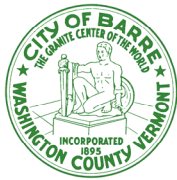


REGULAR COUNCIL MEETING
Tuesday, September 1, 2026 5:00pm
Barre City Hall Council Chambers
6 N. Main Street, Barre VT 05641
Zoom Meeting ID: 889 8252 5535 Passcode: 675736
One tap mobile 929-205-6099

Page	Agenda Item
	1. Call to Order – 5:00PM
	2. Adjustments to and Approval of the Agenda
	3. Executive Session – Personnel (City Manager Search)
	4. Visitors & Communications
	5. Consent Agenda
4 11 12	A. Approval of Minutes i. Regular Meeting of 8/25/26 B. Ratify Adam McCullough's appointment as Tree Warden C. Approve Resolution #2026-13: Apply for Tier B Status with the Land Use Review Board D. Clerk's Office Licenses & Permits E. Authorize the Acting Manager to execute contract(s) (as needed)
	5-a. Approve City Warrants A. Approve week of 9/2/26
	6. City Clerk Report
	7. Liquor/Cannabis Control Boards
	8. Acting City Manager's Report
	9. New Business
21	A. Appoint Barre Representative to VCRD VT Community Leadership Summit B. Update on Auditorium Renovations Project (Tom Baker, facilities director) C. Flood Resiliency Update (Councilor Gustin) D. Manager Search Committee Update (Councilor Gustin)
	10. Upcoming Business
	11. Round Table
	12. Executive Session – as needed
	13. Adjournment

Ground Rules for Interaction with each other, staff, and the general public

- Rules may be reviewed periodically
- Practice mutual respect
 - Assume good intent and explain impact
 - Ask clarifying questions
 - If off course, interrupt and redirect
- Think, then A.C.T.
 - Alternatives – Identify all choices
 - Consequences – Project outcomes
 - Tell your story – Prepare your defense
- Ethics checks
 - Is it legal?
 - Is it in scope (Charter, ordinance, policy)?
 - Is it balanced?
- “ELMO” – Enough, Let’s Move On
 - Honor time limits
 - Be attentive, not repetitive
- Be open-minded to different solutions or ideas
 - Remarks must be relevant and appropriate to the discussion; stay on subject
 - Don’t leave with “silent disagreement”
 - Decisions agreed on by consensus when possible, majority when necessary
 - All decisions of Council are final
- No blame
 - Articulate expectations of each other
 - We all deeply care about the City in our own way
 - Debate issues, not personalities
- Electronics
 - No texting, email, or videogames during the meeting



City of Barre, Vermont

“Granite Center of the World”

Carol Dawes
City Treasurer

6 N. Main St., Suite 2
P. O. Box 418
Barre VT 05641
Telephone (802) 477-1459

MEMO

TO: City Council
FROM: Treasurer
DATE: August 28, 2026
SUBJECT: Packet Memo re: September 1, 2026 Council Meeting Agenda Items

The following notes apply to packet materials and agenda items for the September 1, 2026 Council Meeting.

NOTE – the meeting starts at 5PM with an executive session

Adjustments to the Agenda

NONE

Notes on specific agenda items:

CONSENT AGENDA

5.B. – Ratification of last week’s appointment of Adam McCullough as Tree Warden. Adam’s application is in the packet.

5.C. Resolution #2026-13: Apply for Tier B Status with the Land Use Review Board. Materials and resolution in packet.

NEW BUSINESS

9.A. Appoint Barre Representative to VCRD VT Community Leadership Summit. Information will be provided at the meeting.

9.B. Update on Auditorium Renovation Project. The packet includes a brief memo from Tom Baker, a budget update, and a timeline. Additional details will be provided at the meeting.

**Regular Meeting of the Barre City Council -Draft
Held August 25th, 2026, at 5pm
Council Chambers-Barre City Hall**

The warned Regular Meeting of the Barre City Council was called to order in person and via video platform by Mayor Thomas Lauzon at 5:00 PM in the Council Chambers at City Hall, Barre, Vermont. In attendance were: From Ward I, Councilors Sonya Spaulding and Beth Hilgartner; from Ward II, Councilor Jeff Bergeron and Councilor Amanda Gustin; and from Ward III, Councilor Michael Deering and Don Routhier. City staff members present were Clerk Cheryl Metivier

Adjustments to the Agenda – Remove item 8E from New Business

Motion to approve of the agenda dated 8/25/2026 moved by Councilor Bergeron, Seconded by Councilor Deering, approved.

.Executive Session – USW Grievance Hearing; Joined by Ray Bettis USW #4-68 President., Scott Cameron City Labor Attorney, Acting Manager Chief Brad Vail, Employee

Motion for finding for executive session moved by Councilor Spaulding, Seconded by Councilor Hilgartner, approved

Motion to enter executive session moved by Councilor Hilgartner, Seconded by Councilor Bergeron, approved

Video paused at 5:10pm

Motion to exit executive session moved by Councilor Deering, Seconded by Councilor Spaulding, approved
Executive session ends at 5:55pm.

Video resumes.

Action- A motion was made to Uphold USW Grievance and the Council will Provide a Written Explanation was moved by Councilor Deering, seconded by Councilor Routhier, approved.

Visitors & Communications –

*Daniel Barlow the Executive Director of the Peoples Health and Wellness Clinic submitted a written statement regarding statements made by a Council member on social media. (Attached)

*Cathy Jamieson representing the First Presbyterian Church on Seminary St came to Council asking for clarity on the construction continuing Seminary St. which currently has blocked access to the church's front door and obstructed handicap parking.

The Council made a promise to have City staff meet with the Church officials to share plans and assist in correcting deficiencies in communications.

*John Raper asked permission to create a documentary of the Barre City cemeteries, with still photography, video and drone footage.

Consent Agenda

A. Approval of Minutes

- i. Regular Meeting of 8/4/26

B. Clerk's Office Licenses & Permits

- Equinox Morris Dance Tour-Hosted by Midnight Capers Morris Team-Sat. 9/19 from 4pm to 530 pm
Dance teams performing within the park to acoustic music
- Throttle Up for Hockey-Hosted by Central VT Youth Hockey-Sat. 10/3 from 11am to 5pm

C. Authorize the Acting Manager to execute contract(s) - none

Motion to approve Consent Agenda moved by Councilor Spaulding, seconded by Councilor Deering, approved.

4-a. Approve City Warrants

A. Approve week of 8/26/26

B. Ratify week of 8/12/26

C. Ratify week of 8/19/26

Motion to approve city warrants moved by Councilor Deering, seconded by Councilor Bergeron, approved. Councilor Spaulding abstaining.

City Clerk & Treasurer Report –

The interim tax bills have been mailed. The first quarter payment is due Tuesday Sept 15th by the end of the day, 430 pm.

Please be mindful the City of Barre no longer accepts post marked payments as timely. Meaning, the payment must be received by the Clerk by 430 pm at the latest.

The Barre Unified Union School district budget revote is Tuesday, September 15th. Absentee ballots have been mailed.

425 ballots have been issued.

28 have been returned

Please drop ballots in one of the two ballot drop boxes, hand deliver, mail early or bring to the polls to drop in the drop box or place your ballot in the ballot box.

Ballots will be hand counted at the end of the night.

Liquor / Cannabis Control Boards – none

To be approved at the next Barre City Council Meeting

Managers' Report-(given to Council prior to meeting. Acting Manager was not present)

- Barre City pool closed on Aug 22nd.
- Deputy Fire Chief search is ongoing.
- Officer Jason Fleury is set to retire as the School Resource Officer
- The Police Departments "BEE" program is winding down as school reconvenes.
- Clarification on the use of the cameras at intersections in Barre. These are not FLOCK cameras these are the security cameras approved by Council.
- E-bike discussion will be forthcoming. Regulation on use will be discussed.

Old Business; Additional paving for 2026: update fund request. (Acting Manager Brad Vail, DPW Director Brian Baker.

Upon inspection of Routes 14 & 302, the contracted paving company found the need to increase the cost for the skim coat to be applied. The disrepair of these corridors increased the workload and expenses. The contacted paving company felt a \$250,000 cap would better reflect the actual cost.

Motion to approve the funding request for paving was moved by Councilor Bergeron, seconded by Councilor Spaulding, approved.

New Business;

Opened at 6:19pm

- A. Warned for 6:15 PM: Public Hearing for CDBG-DR applications (Janet Shatney, Josh Jerome, Pat Moulton)
 - a. Resolution #2026-11: North End Buyouts Project application approval

This 3rd round application is being submitted the team who penned the application are extremely satisfied with the result and are confident that the submission holds value and will be seriously considered. The plan includes green space and housing in the Wobby Park space. With the goal of focusing on housing the application will be submitted before the August 31st deadline.

A motion to approve Resolution #2026-11: North End Buyout & Housing Project application was moved by Councilor Hilgartner, seconded by Councilor Gustin, approved.

6:34pm

- b. Resolution #2026-12: 143 N Main Street Housing Development application approval

The application for 143 N. Main Street Housing Development application has a developer onboard (DEW Construction) and projects to add (30) units, both one and two bedroom to the downtown. The plan is to have a small space for storefronts with parking in the rear under the structure.

To be approved at the next Barre City Council Meeting

A motion to approve. Resolution #2026-12: 143 N Main Street Housing Development application was moved by Councilor Bergeron, seconded by Councilor Spaulding, approved.

Hearing closes at 6:48pm

B. High Water Mark Project (Barre Rivers Collective) Danielle Owczarski, Jim Dresher, Peter Anthony

The group would like to place a water marker in a visible area marking past water levels during flooding events dating a hundred years or more ago. The marker would be thoughtfully designed. The Barre Rivers Collective has asked for suggestions of placement where residents would see it prominently. The group is looking for permission to install the marker.

A motion was made to approve the installation of a High-Water Marker was moved by Councilor Gustin, seconded by Councilor Spaulding, approved.

C. Process of appointing tree warden – Adam McCullough, Ellen Sivret, Chris Russo-Fraiser

With an extensive background in forestry and an arborist, his services would be a grand asset to the City for maintaining the health of current parks, trees and forest, but also his expertise will assist in smart planning for future flood mitigation, restoration and upkeep.

A motion to appoint Adam McCullough to Tree Warden for the City of Barre was moved by Councilor Spaulding and seconded by Councilor Bergeron, approved. (to be ratified at the next meeting)

D. Revising September Council meeting dates

Due to the holiday and election, the dates for September Council meeting were adjusted to;

September 1st
September 22nd
October 3rd

E. Flood Resiliency Update (Councilor Gustin)

F. Manager Search Committee Update (Councilor Gustin)

The search committee has conducted some 1st round interviews. There are to date (17) applicants with some interviews completed. The committee has stated they have a great pool of qualified candidates. Thursdays upcoming meeting will determine the finalist and those who will be interviewed in person next round, with a goal of giving the Council the final (3-5) for consideration by September 1st

Up Coming

Mayor Lauzon – submission of the CDBG-DR grants / paving / manager search

Round Table

Mayor Lauzon – 75 N. Main is near completion for tenants.

To be approved at the next Barre City Council Meeting

Councilor Routhier – With school starting please be cautious of children at bus stops and on streets.

Councilor Spaulding – Mosaic artist Mary Tapogna created a vibrant public mosaic art installation on the staircase at Downstreet Housing & Community Development's Ward 5 School Apartments

Councilor Bergeron-

Councilor Gustin – saddened to hear the passing of Dolly Parton

Councilor Hilgartner –

Councilor Deering- School starts Wednesday please be aware.

Executive Session-legal real estate

Motion for finding for executive session moved by Councilor Spaulding, Seconded by Councilor Hilgartner, approved

Motion to enter executive session moved by Councilor Gustin, Seconded by Councilor Bergeron, approved

Motion to exit executive session moved by Councilor Routhier, Seconded by Councilor Gustin, approved.
No action was taken.

Carol Dawes, Treasurer & TIF manager wanted to bring the TIF funding available to the Council and would suggest swift action.

Motion to adjourn moved by Councilor Deering, seconded by Councilor Spaulding, approved

Meeting adjourned at 7:55 pm

Next regular meeting is scheduled for September 1st, 2026, at 6pm.

The open portions of the meeting were recorded on the video platform.

Respectfully submitted,

Cheryl Metivier, City Clerk



PEOPLE'S HEALTH & WELLNESS CLINIC

People's Health & Wellness Clinic
PO Box 544, Barre VT 05641
51 Church St, Barre, VT 05641
www.PHWCVT.org
(802) 479-1229

August 25, 2026

Dear Mayor Lauzon and Members of the Barre City Council,

I am writing on behalf of the People's Health & Wellness Clinic (PHWC) following recent social media comments by a Barre City Council member stating that the organization distributes free crack pipes and that our organization is contributing to problems in downtown Barre.

I want to correct the record clearly: **PHWC does not distribute crack pipes or other drug-use supplies.**

More importantly, I want to take this opportunity to talk about what PHWC actually does - and what our organization has meant to Barre for more than three decades.

PHWC has proudly called Barre home since **1993**. I am also a Barre City resident, and I care deeply about this community and what happens here.

The people who walk through our doors aren't abstract statistics. **They are our neighbors and community members.** They are people who live here, work here, raise families here, shop at our businesses, and contribute to our community.

Every year, more than 700 people come to PHWC for care. We provide completely free primary and preventive medical care, dental care and extractions, medications, laboratory testing, cancer screenings, wellness services, and help managing chronic illnesses like diabetes and high blood pressure. We help people enroll in insurance, access hospital financial assistance, and connect with housing, food, transportation, and other essential resources.

And we never send a patient a bill.

Our small staff works alongside dozens of volunteer doctors, nurses, dentists, and other health professionals who donate their time because they believe their neighbors deserve access to health care.

That work has a real impact on Barre. When someone gets their diabetes under control, has an infected tooth removed, gets the medication they need, or receives treatment before a manageable condition becomes an emergency, that person is healthier and our community is stronger.

We care for people who are working but cannot afford insurance. We care for people experiencing homelessness. We care for people struggling with substance use or mental health challenges. We care for people who have simply fallen through the cracks of an increasingly expensive and difficult-to-navigate health care system.

We don't ask whether someone is the "right kind" of person to deserve health care. We take care of our neighbors.

PHWC welcomes questions about our work. Our doors are open to every member of the City Council, and I would be happy to arrange a visit at any time. Come meet our staff and volunteers. See our medical and dental clinics in action. Ask us questions about what we do, whom we serve, and the challenges we face.

What is difficult is seeing people cautioned against supporting an organization that has served this city for more than three decades based on information that simply isn't true. Our staff and volunteers work incredibly hard every day to earn the trust of our patients and this community, and it is important to us that conversations about PHWC are based on the work we actually do.

PHWC has enjoyed a strong relationship with the City of Barre and with members of the Council over many years. We value that relationship enormously and want it to continue.

PHWC is proud to call Barre home. **I am proud to call Barre home.** And we will continue doing what we've done here since 1993: taking care of our neighbors when they need us.

Free clinics save lives.

A handwritten signature in dark ink, appearing to read 'D. Barlow', with a stylized flourish at the end.

Daniel Barlow
Executive Director
People's Health & Wellness Clinic
daniel@phwcvt.org
(802) 355-7461



Volunteer Application Form

Full Name Adam McCullough

Preferred Pronouns he/him etc.

Home address [REDACTED]

Barre City Resident? No

E-mail Address adamwoodlander@gmail.com

Cell/Home Phone Number [REDACTED]

Position(s) you are applying for?

1. Tree Warden
- 2.
- 3.

Have you attended a meeting of the public bodies you are applying for? Yes

Please describe why you are interested in the positions you are applying for. Include any special skills or qualifications that may be beneficial for the position.

I used to be the City Arborist of Montpelier. Now I am the urban forester of the state of Vermont. After transitioning to my state position, I have gained and will continue to gain so much hindsight regarding municipal tree care as I am in a place to compare different approaches taken throughout the state. In short I am motivated to have a garden of trees to steward rather than just advising others. I am a certified arborist with a further qualification to assess tree risk.

By signing below you acknowledge that all information provided is accurate and complete to the best of your ability, and you understand the City Council has the authority to remove members appointed to any City-created public bodies in accordance with the City Charter and Vermont State Statute, as applicable, for misrepresentation of any statement made on this application

Adam McCullough

8/26/2026

Sign here (or type your name for an electronic submission)

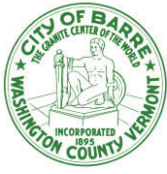
Date

For City Manager's Office Use Only

Appointed?

Term of Appointment: From

To



City of Barre, Vermont

“Granite Center of the World”

ACTION ITEM BRIEFING MEMO CITY COUNCIL AGENDA ITEM CITY COUNCIL AGENDA SEPTEMBER 14, 2021

Consent Item No.: 5C Discussion Item No. _____ Action Item No. _____

AGENDA ITEM DESCRIPTION: Apply for Tier 1B Status with the Land Use Review Board

SUBJECT: In 2024 the Vermont Legislature passed Act 181 which updated Act 250 (Vermont’s statewide land use permitting) to create a tiered framework for location-based land use jurisdiction. Act 181 requires Regional Planning Commissions to develop future land use maps as part of the regional planning process. The CVRPC (Central Vermont Regional Planning Commission) has a draft future land use map and updates to the Regional Plan.

CVRPC came before the City Council on August 26, 2025 with a presentation regarding their Regional Future Land Use Map, the Land Use Review Board, the Tier system they have and tools we could use as a municipality to assist with growth and development. During that presentation, Tier 1A and Tier 1B status was presented and discussed. While no decision was made or required at the time, there seemed to be general consensus around Tier 1B of which I was present for and said this was a good choice for the city.

By choosing one of these Tiers, this would shift Act 250’s jurisdiction from being triggered by the size of the development to being location-based. Tier 1B Exemption would give a development applicant an Act 250 exemption **in our Designated Downtown only, and for 50 or fewer dwelling units on 10 acres or less, or for housing and mixed use development**. I have attached a map to this memo showing where this area is.

If we do not pursue any Tier exemption at this time, and the interim Act 250 exemptions expire, any development projects will be subject to standard Act 250 jurisdiction throughout your community, including any changes under Act 181, where necessary (.i.e, 9 units or more of housing, etc.)

The CVRPC also came to the Planning Commission on August 13, 2026 outlining the draft Future Land Use Map, their status, and the work they are doing on this for the Regional Plan. Our own Planning Commission learned of the Tier status, and motioned to recommend to city council to apply for Tier 1B status.

SUBMITTING DEPARTMENT or PERSON: Janet Shatney, Planning Director

STAFF RECOMMENDATION: Approve the resolution.

STRATEGIC OUTCOME/PRIOR ACTION: This will give developers completing mixed use and housing development in our Designated Downtown an Act 250 exemption for fewer than 50 units of housing.

EXPENDITURE REQUIRED: N/A

FUNDING SOURCE(S): N/A

LEGAL AUTHORITY/REQUIREMENTS: Requires approval of the City Council.

BACKGROUND/SUPPLEMENTAL INFORMATION: see as follows.

LINK(S): N/A

ATTACHMENTS: Resolution 2026-13, Designated Downtown Map, Opt-In information for Tier 1B municipalities, Planning Commission meeting minutes reflecting August 13, 20206 recommendation.

INTERESTED/AFFECTED PARTIES: City of Barre, Future developers

RECOMMENDED ACTION/MOTION: Motion to approve Resolution to apply to the LURB (Land Use Review Board) for Tier 1B status.

CITY OF BARRE
RESOLUTION # 2026-13

**A Resolution of the City of Barre, Vermont
to Request Tier 1B Status of Act 250 Jurisdiction**

- Whereas In accordance with Vermont Statute, 10 V.S.A. Section 6033 a municipality may request Tier 1B status for the purposes of Act 250 jurisdiction.
- Whereas The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
- Whereas The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
- Whereas The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development.
- Whereas The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for Tier 1B.
- Whereas The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the Tier 1B area.

Now, therefore be it resolved that

The municipality hereby requests to have the Downtown Center-and
Planned Growth Area mapped for Tier 1B status.

Adopted at a duly noticed public meeting held on September 1, 2026

Attest:

Signature _____

Name Thomas Lauzon

Title Mayor of the City of Barre, VT



Designated Downtown

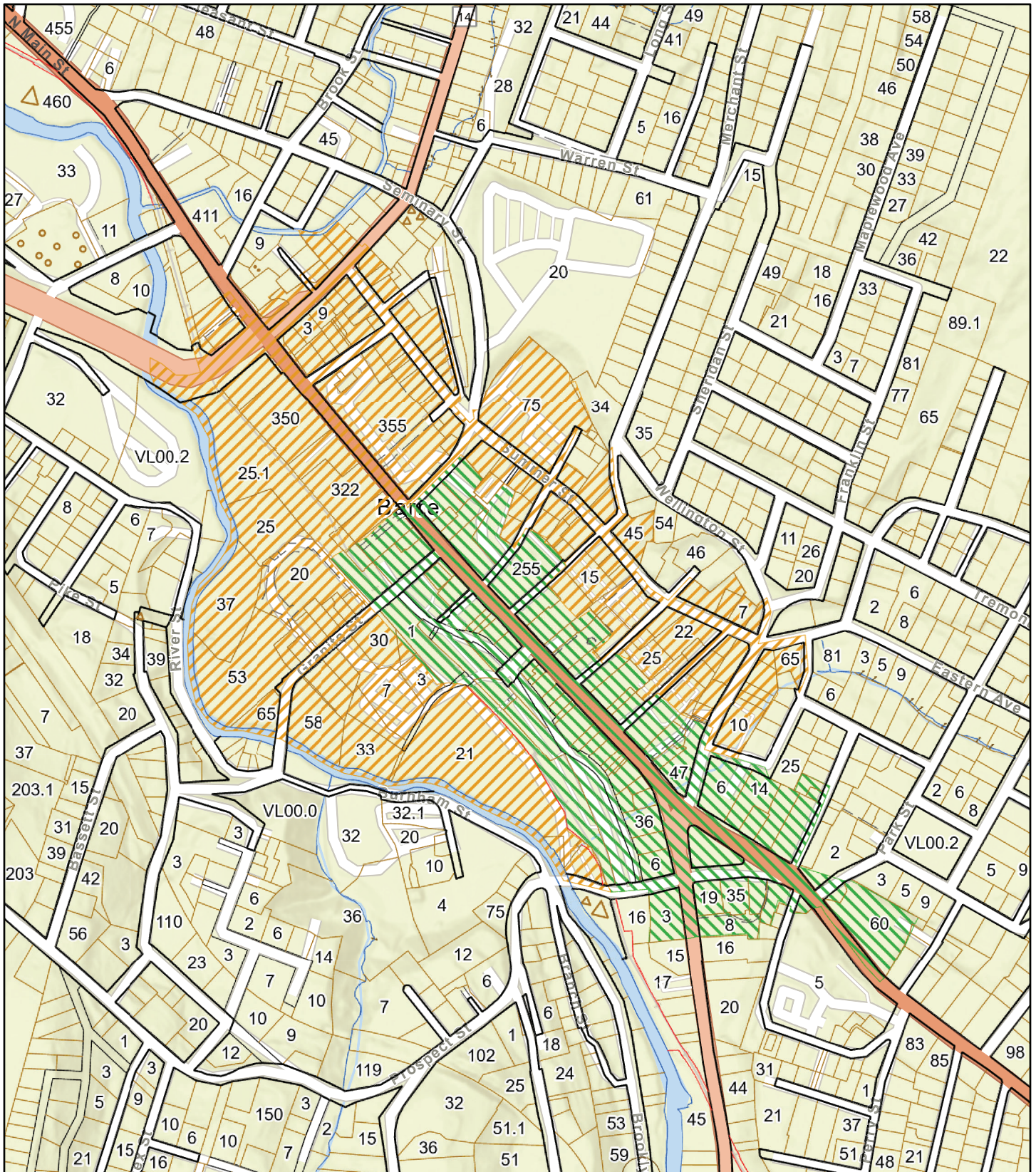
City of Barre, VT

1 inch = 541 Feet



www.cai-tech.com

August 28, 2026



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Barre City Planning Commission
August 13, 2026 Meeting Minutes

Present: David Sichel (Chair), Wendy Ducey (Vice Chair), Cat Allen, Wilson Ballantyne, Erica Smith, Erica Rosset, Maddie Cobb

Staff: Janet Shatney, Planning Director

1. Call to Order: 5:30 pm.
2. Adjustments to the Agenda: None.
3. Public comment (for something not on the agenda): None.
4. Approval of Minutes for **July 9, 2026** regular meeting:
Allen moved and seconded, unanimous in favor.

5. New Business.

Cat Allen to present *Analysis of Tobacco Retail Establishments and Proposal for Future Regulation in Barre City*

Allen: An introduction, with a few goals to foster greater sense of civic pride. Hoping to change perceptions of downtown, attract and retain new residents. Projecting a healthy theme.

David: Inquiring about a comparison about a number of retailers between Barre and Burlington.

Allen: Will look into Chittenden county, Springfield, St Albans, Rutland, Bennington.

11 of the 17 primary retail options are in the commercial corridor of Main St.

Proposing that any changes that occur would grandfather any preexisting tobacco retailers to continue as is. Looking to focus on downtown revitalization.

Statistics discussed: since 2020 over 500 homes (over 5%) have been purchased as primary residencies. Average wage has increased. A growth of 16%. Poverty is dropping for the first time since 1990.

Discussion to create a classification for general tobacco retailers or explore some pre-existing options with Janet. A consideration for a poll to residents for feedback and a public hearing.

Sichel: looking at the time at 6:56pm. Explaining how this commission could work on topics between meetings in an appropriate way.

Smith and Allen volunteered to work together to continue research on this topic.

6. Old Business.

CVRPC Regional Plan and Future Land Use Mapping with Housing Targets

We are recommending the resolution to be put in front of the city council to sign up for tier 1 B.

Maddie motioned to recommend tier 1B to city council, seconded by Unanimous agreement.

7. Confirm Date of Next Meeting: **September 10, 2026**

8. Executive Session: Not needed

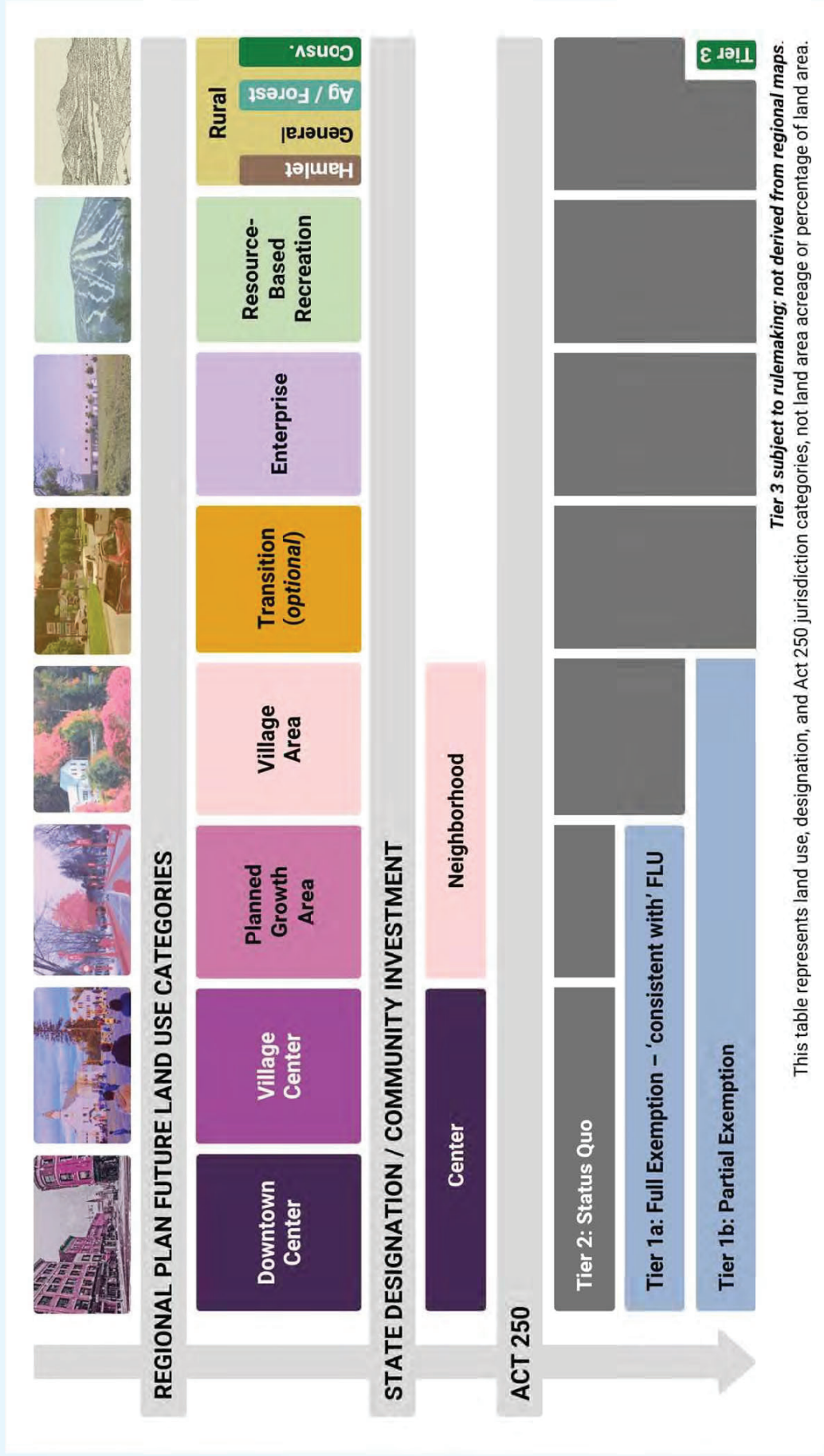
9. Staff Updates: None

10. Round Table: Allen seeking help on explaining Tax Increment Financing or TIF. Janet to present next month.

11. Adjourn:

Smith motion to adjourn, Cobb seconded, unanimous in favor.

THE NEW FRAMEWORK



Act 181 – Tier 1A and Tier 1B information for municipalities

Act 181 updates Vermont’s planning framework for coordinating state, regional, and municipal land use. This includes shifting Act 250’s jurisdiction from being triggered by the size of the development to being location-based. This document outlines two major elements of location-based jurisdiction that are informed by municipalities: Tier 1A areas and Tier 1B areas. Both include Act 250 exemptions.

	Tier 1A	Tier 1B
Which areas are eligible?	Part or all of the following areas as shown on the regional future land use map which meet criteria in 10 V.S.A. § 6034(b) - Centers (Downtowns & Villages) - Planned Growth Areas	Part or all of the following areas as shown on the regional future land use map which meet criteria in 10 VSA 6033(c). - Centers (Downtowns & Villages) - Planned Growth Areas - Village Areas
What are the Act 250 exemptions?	Fully exempt	50 units or fewer on 10 acres or less for housing and mixed-use development
Who decides where this applies?	Municipal application to LURB	Municipal request to RPC to include in regional FLU map
Are state planning designations tied to Act 250 exemptions?	No. The new state planning designations (Centers and Neighborhoods) are only tied to the regional future land use map as approved by the LURB. Act 250 exemptions for Tier 1A and Tier 1B are now determined separately.	
When do municipalities have to decide?	Anytime after January 1, 2026.	1) Fall 2025 during drafting of initial regional Future Land Use Map. 2) During future updates to regional plan (next expected 2026).
Will our municipality have to enforce existing Act 250 conditions?	Yes. Within Tier 1A areas municipalities must carry forward conditions of prior Act 250 permits for new development permits, with a few exceptions. In approved Tier 1A areas the LURB will no longer enforce permit conditions unless the municipality fails to do so.	No. The LURB will continue to enforce existing Act 250 permits and conditions in Tier 1B areas.
What happens if we don’t pursue Act 250 exemptions?	After the interim Act 250 exemptions expire, development projects will be subject to standard Act 250 jurisdiction throughout your community, including any changes under Act 181	

Information for Municipalities to opt in to Tier 1B

§ 6033. REGIONAL PLAN FUTURE LAND USE MAP REVIEW

- a) The Board shall review requests from regional planning commissions to approve or disapprove portions of future land use maps for the purposes of changing jurisdictional thresholds under this chapter by identifying areas on future land use maps for **Tier 1B** area status and to approve designations pursuant to 24 V.S.A. chapter 139. The Board may produce guidelines for regional planning commissions seeking **Tier 1B** area status. If requested by the regional planning commission, the Board shall complete this review concurrently with regional plan approval. A municipality may have multiple noncontiguous areas receive Tier 1B area status. A request for Tier 1B area status made by a regional planning commission separate from regional plan approval shall follow the process set forth in 24 V.S.A. § 4348.
- b) The Board shall review the portions of future land use maps that include downtowns or village centers, planned growth areas, and village areas to ensure they meet the requirements under 24 V.S.A. §§ 5803 and 5804 for designation as downtown and village centers and neighborhood areas.
- c) To obtain a **Tier 1B** area status under this section the regional planning commission shall demonstrate to the Board that the municipalities with **Tier 1B** areas meet the following requirements as included in subdivision 24 V.S.A. § 4348a(a)(12)(C):
 1. The municipality has requested to have the area mapped for **Tier 1B**.
 2. The municipality has a duly adopted and approved plan and a planning process that is confirmed in accordance with 24 V.S.A. § 4350.
 3. The municipality has adopted permanent zoning and subdivision bylaws in accordance with 24 V.S.A. §§ 4414, 4418, and 4442.
 4. The area excludes identified flood hazard and fluvial erosion areas, except those areas containing preexisting development in areas suitable for infill development as defined in § 29-201 of the Vermont Flood Hazard Area and River Corridor Rule unless the municipality has adopted flood hazard and river corridor bylaws applicable to the entire municipality that are consistent with the standards established pursuant to subsection 755(b) of this title (flood hazard) and subsection 1428(b) of this title (river corridor).
 5. The municipality has water supply, wastewater infrastructure, or soils that can accommodate a community system for compact housing development in the area proposed for **Tier 1B**.
 6. The municipality has municipal staff, municipal officials, or contracted capacity adequate to support development review and zoning administration in the **Tier 1B** area.

§ 6081. PERMITS REQUIRED; EXEMPTIONS

Notwithstanding any other provision of this chapter to the contrary, no permit or permit amendment is required within a **Tier 1B** area approved by the Board under section 6033 of this chapter for 50 units or fewer of housing on a tract or tracts of land involving 10 acres or less or for mixed-use development with 50 units or fewer of housing on a tract or tracts of land involving 10 acres or less.

AUD update for Sept 1, 2026

Attached the current budget and schedule.

MERP grant city hall—should be fine to complete this part. Met with ReArch and the Opera house on Friday. We are getting close to a contract to do that work.

MERP grant AUD—If they give us an extension, we are good. If they allow us to purchase the equipment and install it with the CDS grant we are good. If we can't get the extension, we should be able to get the work done that is not that intrusive (changing light fixtures and kitchen hood) while the building is open. Not sure if the USDA requirements would apply to work paid for by another source.

CDS grant Aud – Waiting on USDA approval of the revised documents to send out to bid. Then a preconstruction meeting with them, then we can start. Met with ReArch Friday to see if we can get the work done this year.



Barre City Hall and Auditorium Renovations

Scope Requirements	MERP		CDS	Other Funding	Scope Not Proceeding	Notes
	Auditorium	City Hall & Opera House	Auditorium			
Foundation Insulation					\$ 44,936	
Exterior Window Replacement & Door Weatherstripping	\$ 115,258	\$ 97,130				
Lighting Upgrade to LED	\$ 29,041	\$ 5,211	\$ 164,567			85% to CDS, 15% MERP
Added Building Ventilation	\$ -		\$ 1,137,148			
Kitchen Exhaust and Make-Up Air	\$ 16,446		\$ 205,575			8% to MERP
Heat Pumps Added as Primary Heat	Incl w/ Ventilation					
Roof Insulation		\$ 73,096				* Need to update estimate
Attic Wall Insulation		n/a				
Thermostat Upgrade		\$ 4,546				
Ventilation of City Hall Offices		TBD				
ADA Access to Basement			\$ 132,100			
ADA Restroom Upgrades			\$ 847,746			
Boiler Replacement (Including Electrical)			\$ 611,175			Add temp heat
Locker Room Upgrades					\$ 722,161	
Loading Dock					\$ 45,326	
General Electrical Upgrades (Auditorium)				\$ 101,029		TBD
Hazardous Material Testing and Abatement	TBD	TBD	TBD	\$ 6,675		Clay Point proposal
Total Construction Cost	\$ 160,746	\$ 179,983	\$ 3,098,311	\$ 107,704		
Precon Soft Costs	\$ 49,975	\$ 49,975	\$ 62,605	\$ -		
Architectural Construction Administration Costs	\$ 6,575	\$ 7,680	\$ 7,390			
General Conditions (% Based)	\$ 19,184	\$ 21,480	\$ 369,770	\$ 12,854		
Total Construction Cost	\$ 236,480	\$ 259,118	\$ 3,538,076	\$ 120,558		

Available Funds	\$ 240,775	\$ 237,775	\$ 3,500,000	\$ -
Cost Gap	\$4,295	(\$21,343)	(\$38,076)	(\$120,558)

Construction Estimate	\$ 3,546,743
Precon (Design and Soft Costs)	\$ 162,555
Architectural Construction Administration Costs	\$ 21,645
Total General Conditions Estimate	\$ 423,289
Total Estimated Project Cost	\$ 4,154,232

Barre City Hall & Auditorium –Precon Schedule



June 11, 2026

May		Jun		Jul		Aug		Sep		Oct		Nov		Dec		Jan		
05/03	05/17	05/31	06/14	06/28	07/12	07/26	08/09	08/23	09/06	09/20	10/04	10/18	11/01	11/15	11/29	12/13	12/27	01/10

Design/
Precon

May 26, 2026 ★ **Scope Decision**
May 27 - Jun 12 → Complete Contract Docs

July 1, 2026 ◆ **Permit/Review Set**
Jul 2 - Aug 3 → USDA Review/Approval

Bidding

Aug 4 - Aug 17 → Bidding
Aug 18 - Aug 24 → Review & Leveling
Aug 25 - Aug 31 → Develop Contract
Sep 1 ★ **Execute Contract**
Sep 1 - Sep 3 → Award Subcontracts

Permitting

Jul 2 - Aug 3 → City of Barre Building Permit
Jul 2 - Aug 3 → State of Vermont
Jul 2 - Aug 1 → State EPSC Permit (Unlikely)
Jul 2 - Aug 1 → Historic Preservation Review

Construction

Milestones

Heating Season Begins Oct 1 ⚙️
Events Begin Nov 1 ⚙️
Funding Deadline Dec 31 🚩

Boiler

Aug 4, 2026 ★ **Boiler Order Release (TBD)**
Aug 4 - Aug 13 → Submittal Review
Aug 14 - Nov 6 → 12wk Lead Time
Nov 9 - Dec 10 → Boiler Install
Dec 11 - Dec 15 → Commisioning & Start Up

Abatement

May 26, 2026 ★ **HazMat Testing Approved**
Jun 1 - Jun 16 → Testing

Aug 4 - Sep 1 → Abatement

All Other
Scopes

Sep 9 - Jan 19 → Mobilization
Construction
18.8 wks
Substantial Completion Dec 31 🚩