



Town of Barnard, Vermont

Chartered July 17, 1761

P.O. Box 274
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(802) 234-9211

DRB MINUTES APRIL 15, 2021

Present: Doreen Hurley, Teo Zagar, Kurt Lessard, Justin Park, Edythe Wright.

Also Present: Rob Ramrath.

Also Present for ZP21-01 Salguero Hearing: Sonia Salguero, Alexa Verallii, Justin Lancaster.

Also Present for ZP21-04 Dodson Hearing: Will Dodson.

Site Visits:

6:00 PM Site visit to Barnard Inn, 5518 VT Rte 12 for ZP21-04 Dodson.

6:30 PM Site visit to 284 Lime Pond Rd for ZP21-01 Salguero.

Both site visits were attended by Rob Ramrath and all DRB members listed above. Project overviews were provided by the principals named above for each hearing.

1. Call to order –

The meeting was called to order by Rob Ramrath at 7:05 PM. Rob said he would officiate the meeting until a new Chair was elected in Item 3.

2. Review Agenda –

Rob reviewed the meeting agenda. There were no changes.

3. Elect Chair –

Teo Zagar volunteer to be the Chair. The board voted to accept Teo as the new Chair.

4. Public Hearing: ZP21-01 Salguero, HB-2 Educational/retreat Center Conditional Use –

The hearing commenced at 7:10 PM. Rob gave an overview why he considered this case to be a Home Business 2 Conditional Approval. He listed the potential for traffic volume, employees, local impact and lack of a fit regarding use for Rural, Forest, and Farmlands zoning (RFF). Doreen asked the group to consider whether the case could be considered a Home Business 1 for Administrative Approval. The board discussed the HB 1 requirement from the Barnard Unified Zoning and Subdivision Regulations citation for HB 1 that, “The business use on site is conducted entirely within the dwelling or accessory building.” As the business plan offered by Sonia made it clear much activity would be outdoors, the board definitively declared this an HB 2, Conditional Use application. HB 2 states, “Outdoor work, display and storage is allowed outside of setback areas.” Teo stated that he did not see any adverse effects on the surrounding area. There was discussion on stress to the local roads based on traffic. Sonia stated there would be no business conducted during mud season. Lighting was discussed; Sonia stated there would be no nighttime business conducted other than occasional moonlight events. Teo inquired what form of payment would be used; Sonia said an online form of payment would be used. The allowable use chart was examined for RFF at Rob’s request. There was discussion on the definition of “Public Building” which is prohibited for RFF. The board concluded that this was not a public building situation as the business is

not open to the general public i.e., open to all comers on their own volition. The business will have limited attendance based on available capacity with advance sign-up. Teo also discussed how the application was not a prohibited Community Association or Club facility, as there was no owning or sponsoring club or association behind the plan. Teo polled the board, asking if there were any conditions for approval; there were none. The board voted to approve the application. Teo indicated he would write the formal findings for the hearing.

5. Public Hearing: ZP21-04 Dodson, Conditional Use, Barnard Inn Covered Porch –

The hearing commenced at 7:27 PM. Will clarified the timing of his start of construction versus the submission of his application for a Zoning Permit, stating he did not want to mislead the board in any way. Lighting came up as a discussion point; Will stated there would not be any additional lighting and that the exterior lights would not shine toward Rt 12. Potential noise from the refrigerator was discussed; Will stated the refrigerator is quiet and an existing unit he already had inside the restaurant building. Additionally, Will said there would be a solid wall with no windows between the refrigerator and Rt 12. No conditions were offered, and the board voted to approve the application. Teo indicated he would write the formal findings for the hearing.

6. Deliberative Session (as directed by Chair) –

A Deliberative Session was not conducted.

7. Adjourn –

The meeting was adjourned at 7:41 PM.

Minutes prepared by Rob Ramrath, Administrative Officer, Clerk to the DRB. All votes unanimous unless otherwise indicated.

NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.