



Town of Barnard, Vermont

Chartered July 17, 1761

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DRB MINUTES SEPTEMBER 8, 2022

SITE VISIT

6:30 PM ZP22-17, 6282 STAGE RD

Present: Doreen Hurley, Teo Zagar, Ellen Miles.

Also Present: Rob Ramrath, Jake Wright, Loren French, Dabota Wilcox, Kurt Lessard, Kevin Riordan (applicant), Mary Lee Camp, Sherry Sprague, Pete Stoddard, Maria Freddura, Bill Deckelbaum, Diane Savarese

6:45 PM ZP22-16, 6235 STAGE RD

Present: Doreen Hurley, Teo Zagar, Ellen Miles.

Also Present: Rob Ramrath, Loren French, Dabota Wilcox, Kurt Lessard, Kevin Riordan, Mary Lee Camp, Sherry Sprague, Pete Stoddard

MEETING/HEARINGS

7:00 PM TOWN HALL

1. Call to order

The meeting was called to order at 7:14 PM.

2. Review Agenda :05

There were no changes to the agenda. Rob Ramrath mentioned that two clipboards were circulating for roll call and that filling in the information was critical to be granted interested person status. Additionally, Rob pointed out that there was a question whether follow-up information could be emailed rather than U.S. post; each attendee was asked to answer yes/no to this question.

3. Public Hearing: ZP22-16 6235 STAGE RD Shannon Liss-Riordan Family Trust, A 2,000 sf principal residential structure in the LAK district :30

The hearing was opened at 7:15 PM. The warning was read (including both hearings). DRB members did not declare any conflicts of interest or ex parte communications. A paper roll call was performed with all attendees granted interested person status:

Mary Lee Camp, Sherry Sprague, Pete Stoddard, Maria Freddura, Bill Deckelbaum, Diane Savarese, Suzanne Milord, Dagney Trevor, Nancy Anderson, Joan Hazney, Margaret Edwards, Rebecca Bellows, Kate Bellows.

Jake Wright, Loren French, Dabota Wilcox, Kurt Lessard – (Applicant's representatives) & Kevin Riordan (Applicant) were sworn in (for both hearings).

Rob Ramrath introduced letters into the record from: Arlene Dallalgar, Diane Savarese, Maureen Farrell, Jim and Sharon Jackson, William Klein, Adam and Dena Rhys. All were granted interested person status.

Jake Wright gave an overview of the proposal and answered questions. The meeting was free flowing with comments & questions coming from the audience and the DRB in a rapid fashion such that attribution was very difficult. There were questions and concerns from the audience regarding the design of the house, including the color selection and the flat roof. Teo reminded the audience that Barnard Zoning Regulations do not specify or constrain design parameters for residences and therefore were beyond the purview of the DRB. One person in the audience stated that there were differences in regulation based on whether the applicant was a Barnard resident or not; Rob Ramrath stated this was not the case. Questions were asked about the location of the driveway; Jake said this was still an open question, but either of the two driveways on the applicant's property would work. Questions were asked on the septic design; Jake stated the present system would be expanded for the necessary capacity of the additional house based on a new permit to be issued by the state. Jake shared the pool would be filled with trucked-in water and would be expected to last 10 years as the pool is inside the house. He said if the water ever needed to be changed, it would be pumped into a truck, hauled away and disposed of properly. Jake stated the pool was a therapy pool. Jake also mentioned the house was being designed for full-time living. One member of the audience stated, "Can we move onto the next hearing. That's why everyone is here." With this comment, most members of the audience responded affirmatively. The hearing was closed by the chair.

4. Public Hearing: ZP22-17 6282 STAGE RD Shannon Liss-Riordan Family Trust, Replacement of a two bedroom structure with a one bedroom residence in the LAK district :30

The hearing was opened at 7:44 PM. DRB members did not declare any conflicts of interest or ex parte communications. The same paper roll call was used, and all attendees were granted interested person status:

Mary Lee Camp, Sherry Sprague, Pete Stoddard, Maria Freddura, Bill Deckelbaum, Diane Savarese, Suzanne Milord, Dagny Trevor, Nancy Anderson, Joan Hazney, Margaret Edwards, Rebecca Bellows, Kate Bellows.

Likewise, letter writers were granted interested person status: Arlene Dallalgar, Diane Savarese, Maureen Farrell, Jim and Sharon Jackson, William Klein, Adam and Dena Rhys.

Jake Wright gave an overview of the proposal and answered questions. The meeting was free flowing with comments & questions coming from the audience and the DRB in a rapid fashion such that attribution was very difficult. There were questions and concerns from the audience regarding the design of the house, including the color selection and the flat roof. There were questions on the setback and Rob Ramrath discussed that the parcel was covered under the 'Existing Small Lot' exception in the zoning regulations, and he overviewed the setback requirements. Additionally,

Rob reviewed the circumstances that require a replacement house to be the same size and at the same location. Rob discussed that same size/location was not required in this case as the setbacks were conforming and a new septic system was being designed. Jake mentioned the septic system would be across the street with the pipe being horizontally drilled under the street. There was much discussion on the aesthetics of the design with one audience member saying, "That's why we're here!". Various people made 'appeals' to the owner to consider the need to have a design that is consistent with the look & feel of other properties on the lake. There were many negative comments on the design with no affirming comments on the design other than from the applicant's representatives. Kurt Lessard commented that things evolve and change. There were questions on possible wetlands associated with the stream on the property. Jake said a wetlands delineator did an analysis and they were working with the state to assure any wetlands considerations were accounted for according to state requirements. He also stated proper silt fencing and all shoreline construction requirements and practices would be followed. There was a question on construction timeline; Jake said the construction would likely start next spring.

5. Deliberative Session

Teo made a motion to close the hearing and enter Deliberative Session at 8:10 PM. The vote of the DRB was unanimous.

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