



Town of Barnard, Vermont

Chartered July 17, 1761

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DEVELOPMENT REVIEW BOARD MINUTES

APRIL 29, 2024

SITE VISIT

6:00 PM ZP24-04, 2655 STAGE RD

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

Also Present: Rob Ramrath (Clerk, Administrative Officer), Will Dodson, Charles Carmichael.

The physical characteristics of the site were reviewed and observed.

SITE VISIT

6:20 PM ZP24-05, 6216 STAGE RD

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

Also Present: Rob Ramrath (Clerk, Administrative Officer), David Creech, William Deckelbaum, Philip and Judy Maynes, Ian MacKenzie, Ujon Tokarski.

The physical characteristics of the site were reviewed and observed.

MEETING/HEARINGS

6:45 PM TOWN HALL

1. Call to order

The meeting was called to order at 6:52 PM.

2. Review Agenda :05

There were no changes to the agenda.

3. Organization – Elect Chair & Vice Chair :05

The DRB voted unanimously to appoint Teo Zagar as the Chair and Ellen Miles as the Vice Chair.

4. Public Hearing: ZP24-04 2655 STAGE RD Will and Corrina Dodson, Replacement of a damaged bridge in the RFF district within the Flood Hazard Overlay :30

Teo Zagar opened the hearing at 6:54 PM. 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 there were no interested parties present. Teo swore in the applicant, Will Dodson.

Will Dodson summarized that the existing bridge was unusable, and it was determined it could not be repaired and therefore must be replaced. Kurt Lessard asked if vehicles will be driven over the bridge. Will Dodson said there is no intention for that, but it would have the capacity for vehicles. Teo asked if there would be a road on the property to the bridge. Will Dodson said there would be no road constructed over his property to the bridge, and that wear and tear on the property due to construction would be repaired and his field replanted. Will Dodson noted that the current visible path to the bridge goes over his septic system and therefore vehicle travel is not viable. Doreen Hurley asked if the bridge would have the same footprint as the existing bridge. Will Dodson said it would have the same footprint, but there could be some extra embankment excavation to make room for the concrete blocks that will form the foundation for the bridge. Will Dodson noted that the course of the stream will not be changed. Teo asked if there were any further questions and there were none. Kurt made a motion to close the hearing. Ellen Miles offered a second to the motion. The DRB voted unanimously to close the hearing at 7:00 PM.

5. Public Hearing: ZP24-05 6216 STAGE RD Jon Tokarski of Pinewood Consulting on Behalf of John Doton III, Replace an existing 16x24 seasonal accessory dwelling, and build a new 30x40 dwelling in the LAK district :30

Teo Zagar opened the hearing at 7:00 PM. 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 interested parties present: David Creech, William Deckelbaum, Philip and Judy Maynes, and Ian MacKenzie. Teo swore in the interested parties and applicant, Ujon Tokarski. Teo read into the record a letter from Philip and Judy Maynes and a letter from Margaret and David Allen.

Ian Mackenzie commented that he was confident in the progress being made on the wastewater and well permit. He reported that the shorelands protection requirements were more complicated and difficult than anticipated. He mentioned that state requirements for tree clearing are still not fully determined and there are open questions regarding the placement and design of the house. This situation had also driven changes to the septic plan, Ian reported. Ian said he understands the need to protect the lake and the character of the area. Teo Zagar asked if the design of the house was still undetermined. Ujon Tokarski said it was still in the design phase. Teo asked when the wastewater permit application was filed. Ian said the first version was filed in December of 2023. He said with further consideration of state shoreland protection requirements, he had to perform a

redesign and he resubmitted the application in March of 2024. Philip Maynes requested that the DRB consider the implications of excavation to the trees that buffer the subject property from the neighbors. Philip asserted that the excavation would cause the trees to die eventually. Ian said he didn't realize the level of detail that would be required associated with the clearing of trees. He said he would need to survey and map plans for tree removal. He said that he has done past jobs that utilize techniques to protect the root systems of trees that may be disturbed by excavation to avoid the trees dying in the future. Rob said he had been asked by a DRB member whether there were options to postpone any decision on the project by the DRB until designs had been solidified. Rob said the DRB Rules of Procedure allow for the adjournment of the hearing to take up the process again at a certain time in the future. Edythe Wright asked if there could be an overlay of existing site conditions for a clear comparison with planned future site conditions. Ian explained that the state requirements for clearing 250 feet from the shoreline deals exactly with that question. He said that he does believe there needs to be a map for clearing and plantings. Teo asked if there were any further questions. There were none. Ellen Miles made a motion to adjourn the hearing to a certain future time. Edythe offered a second. The DRB discussed future scheduling. The DRB voted unanimously to adjourn the hearing to Monday June 3, 2024 with a 6:00 PM site visit and a 6:30 PM hearing at the Barnard Town Hall.

6. Deliberative Session

Kurt Lessard moved to go into deliberative session on ZP24-04. Ellen Miles offered a second to the motion. The DRB voted unanimously to go into deliberative session at 7:34 PM.