

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

William & Corinna Dodson
Permit Application No. ZP24-04

Conditional Use Hearing:
ZP24-04

For Parcel 03-0787, 2655 Stage Road in the Town of Barnard, VT. The proposed project is described as follows: Replacement of a damaged bridge in the RFF district within the Flood Hazard Overlay.

INTRODUCTION AND PROCEDURAL HISTORY

1. This proceeding involves review of an application for conditional use submitted by William & Corinna Dodson 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 February 27, 2024. The application was considered complete by the Administrative Officer on March 8, 2024. The application was referred by the Administrative Officer to the DRB for Conditional Use on March 20, 2024. A copy of the application is available at the Barnard Town Hall offices.
3. On March 29, 2024 the notice of public hearing was placed on the town website. On April 2, 2024, the notice of public hearing was published in The Valley News. On April 1, 2024 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 29, 2024, 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 April 1, 2024 to the following owners of properties adjacent to the property subject to the application:

CARMICHAEL CHARLES H
WORRELL MARY BETH
2277 STAGE ROAD
SOUTH POMFRET, VT 05067-9713

TEMPLETON LAUREN
TEMPLETON LINDA
PO BOX 189
SOUTH POMFRET, VT 05067-0189

GIMENEZ-FERNANDEZ CLARA
FOLEY LAURA DAVIES
2564 STAGE RD
SOUTH POMFRET, VT 05067

TWIN FARMS LLC
PO BOX 115
BARNARD, VT 05031

MOREL JOSEPH R
MOREL AMY R
PO BOX 1116
BARNARD, VT 05031

WRIGHT MARGARET PARSONS T
HELMER MARGARET & ANDREW
43 LINCOLN CORNERS WAY
SUITE 202
WOODSTOCK, VT 05091

STOUT CATHERINE
FOSTER JOHN
2260 BELLAIRE ST
DENVER, CO 80207

Cathleen Kenary McKeathing 2022 Trust
2564 Stage Rd.
S. Pomfret, VT 05067

5. The application was considered by the Development Review Board at a public hearing on April 29, 2024 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. Kurt Lessard
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. There were no interested persons present. Applicant William Dodson was present.
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. VT Department of Environmental Conservation engineer note.
 - ix. Stream Alteration Permit.
 - x. Vermont Agency of Natural Resources opinion letter.
 - xi. Flood map.
 - xii. Morel Base Flood Elevation as determined by Harrington Engineering.
 - xiii. Bridge illustration.

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 Replacement of a damaged bridge in the RFF district within the Flood Hazard Overlay. The subject property is a 26.93 acre parcel located at 2655 Stage Road in the Town of Barnard (tax map parcel no. 03-0787).
2. The property is in the Rural, Forest, and Farmlands (RFF) District as described on the Town of Barnard Zoning Map on record at the Town of Barnard municipal office and section 2.2.3 of the Barnard Zoning Regulations.
3. The applicant satisfactorily addressed questions by the DRB regarding use, future intentions, and details of property.
4. The applicant has satisfied state permitting requirements.
5. Vermont Agency of Natural Resources has offered an opinion letter stating that the plan meets the standards set in the Barnard Unified Zoning and Subdivision Regulations.

6. The proposed project lies within a Flood Hazard Overlay and meets the requirements of Sections 3.7 and 5.1 of the Barnard Unified Zoning and Subdivision Regulations, in addition to the General Conditional Use Standards of Section 4.11. The proposed development plan conforms with the relevant Barnard Zoning Regulations.

During the Deliberative Session a motion was made to approve the application as presented with no conditions. A vote in the affirmative was unanimous.

DECISION AND CONDITIONS

Based upon these findings, the Development Review Board grants the application for Replacement of a damaged bridge in the RFF district within the Flood Hazard Overlay, ZP24-04 without conditions.

This document authored by Rob Ramrath, Clerk, Barnard Development Review Board. Dated at Barnard, Vermont, this 2nd day of May, 2024.



Development Review Board Approval, Dated at Barnard, Vermont, this 2nd day of May, 2024.
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.