



Town of Barnard, Vermont

Chartered July 17, 1761

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

DRB MINUTES

AUGUST 19, 2021

Present: Sonja Doppelhofer-Withington, Teo Zagar, Kurt Lessard, Greg Boulbol, Edythe Wright.

Also Present: Rob Ramrath.

Also Present for ZP21-17 Fellows Hearing: Faith Fellows.

Site Visits:

6:00 PM 23 E. Barnard Rd.

The site visit was attended by Rob Ramrath and all DRB members listed above. A project overview was provided by Faith Fellows with clarifying questions asked by several DRB members.

1. Call to order –

The meeting was called to order by Chair Teo Zagar 6:31 PM.

2. Review Agenda –

Teo reviewed the meeting agenda. There were no changes.

3. Public Hearing - ZP21-17 Fellows: A multi-unit dwelling (3-unit) in an existing structure, Conditional Use:

The public hearing on Application ZP21-17 by Faith Fellows was opened. The Public Hearing Notice as posted, published, and mailed to abutters was read. The five DRB members hearing this case disclosed no conflict of interest or ex parte conversations. No person (other than the applicant) was granted interested person status.

Based on the presentation by Faith Fellows at the site visit, it was understood that the application was to properly permit an unpermitted multi-unit dwelling with three rented units that had been operated in such a manner for approximately ten years. The dwelling in question is located at 23 E. Barnard Rd, known as the old schoolhouse. The structure contains three rental units, each with its own bathroom and bedroom. Faith stated at the site visit that the state Fire Marshal's Office had inspected the building.

Greg proposed that the group should use Barnard Zoning Regulations section 4.11 GENERAL CONDITIONAL USE APPROVAL STANDARDS as a guideline for the consideration of the application. Edythe asked whether there was a limit on the number of people for each unit. Faith said in general no more than three people had resided in any unit. This led to a discussion on parking. If each unit had an adult couple each with a car, there could be six cars associated with renters plus Faith's car which would total seven. Faith described how she designates spaces for all renters and if a unit has two cars, they must park nose-to-tail. Faith said no renter has or would ever routinely park in the street. Faith said she is a 'stickler' about the proper parking of her tenants. Kurt inquired about snow removal. Faith said she has a hired plow operator, and the tenants have instructions on how to move their cars to allow

efficient snow removal and storage. She said there have been no problems, historically. It was generally discussed that the situation did not seem objectionable to the abutters as there was no feedback to the DRB after the warning of the hearing nor had Faith received any negative feedback. Greg asked if there was a proper state wastewater permit in place; Rob pointed out the reference to the issued wastewater permit recorded on the zoning permit application which covered the apartments as well as a shed that Faith is converting to an accessory dwelling under a separate permit.

There was considerable conversation among hearing attendees on storage of trash for each apartment unit. Faith said she has her tenants store their trash inside their units as she provides space for such storage. The DRB members were concerned about unsightly outdoor storage of trash where it could attract animals. Various ideas were discussed for a condition regarding trash storage. Sonja was concerned that such a condition should not be too limiting. Greg said we needed to be cautious regarding such conditions as they would carry forward with the land record and not only be associated with the specific situation at hand. Rob pointed out that any condition regarding trash storage should be thoughtfully considered as it sets a precedent for the DRB that must be considered for future cases.

Ultimately, the following condition was unanimously approved:

“As indoor space is available for interior storage of trash for each unit, there shall be no outdoor trash storage.”

At 7:15 PM Edythe made a motion to approve the application with the above condition. Kurt provided the second to the motion and application was approved by unanimous vote.

4. Deliberative Session (as directed by Chair) –

A Deliberative Session was not conducted.

5. Adjourn –

At 7:20 PM Teo moved to adjourn the meeting and Edyth provided the second 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.