

Barre City Planning Commission

March 24, 2022 Meeting Minutes

Present: David Sichel (Chair), Jackie Calder (Vice Chair), Michael Hellein (Secretary), Amanda Gustin, Thomas Lauzon, Becky Wigg

Absent: None

Staff: Janet Shatney (Director of Planning, Permitting & Assessing)

Visitors: Clare Rock (CVRPC), Blaine Hoskins (CVRPC)

1. Call to Order

5:30pm

2. Adjustments to the Agenda

Move CVRPC presentation to item 4 below Public Comment.

3. Public Comment

No public comment.

4. CVRPC Municipal Plan Check-in meeting

Clare Rock, CVRPC Senior Planner, and Blaine Hoskins, CVRPC Assistant Planner, attended to check in during the eight-year municipal planning cycle. The CVRPC regional plan is due to be updated in 2024. The CVRPC has worked in a consultant capacity in the creation of other municipal plans, and has programs to help municipalities create climate and energy plans or provide GIS work hours.

Gustin asked if it was possible for the CVRPC to assist with recruiting. Rock said it was an interesting idea she would take to the executive director.

Hellein said that the Planning Commission had planned to create a new plan before 8 years elapsed on the current plan, and the next plan would involve more public input. Rock said that the CVRPC can help with guidance and connecting to funding opportunities.

5. Old business

A. Approve amended meeting minutes of January 27, 2022

A. Calder stated that Lauzon's name should be added to the votes for the failed

motion.

Motion: Approve minutes as modified. Gustin, second Calder, all voted to approve excepting Wigg abstaining.

B. Window signage discussion

i) Temporary signs

Changes were approved in the January 27 meeting

ii) Previously recommended window signs language

Shatney had provided proposed language

iii) Planning Commission January vote and discussion

Mackenzie encouraged the Commission to adopt the failed motion from January. Shatney stated she was concerned that the definition of a clear background is subjective. The commissioners discussed how to find a compromise that would receive a majority of votes.

Motion: Gustin, Second Lauzon. On Figure 3-9 Wall signage, under "Signable Area", Letter A- Maximum coverage area will be changed to 40% maximum, Letters B-C specifying maximum dimensions will be struck; Under "Location", Letter D specifying height above ground will be struck. Under "Miscellaneous", the sentence beginning with "Applied plastic or vinyl..." will be struck. "Windows must have a clear background" will be struck and replaced with "Window coverage area shall be calculated in accordance Section 3107.I Sign Area." Everything else as presented remains. Lauzon, Gustin, Calder, Wigg, Sichel in favor. Hellein opposed. Motion carried.

C. Zoning as it relates to housing

i) Density

Gustin suggested reviewing zoning to allow for greater density. Sichel mentioned the possibility of allowing more units in existing districts. Shatney said she was trying to get the previously created density map from the consultant who worked on the Unified Development ordinance. Gustin suggested maybe the GIS help from CVRPC could be used to make an updated one. Lauzon suggested a density bonus for cluster development. Hellein mentioned looking at the Barre Town zoning map to make our zoning density more contiguous.

To be approved at the April 28, 2022 meeting

ii) Parking

Shatney said that there are challenges that come up when removing parking minimums from snow removal to metering.

iii) Accessory Dwelling Units

Sichel observed that the state statutes for accessory dwellings have changed and we should update ordinance to reflect them so our ordinance is not what prevents construction. Calder requested written materials on all three of these topics be made available before we consider them in the future.

6. New Business

A. Zoning as it relates to housing

Already covered in old business C.

B. Future meetings discussion

The Commission is willing to have future work meetings to make progress on updating the housing

7. Staff Updates

Shatney had nothing more to report.

8. Roundtable

Wigg asked about the Berlin planning materials in the packet. Shatney explained that Berlin is making changes to their town center master plan and is having a public meeting, and the materials are informational.

Hellein reported that the Barre City Transportation Advisory Committee submitted an application for the CVRPC to do a traffic calming design study of Berlin Street between Route 62 and North Main Street, and it was selected to move forward.

Shatney noted that Hellein was appointed as the Barre City representative to the CVRPC Transportation Advisory Committee.

9. Adjourn

7:03pm, **Motion Gustin, Second Hellein, unanimous vote to adjourn.**