state erosion control, Act 250 and wastewater permits were in hand. Kurt asked for Trudell personnel to give an overview of the project. Trudell and Twin Farms personnel

gave an overview of the project including several drawings and images of the tree houses. Abby observed that the idea was to preserve the forest landscape and, "Make the tree houses look like they've been there forever." Some key facts were shared including:

- Barnard Fire Chief Scott Mills had walked the plan and approved the project from the perspective of fire apparatus access.
- State Fire Marshalls approved the plans.
- Barnard Highway Foreman Jeff Tracy approved the plan regarding any additional volume or needs on town roads.
- Building heights would be within limits of Barnard Zoning Regulations.
- The new private road on the property would be clear for a 20 ft width as required by Scott Mills and the Barnard Zoning Regulations.

4. Close Public Hearing -

At 7:47 PM a motion was made by Teo to close the public hearing. The vote was unanimous. The Twin Farms, Trudell and VT Standard representatives were excused.

5. Deliberative Session –

The DRB went into Deliberative Session at the close of the public hearing.

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