



Town of Barnard, Vermont

Chartered July 17, 1761

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

DRB MINUTES JULY 19, 2022

SITE VISIT

6:30 PM 9774VT RTE 12

Present: Teo Zagar (Chair), Kurt Lessard, Justin Park, Sonja Doppelhofer-Withington, Greg Boulbol.

Also Present: Rob Ramrath (Clerk), Jim McCullough (planned deck builder), Susan Harsch (applicant), Jon Harrington (engineer for applicant).

Rob spoke to the group regarding the background for the hearing, including relevant aspects of the Barnard Zoning Regulations and the purpose for a LOMA (letter of map amendment). Jon reviewed the engineering survey prepared for the property and pointed out physical features to orient the board to the survey. Susan discussed the physical characteristics of the proposed deck.

MEETING/HEARING

7:00 PM TOWN OFFICES

Present: Teo Zagar (Chair), Kurt Lessard, Justin Park, Sonja Doppelhofer-Withington, Greg Boulbol.

Also Present: Rob Ramrath, Susan Harsch, Jon Harrington.

1. Call to order

The meeting was called to order by the Chair at 7:05 PM.

2. Review Agenda :05

Teo Reviewed the Agenda. There were no changes.

3. Public Comments

There were no public comments.

4. Public Hearing: ZP22-09 Susan Harsch, Non-substantial improvement that increases the footprint; a deck addition, Zone A Flood Hazard Area Conditional Use. :45

The hearing was called to order at 7:05 PM. The warning was read. DRB members did not declare any conflicts of interest or ex parte communications. There were no interested parties present. The applicant Susan Harsch and her Engineering representative Jon Harrington were sworn. Greg raised the question whether the DRB had to consider design features of the deck as being flood-proofed. Relevant details of the Barnard Zoning Regulations were reviewed. The letter of comment from John Broker-Campbell, Vermont Regional Floodplain Manager was reviewed. A letter from Jon to John Broker-Campbell was reviewed. Jon asserted that the deck will be above base flood elevation (BFE) by several feet according to his survey. A pending LOMA for significant portions of the property was discussed. Teo asked Rob whether the decision on this application would set any precedents that might be of concern for the future. Rob stated that this application in his opinion,

conformed with Barnard Zoning Regulations. Rob reviewed the key elements of the application in consideration with relevant Barnard Zoning Regulations.

At 7:28 PM Kurt made a motion to close the hearing with a second from Justin. The vote was unanimous to close the Public Hearing on ZP22-09.

5. Deliberative Session

The board went into Deliberative Session upon the closure of the preceding hearing.

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