

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

Shannon Liss-Riordan Family Trust
Permit Application No. ZP23-05

Conditional Use Hearing:
ZP23-05

For Parcel 01-0651.3, 6282 Stage Road in the Town of Barnard, VT. The proposed project is described as follows: Replacement of a two-bedroom structure with a one-bedroom Dwelling, Single-Family Unit, in the LAK district.

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for conditional use submitted by Shannon Liss-Riordan Family Trust 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 on March 17, 2023. A copy of the application is available at the Barnard Town Hall offices.
3. On March 28, 2023 the notice of public hearing was placed on the town website. On March 29, 2023, the notice of public hearing was published in the Vermont Standard. On April 3, 2023 the notice of public hearing was physically posted at the Barnard Town Hall offices, inside & outside and at the Barnard General Store.
4. On March 28, 2023, a copy of the notice of public hearing was emailed to the applicant. The notice of public hearing was sent via U.S. Post on March 28, 2023 to the following owners of properties adjacent to the property subject to the application:

Mailing Address: CREECH DAVID DECKELBAUM
WILLIAM
PO BOX 132
BARNARD, VT 05031

Mailing Address: REA WILLIAM G JR
PO BOX 1149
BARNARD, VT 05031-1149

Mailing Address: STAGE ROAD LLC C/O DIANE
SAVARESE
92 BOW ST
ARLINGTON, MA 02472

Mailing Address: REA BLANCHE
PO BOX 72
BARNARD, VT 05031-0072

Mailing Address: Vermont Department of Forests,
Parks and Recreation
1 National Life Drive, Davis 2
Montpelier, VT 05620-3801

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5. The application was considered by the Development Review Board at a public hearing on May 2, 2023 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. Edythe Wright
 - 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.

<u>NAME (FIRST/LAST)</u>	<u>MAILING ADDRESS</u>	<u>BARNARD PROPERTY ADDRESS</u>
Bill Deckelbaum	PO Box 132 Barnard, VT 05031	6248 Stage Rd.
Diane Savarese	92 Bow Dr. Arlington, MA 02474	6298 Stage Rd.
David Creech	PO Box 132 Barnard, VT 05031	6248 Stage Rd.
Loren French Turlkel Design Rep. of Applicant	183 E. Main St. Gloucester, MA 01930	
Dabota Wilcox Turlkel Design Rep. of Applicant	32 Bossi Ave, Randolph, MA 02368	
Jake Wright Turlkel Design Rep. of Applicant	Turlkel Design, Representative of applicant.	
Kurt Lessard Rep. of Applicant	PO Box 1 Barnard, VT 05031	295 North Rd.
Peter Stoddard	PO Box 1148 Barnard, VT 05031	321 Grove Rd.

8. 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. Property Card
 - iv. Zoning Permit Application.

- v. Certified Abutter's List.
- vi. Abutter and Public Warning.
- vii. Applicable excerpts from the Barnard Zoning Regulations.
- viii. Structure layouts.

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 replacement of a two-bedroom structure with a one-bedroom residence in the LAK district. The subject property is a 0.87 acre parcel located at 6282 Stage Road in the Town of Barnard (tax map parcel no. 01-0651.3).
2. The property is located in the Lakeshore (LAK) District as described on the Town of Barnard Zoning Map on record at the Town of Barnard municipal office and section 2.2.8 of the Barnard Zoning Regulations.
3. The applicant satisfactorily addressed questions by the DRB regarding use, future intentions, and details of property.
4. The subject parcel is covered by section 4.5 EXISTING SMALL LOTS of the Barnard Zoning Regulations.
5. The applicants are working with the state on any necessary wetlands requirements and permits.
6. The proposed development plan conforms with the relevant Barnard Zoning Regulations.
7. 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 application as presented with the below conditions. A vote in the affirmative was unanimous.

DECISION AND CONDITIONS


Based upon these findings, and subject to the conditions set forth below, the Development Review Board grants the application for a replacement of a two-bedroom structure with a one-bedroom Dwelling, Single-Family Unit, in the LAK district, ZP23-05. Conditions:

- a) Issuance of state Wastewater Permit for year-round occupancy.
- b) Conformance with applicable elements of Section 3.4 LAKESHORE DISTRICT PROVISIONS from Barnard Zoning Regulations.
- c) Conformance with applicable elements of Section 3.5 SILVER LAKE WATERSHED OVERLAY REQUIREMENTS from Barnard Zoning Regulations.

This document authored by Rob Ramrath, Clerk, Barnard Development Review Board. Dated at Barnard, Vermont, this 9th day of May, 2023.



Development Review Board Approval, Dated at Barnard, Vermont, this 9th day of May, 2023.
Teo Zagar, 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.