



Town of Barnard, Vermont

Chartered July 17, 1761

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DRB MINUTES

OCTOBER 5, 2021

Present: Sonja Doppelhofer-Withington, Teo Zagar, Kurt Lessard, Edythe Wright, Doreen Hurley.

Also Present: Rob Ramrath.

Also Present for ZP21-20, 21, 22 Twin Farms Hearing: John Graham, Michael Beardsley, Marc Desmet, Andrea Dotolo, Abby Dery, Keith Nelson (all representatives of Twin Farms).

Site Visits:

6:30 PM 441 Royalton Tpke.

The site visit was attended by all present listed above. A project overview was provided by Michael Beardsley and Abby Dery with supporting comments by John Graham, Marc Desmet, Andrea Dotolo, and Keith Nelson. Clarifying questions were asked by several DRB members.

1. Call to order –

The meeting was called to order by Chair Teo Zagar 7:15 PM.

2. Review Agenda –

Teo reviewed the meeting agenda. There were no changes.

3. Public Hearings: ZP21-20 Twin Farms/Graham Bridge House Pub Expansion including Pergola; ZP21-21 Twin Farms/Graham 2100 sq ft Carriage House for Guest Activity Center; ZP21-22 Twin Farms/Graham Main House - Terrace rehabilitation and pergola expansion, all Conditional Use.

The public hearing on Application ZP21-20, 21, 22 by Twin Farms/John Graham was opened. The Public Hearing Notices as posted, published, and mailed to abutters were read. Doreen Hurley disclosed 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 submitted a written statement (attached), read by Rob Ramrath 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 four other DRB members hearing this case disclosed no conflict of interest. No DRB members declared any ex parte conversations. All Twin Farms representatives were granted interested person status.

Teo guided the meeting to address each application separately. Erin presented an overview of each project. Rob mentioned that the Twin Farms State Wastewater permit for the project was pending. Rob said in accordance with Barnard Zoning Regulations Section 6.1, any issued permits would state the condition: "No construction may begin until a state wastewater permit is received." When discussing ZP21-20, the pub expansion, Doreen asked if the lower level would remain as is, Erin answered in the affirmative. Erin made special note that the existing state stormwater permit would be amended. She said that with additional treatment

capabilities, stormwater management would improve over the current capabilities. Erin said a Draft Act 250 permit had been issued with the comments period closed. She said they were developing documentation for a Division of Fire Safety permit. Erin also noted that all the projects under consideration would offer ADA universal accessibility. Doreen asked how deliveries would be handled to the pub. Michael said that all purveyor deliveries would go to the main kitchen; deliveries to the pub would be kitchen-to-kitchen.

At the conclusions of the presentations with no more questions asked by the DRB, Teo put all Zoning Applications up for DRB vote:

ZP21-20, Kurt Motion to approve, Doreen 2nd, unanimous YES vote to approve.

ZP 21-21, Kurt Motion to approve, Sonja 2nd, unanimous YES vote to approve.

ZP 21-22, Kurt Motion to approve, Doreen 2nd, unanimous YES vote to approve.

Rob asked the Twin Farms representatives to forward to him exact summary language for each permit to assure their project activities were accurately described and enshrined for future reference.

4. Deliberative Session (as directed by Chair) –

A Deliberative Session was not conducted.

5. Adjourn –

At 7:40 PM Kurt moved to adjourn the meeting and a second was made to the motion. 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.


