

TOWN OF BARNARD
Development Review Board
Application for Conditional Use Review
Findings and Decision

Twin Farms, LLC. C/O John Graham
Permit Application No. ZP24-24

Conditional Use Hearing: ZP24-24, for Parcel 04-0820, 452 Royalton Turnpike in the Town of Barnard, VT. The proposed project is described as follows: construction of a new spa building, parking area, access drive and parking modifications, and utilities on the northern portion of the property.

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for Conditional Use submitted Twin Farms, LLC. C/O John Graham under the Town of Barnard Zoning Regulations on file at the Barnard Town Offices.
2. The application was received by Town of Barnard Administrative Officer Kassie Hull and considered complete on Nov. 12, 2024. A copy of the application is available at the Barnard Town Offices.
3. On 11/22/24, a hearing notice was physically posted inside and outside at the Barnard Town Offices and the Barnard General Store. On 11/25/24, a public hearing notice was published in the Valley News.
4. On 11/22/24, a copy of the notice of a public hearing was emailed to the applicant and the notice of public hearing was sent via U.S. Post to the following owners of properties adjoining the property subject to the application:
 - Springfield Prop. LTD, c/o Church Bay Trust CO LTD, PO BOX HM 809, Hamilton HM CX, BERMU
 - Vining, G Joseph, Trustee & Vining, W Alice, Trustee, 26 Penn Rd., Apt. 437, Hanover, NH 03755
 - Cox, Rachel, Trustee, Berger, Clifford, Trustee, PO BOX 73, Barnard, VT 05031
 - All This LLC, c/o Katherine Wimmer, 1659 La Loma Road, Pasadena, CA 91105
 - Wright, Brooks & Wright, Edythe, PO BOX 868, Barnard, VT 05031
 - Fadia Williamson, PO BOX 235, Barnard, VT 05031
 - Smith, Jessica M & Smith, Gary, 5333 W Misty Willow Ln., Glendale, AZ 85310
 - Schoch, Jason Werner Trust, Tarlow, Lisa Trustee, 340 Ocean House Rd., Cape Elizabeth, ME 04107
 - Queler, Robert & Queler, Judith, 200 Estate Dr., #309, Chestnut Hill, MA 02467
 - Mountain Retreat LLC, PO BOX 269, Barnard, VT 05031
 - Diane Mellinger, PO BOX 193, Barnard, VT 05031
 - Lancaster, Richard & Lancaster, Gina, PO BOX 160, Barnard, VT 05031
 - Kent, Eli S, 13 Low Land Farm Rd., Essex, MA 01929
 - Gray Camp, PO BOX 51, Taftsville, VT 05073
 - Glick, Iris Trustee & Skates, Jeffrey Trustee, 24270 SE Hwy 450, Umatilla, FL 32784
 - Gilson LLC, c/o Ben Aronson, 5091 Chequers Ct., Riverside, CA 92507
 - Fuller, Laurance & Fuller, Nancy et.al., c/o Richard & Laura Bevier, PO BOX 186, Barnard, VT 05031
 - Failla, Vincent & Failla, Summer, 88 Old Lane, Towaco, NJ 07082
 - Dill, Dan & Murphy, Claire M., 633 High Street, Medford, MA 02155
 - DeBaise, James, 15 Tamarac Rd., Wallingford, CT 06492
 - Davis, Terry Lynn, PO BOX 117, South Pomfret, VT 05067

- Coogan, Lukas A.J. & Coogan, Michelle C., 4829 Stage Road, Pomfret, VT 05067
 - Berlin, Matthew & Berlin, Joshua, 12 Vincent Street, Cambridge, MA 02140
 - Berkley, Matthew R. & Tae Kyun Kim, 900 N. Broadway Ave. 122, Los Angeles, CA 90012
5. The application was considered by the Development Review Board at a public hearing on 12/11/24 following a site visit. The Development Review Board reviewed the application under the Town of Barnard Zoning Regulations, as adopted November 6, 2012.
 6. Present at the hearing were the following members of the Development Review Board:
 - a. Ellen Miles (assumed the duties of the Chair)
 - b. Doreen Hurley
 - c. Edythe Wright
 - d. Doug Blain
 7. At the outset of the hearing, the Development Review Board afforded persons wishing to achieve status as an interested person an opportunity under 24 V.S.A. § 4465(b) to demonstrate that the criteria set forth in that statute could be met. A record of the name and address of persons wishing status as an interested person is indicated below. All persons on the list were present and actively participated in the hearing.

<u>NAME</u>	<u>MAILING ADDRESS</u>	<u>BARNARD PROPERTY ADDRESS</u>
Richard Lancaster	PO BOX 161 Barnard, VT 05031	453 Lime Pond Rd.

8. John Graham, Michael Beardsley, Abby Dery & Marc Desmet were present, representing the applicant.
9. During the hearing the following exhibits were submitted to the Development Review Board:
 - a. Board Review Package including:
 - i. Hearing Agenda.
 - ii. Logistical Checklist.
 - iii. Zoning Permit Application.
 - iv. Certified Abutter’s List.
 - v. Abutter and Public Warning.
 - vi. Large format drawings & layouts.
 - vii. Applicable excerpts from the Barnard Zoning Regulations.

FINDINGS

Based on the application, testimony, site visit, exhibits, and other evidence the Development Review Board makes the following findings:

1. The applicant seeks Conditional Use approval for construction of a new spa building, parking area, access drive and parking modifications, and utilities on the northern portion of the property.

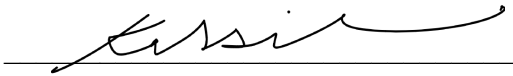
2. The property is located in the Barnard Commercial District as described on the Town of Barnard Zoning Map on record at the Town of Barnard municipal office and section 2.2.7 of the Barnard Zoning Regulations.
3. Applicants satisfactorily addressed questions by the DRB regarding construction, timeline, traffic, noise, public safety, fire safety, and building and infrastructure details.
4. Applicants have received all necessary state permits and demonstrated compliance with all relevant Town of Barnard Zoning Regulations.
5. The proposed development will not create an undue adverse effect on any of the elements enumerated in Barnard Zoning Regulations Section 4.11

During the deliberative session a motion was made to approve the project as presented with no conditions. A vote in the affirmative was unanimous.

DECISION

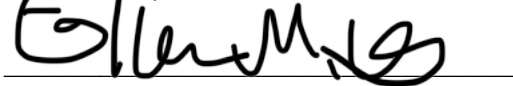
Based upon these findings the Development Review Board approves the application for construction of a new spa building, parking area, access drive and parking modifications, and utilities on the northern portion of the property. ZP-24-24.

This document was authored by Kassie Hull, Clerk, Barnard Development Review Board. Dated at Barnard, Vermont, this 21st day of January 2025.



Development Review Board Approval, Dated at Barnard, Vermont, this 21st day of January 2025.

Ellen Miles, Vice Chair



NOTICE: This decision may be appealed to the Vermont Environmental Court by an interested person who participated in the proceeding(s) before the Development Review Board. Such appeal must be taken within 30 days of the date of this decision, pursuant to 24 V.S.A. § 4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.