



Town of Barnard, Vermont

Chartered July 17, 1761

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DRB MINUTES

SEPTEMBER 20, 2021

Present: Sonja Doppelhofer-Withington, Teo Zagar, Kurt Lessard, Justin Park, Doreen Hurley.

Also Present: Rob Ramrath.

Also Present for ZP21-19 Fellows Hearing: Erin Darrow, Howard Daughtry (property owner).

Site Visits:

6:30 PM 9374 VT RT 12.

The site visit was attended by Rob Ramrath, all DRB members listed above, Erin Darrow and Howard Daughtry. A project overview was provided by Erin Darrow with supporting comments by Howard Daughtry. Erin went into detail on the Flood Zone considerations of the project. Clarifying questions were asked by several DRB members.

1. Call to order –

The meeting was called to order by Chair Teo Zagar 7:19 PM.

2. Review Agenda –

Teo reviewed the meeting agenda. There were no changes.

3. Public Hearing - ZP21-19 Darrow: A driveway and a bridge across Locust Creek, Conditional Use.

The public hearing on Application ZP21-19 by Erin Darrow 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 and property owner) was granted interested person status.

Based on the presentation by Erin Darrow at the site visit, it was understood that the application was to construct a driveway and a bridge across Locust Creek .

Doreen asked what buildings would be serviced by the bridge. Howard stated that he was planning to build a house and a barn that would be accessed by the bridge. He stated that otherwise, his plans were to keep his 85-acre property untouched. Erin's memo mentioned that renewable resources on the property would be utilized. Doreen asked what renewable resources were being referenced; Erin responded, "Solar and Firewood." Kurt asked if there would be any lighting associated with the driveway or bridge; Howard responded that there would be no lighting and he intends to keep it natural.

Doreen inquired on the stormwater discussion in Erin's memo. Erin described that a Storm Water Plan and Permit application will be filed with the state when disturbances exceed one acre. Erin said the bridge and driveway to be built this fall will be less than one acre. Erin said next spring that the additional driveway work on the far side of the bridge will cause the

disturbances to exceed one acre and she will file her plans and seek a permit at that time. Erin said as a matter of practice, all other permits must be in hand, including the zoning permit prior to filing the Storm Water Plan and seeking the permit with the state.

Doreen said she was confused by the Zone A and Zone AE Flood Zone nomenclature; Erin explained these terms to the board. Additionally, there were questions regarding the definition of a Floodway. Erin described this as the channelized area where the water wants to naturally flow. Erin said there should never be construction in the Floodway and emphasized they will be leaving the stream banks alone, saying this is a best practice to avoid the likelihood of a bridge washout.

Kurt stated the project was very well thought out and made a motion to, "Approve the Conditional Permit Application as submitted." Justin provided the second to the motion and the board voted unanimously to approve the application.

4. Deliberative Session (as directed by Chair) –

A Deliberative Session was not conducted.

5. Adjourn –

At 7:45 PM Teo moved to adjourn the meeting and a second was made 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.


