



Town of Barnard, Vermont

Chartered July 17, 1761

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

DEVELOPMENT REVIEW BOARD MINUTES

SEPTEMBER 10, 2024 (CONTINUED FROM APRIL 29, 2024)

SITE VISIT

6:20 PM ZP24-05, 6216 STAGE RD

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

Also Present: Kassie Hull (Clerk, Administrative Officer), Richard Lancaster, Philip Maynes, Judy Maynes, Ian MacKenzie, Ujon Tokarski.

The physical characteristics of the site were reviewed and observed.

HEARING

6:45 PM TOWN HALL DOWNSTAIRS

Public Hearing (continued): 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

Teo Zagar reopened the hearing at 6:49 PM. He confirmed that all previous interested parties were notified and acknowledged those present: Philip Maynes, Judy Maynes, Ian MacKenzie.

Teo read into the record a second letter from Phil Maynes and Judy Maynes, signed on by Margaret Allen and David Allen. The board addressed the questions and concerns in the letter.

Discussion re: Boundary Lines. Kurt Lessard wondered if a proper survey should be done for this lot because the boundary lines are so close. Ian Mackenzie discussed the previous gap in boundaries and pins that were later set, as shown on the plans. Ian thinks he had good evidence for the boundary lines he used but stated that he could do a retracement.

Discussion re: Permits. Ian MacKenzie recorded the Shorelines Permit and the Wastewater System and Potable Water Supply Permit with the Town. Ian stated that the current permit for the “camp” is for a primitive dwelling not to be occupied more than six months out of the year;

it is basically a utility space with water and sewer improvements. No bedroom, kitchen, or kitchen-type facilities are approved or allowed, just the bathroom facilities for landowner use.

Discussion re: Cleared Area, Electricity, Equipment. Ian discussed the cart paths. He stated they are exempt from the calculation of cleared area. He also stated that the work will be done within what is open as shown on the plans; no additional clearing will be done to get equipment into the space. Ujon Tokarski reminded the group that a semi-trailer had previously been backed into the area to drop off a container with no issue, and that smaller equipment would be used. The board noted that electricity is not shown in the plans. Ian stated that it will be underground on the property side but there will be no need to cut new trees.

Teo Zagar asked if there were any additional questions. There were none.

1. Deliberative Session

Kurt Lessard moved to go into deliberative session. Doreen Hurley offered a second to the motion. The DRB voted unanimously to go into deliberative session at 7:30 PM.

Minutes prepared by Kassie Hull, Administrative Officer, Clerk to the DRB.