

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

Twin Farms, LLC. C/O John Graham
Permit Application No. ZP22-24

Conditional Use Hearing:
ZP22-24

For Parcel 04-0820, 61 Courtyard Road in the Town of Barnard, VT. The proposed project is described as follows: A +/- 1328 SF kitchen addition to the Main House building on site.

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 Hall offices.
2. The application was received by Town of Barnard Administrative Officer Rob Ramrath and considered complete on October 31, 2022. A copy of the application is available at the Barnard Town Hall offices.
3. On November 3, 2022, a public hearing notice was published in the Vermont Standard and physically posted at the Barnard Town Hall offices, inside & outside and at the Barnard General Store on October 31, 2022.
4. On October 31, 2022, a copy of the notice of a public hearing was emailed to the applicant. The notice of public hearing was sent via U.S. Post on October 31, 2022 to the following owners of properties adjoining the property subject to the application:

Owner Name	Co-Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
BERKLEY MATTHEW R	TAE KYUN KIM	900 N BROADWAY AVE 122		LOS ANGELES	CA	90012
BERLIN MATTHEW A	BERLIN JOSHUA D	12 VINCENT ST		CAMBRIDGE	MA	02140
COOGAN JARED J G		48 DREW RD		TUNBRIDGE	VT	05077
COOGAN LUKAS A J	COOGAN MICHELLE C	4829 STAGE RD		SOUTH POMFRET	VT	05067
DAVIS TERRY LYNN		PO BOX 117		SOUTH POMFRET	VT	05067
DE BAISE JAMES		15 TAMARAC RD		WALLINGFORD	CT	06492
DILL DAN	MURPHY CLAIRE M	633 HIGH ST		MEDFORD	MA	02155-6730
FAILLA VINCENT J	FAILLA SUMMER J	88 OLD LANE		TOWACO	NJ	07082-1250
FULLER LAURANCE	FULLER NANCY ET AL	C/O RICHARD & LAURA BEVIER	PO BOX 186	BARNARD	VT	05031
GILSON LLC	C/O BEN ARONSON	5091 CHEQUERS CT		RIVERSIDE	CA	92507
GLICK IRIS TRUSTEE	SKATES JEFFREY TRUSTEE	24270 SE HWY 450		UMATILLA	FL	32784
GRAY CAMP		PO BOX 51		TAFTSVILLE	VT	05073
KENT ELI S		13 LOW LAND FARM RD		ESSEX	MA	01929-1222
LANCASTER RICHARD M	LANCASTER GINA L	PO BOX 161		BARNARD	VT	05031
MELLINGER DIANE		PO BOX 193		BARNARD	VT	05031-0193
MOUNTAIN RETREAT LLC		PO BOX 269		BARNARD	VT	05031
QUELER M ROBERT	QUELER JUDITH	200 ESTATE DR #309		CHESTNUT HILL	MA	02467

RAMETTA MARGARET		382 SWAIN AVE		MERIDEN	CT	06450
SCHOCH JASON WERNER TRUSTEE	TARLOW LISA E TRUSTEE	340 OCEAN HOUSE RD		CAPE ELIZABETH	ME	04107
SMITH JESSICA M	SMITH GARY	5333 W MISTY WILLOW LN		GLENDALE	AZ	85310
TWIN FARMS LLC		PO BOX 115		BARNARD	VT	05031
WILLIAMSON TED	WILLIAMSON FADIA	PO BOX 235		BARNARD	VT	05031-0235
WRIGHT BROOKS A	WRIGHT EDYTHE F	PO BOX 868		BARNARD	VT	05031

5. The application was considered by the Development Review Board at a public hearing on December 5, 2022 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. Teo Zagar
 - b. Doreen Hurley
 - c. Ellen Miles
 - d. Kurt Lessard
 - e. Greg Boulbol
7. At the outset of the hearing, the Development Review Board afforded those 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>
Josh & Jeri Berlin	12 VINCENT ST CAMBRIDGE, MA 02140	661 ROYALTON TPKE RD
Richard Lancaster	PO Box 161 Barnard, VT 05031	453 Lime Pond Rd.

8. 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 A +/- 1328 SF kitchen addition to the Main House building on site. The subject property is a 224.79 acre parcel located at 61 Courtyard Road in the Town of Barnard (tax map parcel no. 04-0820).
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, 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 a A +/- 1328 SF kitchen addition to the Main House building on site, ZP-22-24.

This document authored by Rob Ramrath, Clerk, Barnard Development Review Board. Dated at Barnard, Vermont, this 8th day of December, 2022.

Robert Ramrath

Development Review Board Approval, Dated at Barnard, Vermont, this 8th day of December, 2022.

Teo Zagar, Chair

Teo Zagar

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.