

Barre City Planning Commission

September 8, 2022 Meeting Minutes

Present: Michael Hellein (Chair), Amanda Gustin (Vice Chair), Joe Reil (Secretary), Rosemary Averill, Raylene Meunier, David Sichel, Becky Wigg

Absent: None

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

Visitors: None

1. Call to Order.

5:30pm.

2. New Business.

- i Site Visit, Beckley Street. Meet at Beckley Street and Hunter Avenue (about 500 feet from Saint Monica's Cemetery) to view representative parcels from this neighborhood and review residential zoning constraints. Map: <https://goo.gl/maps/uwfguAe2CHC6L93DA>

Group reviewed properties nearby, noting that development on the corner of Buckley and Hunter could potentially fit within part of the lot in the adjoining property. One possible advantage to existing property owners of increasing density is that they could break up their lots to allow new developments. Other discussions around a local property owner who wants to re-develop land but cannot under current regulations and larger developments nearby in Barre Town noting that density could be increased and still be consistent with the larger neighborhood. Also some discussion about how larger developments can be more economical to build and how we could encourage that.

- ii Site Visit, Brooklyn Street. Meet near 21 Brooklyn Street (about 500 feet from Prospect Street) to view representative parcels from this neighborhood and review residential zoning constraints. Map: <https://goo.gl/maps/Fg3NPNMzQ1jMJUG49>

Discussion around this street being near downtown and possibility of increasing density accordingly. It was noted that many of the buildings that currently exist (and are consistent with the neighborhood) would not be

possible to re-build under current zoning regulations. If we adjust regulations here we could encourage new developments that fit in well with what's already here.

3. Adjourn.

7:01pm, **Sichel moves to adjourn, Averill seconds, unanimous in favor.**