



Town of Barnard, Vermont

Chartered July 17, 1761

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

BARNARD SELECTBOARD MINUTES PUBLIC HEARING, BARNARD TOWN HALL FEBRUARY 4, 2026

Selectboard Members Present: Rock Webster, Richard Lancaster, Kurt Lessard. **Also Present:** Kassie Hull, Michael Beardsley (Twin Farms Representative), Steve Cota, Gina Lancaster, Beth Finlayson, Will Dodson, Charles Carmichael, Steve Hamsch.

Rock called the meeting to order at 7:00PM and opened the hearing at 7:02PM. Rock asked for comments and questions on the proposed amendment.

Michael Beardsley stated that the lots Twin Farms owns on Stage Road are adjacent to the current commercial zoning district. Upon approval, the intent is to use the old farmhouse for guest experiences. Discussion about the location of the farmhouse. Discussion about the ancient road; Michael confirmed it would be used as a hiking trail.

Will Dodson asked for clarification on what type of oversight there would be on the use if the parcels were rezoned from residential to commercial. Rock stated that all use would be conditional and require review by, and approval from, the Development Review Board.

Steve Hamsch read a letter into the record. He stated that land use objectives in the town plan are violated by the proposal. (Letter from Steve Hamsch attached.)

Steve Cota, Chair of the Planning Commission, stated the following:

- When zoning was originally implemented in town there were several commercial operations in the area, and they were grandfathered in as commercial zones. Each individual commercial zone follows the lot lines. The commercial zone being discussed is one of those lots that follows the lot lines through the woods.
- The Planning Commission determined that using Stage Road as the commercial boundary line made more sense than having the boundary line follow a lot line through the woods. The three lots in the proposal extend to the other side of Stage Road, but the other side of Stage Road was purposefully omitted to be considered as part of the commercial zone because Stage Road is the defining boundary.
- The regional planning commission supports this decision.

Rock closed the hearing at 7:21. He stated that the Selectboard has three choices: approve the proposal, send it back to the Planning Commission, or send the proposal to a town



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vote. He stated that the items discussed would be sent to the Planning Commission for feedback and the Selectboard would likely make a decision at their next regular meeting.

The meeting was adjourned at 7:22PM.

Minutes prepared by Kassie Hull, Clerk of the meeting.

Selectboard:

Rock Webster, Chair

Richard Lancaster

Kurt Lessard