



# Town of Barnard, Vermont

Chartered July 17, 1761

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## **PLANNING COMMISSION MINUTES (RIDGELINE SUBCOMMITTEE) JULY 16, 2024**

**Present:** Steve Cota (Chairman), Garth Brooks, Ed Jodice, Dean Edmunds, Grayling VanAlstyne.

**Also Present:** Doreen Hurley, Richard Lancaster, and Kyle Katz (TRORC).

### **1. Call to Order**

The meeting was called to order at 7:00 PM.

### **2. Review Agenda**

There were no changes to the agenda

### **3. Public comments**

There were no public comments.

### **4. Review/Approve Minutes June 19, 2024**

The May 14, 2024, meeting minutes were not available and will be reviewed at the next meeting.

### **5. Old Business - Review revisions to Ridgeline documents**

The Chair turned the meeting over to Kyle Katz. Kyle presented the revisions to the Barnard Zoning Regulations that had been developed by the Ridgeline Subcommittee.

A few changes to the Subcommittee's proposed revisions were suggested, including the removal of the word "most" in the first sentence in section C, as it was too explicit when asking an applicant to find locations on public roads that would be impacted by the visibility of the development in the ridgeline overlay area. The distance of one mile from the development was discussed and it was felt that visibility of ridgeline developments from a distance beyond a mile was not enough of an impact to be considered a visual problem. Other concerns related to light emitted from interior and exterior lighting, as opposed to the glare from windows, both of which can be objectionable.

Kyle reviewed the ridgeline overlay map. It was noted that the map scale was missing and should be added.

Other parts of the current zoning regulations that related to driveway and bank grade requirements were discussed. Necessary vs. unnecessary blasting was also discussed.

The timeline for continued review was considered. The consensus was that the board continue to work on the revisions, with a Planning Commission Hearing and a Selectboard Hearing being scheduled prior to a vote on the revised zoning regulations at the March 2025, Town Meeting.

### **6. Other Business**

There was no other business.

### **7. Adjourn**

The meeting was adjourned at 8:36 PM.

The next meeting will be held in August, at a time and place to be determined.

Minutes prepared by Richard Lancaster, Clerk of the meeting. All votes unanimous unless otherwise indicated.