

City of Barre, Vermont
Office of Planning, Permitting & Assessing
Services
6 N. Main Street, Suite 7
Barre, VT 05641
(802) 476-0245 ~ www.barrecity.org

BARRE CITY DEVELOPMENT REVIEW BOARD AGENDA
Regular Hearing held on Thursday, June 1, 2023 ~ 7:00 P.M.
Hybrid Meeting (In-person and Virtual)

<https://us06web.zoom.us/j/84972830621?pwd=dzZCSnRZY3g4L1ZjOUVLWYsyc0UwQT09>

Meeting ID: 849 7283 0621 ~ Passcode: 445631

Dial by your location: +1 929 205 6099 US (New York; long distance, charges may apply)

1. Call to Order 7:00 pm
2. Adjustments to the Agenda
3. Visitors and Communications
4. Old Business
 - Consideration of Minutes from April 6, 2023 Hearing
 - Consideration of Decision from April 6, 2023 Hearing
5. New Business

83 Washington LLC & The Meltdown LLC, 83 Washington Street. Seeks minor site plan approval for a new patio location variance; and to construct a roof over [existing patio]; MU-3 Zoning District, Design Review Overlay District.

Robert Chartier – 83 Summer Street. Seeks minor site plan approval for curb cut approval for 3-space parking lot on property for tenant use; MU-1 Zoning District, Design Review Overlay District.

224 North Main, LLC & Seiji & Jessica Ohashi, 224 North Main Street. Seeks Conditional Use for a bar; UC-1 Zoning District, Design Review Overlay District.

6. Deliberative Session
7. Other Business – as needed
8. Roundtable – as needed
9. Executive Session – as needed
10. Adjourn

Participation Note: Under Chapter 117 Title 24 of the Vermont State Statutes, *participation in these proceedings is a prerequisite to the right to make any subsequent appeal*. You will lose the right to appeal the final decision unless you participate in the process by offering, through oral or written testimony, evidence or a statement of concern related to the application being reviewed. Oral testimony must be given at the public hearing. Written testimony must be submitted prior to the close of the public hearing.

Development Review Board hearings are open to the public.

For questions about accessibility or to request accommodation, please call (802) 476-0245.



City of Barre, Vermont

"Granite Center of the World"

DEVELOPMENT REVIEW BOARD NOTICE OF DECISION FOR 10 JEFFERSON STREET

I. STATEMENTS OF FACT

1. The City of Barre Development Review Board held a public hearing on April 6, 2023, and to review the Site Plan request for 10 Jefferson Street, adding an outdoor patio on the west side of the building.
2. The Owner of the subject property is Trustees of the Barre Lodge #1535, Benevolent & Protective Order of the Elks.
3. The subject property is located at 10 Jefferson Street, tax map ID# 0870-0004.0000, SPAN # 036-011-12970 in the UC-2 Zoning District.
4. The application consisted of the following:
 - a. Development Application dated March 9, 2023.
5. The applicant has requested the following:
 - a. Site Plan Approval for a 12'x36' patio on the west side of the building; with amplified sound system within an open-air structure.
6. The hearing for the Elks Lodge Patio Project occurred on Thursday, April 6, 2023. The hearing was held by in-person and by electronic meeting software in accordance with Open Meeting Law.
7. The property at 10 Jefferson Street is a charitable foundation and social club, located in the UC-2 Zoning District, on 0.56 acres. The property is bounded by city streets and commercial and residential properties.
8. As of the date of issuance of these Findings of Fact and Order, the following person(s) participated in the hearing:
 - a. Jim Fecteau
10. The Board utilized a deliberative session and voted on the application. At the April 6, 2023 hearing, a motion was made by Sarah Helman, to approve Elks Club proposal as proposed, seconded by David Hough; asked clarification of why the DRB would have to approve outdoor entertainment, and staff read the direct requirement out of Ordinances, mover and seconder approved amended motion to include outdoor amplified entertainment. Motion passed 5 in favor, 0 opposed, 0 abstained, ***motion carried***.

II. BOARD FINDINGS

The Development Review Board has found that the applicant did demonstrate that the request meets the applicable standard specified below:

Section 2005.C – Accessory Structures

Figure 4-1 – Site Plan Criteria

Section 3015 – Fences and Walls

Section 3105 – Performance Standards

Section 3221 – A Bar, night club, or event facility

III. BOARD DECISION

Based upon the aforesaid Statements of Fact and Board Findings, the City of Barre Development Review Board hereby **approves** the Site Plan for a patio with amplified sound system within an open-air structure.

IV. APPEAL RIGHTS

The owner of the project property and interested persons have a right to appeal this decision, within 30 days of the date this decision is issued, to the Vermont Environmental Court, pursuant to 24 V.S.A. §4471 and V.R.E.C.P. in writing to the Vermont Environmental Court, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401 and a copy to the City of Barre Development Review Board at 6 N. Main Street, Suite 7, Barre, VT, 05641. The fee is payable to the Vermont Environmental Court. If you fail to appeal this decision within 30 days, you will lose your right to appeal at some future time. You will be bound by the decision, pursuant to 24 V.S.A. §4472(d) (exclusivity or remedy, finality). This also applies to any interested person(s) who may have had a right to appeal.

Dated at City of Barre, Washington County, State of Vermont this 14th day of April, 2023.



Linda Shambo, Chair of the Development Review Board, on behalf of the Board



City of Barre, Vermont

"Granite Center of the World"

DEVELOPMENT REVIEW BOARD NOTICE OF DECISION FOR 56 DEPOT SQUARE

I. STATEMENTS OF FACT

1. The City of Barre Development Review Board held a public hearing on March 2, 2023 to review the Subdivision Final Plan approval request for 56 Depot Square, dividing said property into 2 separate parcels, one that will contain the building, and the other remaining as a parking lot.
2. The Owner of the subject property is Vermont Granite Museum of Vermont, Inc.
3. The subject property is located at 56 Depot Square, tax map ID# 0465-0056.0000, SPAN # 036-011-13025 in the UC-1 Zoning District, Design Review Overlay District, Special Flood Hazard Area District, and the Historic Overlay District.
4. The application consisted of the following:
 - a. Development Application dated January 30, 2023, and copy of the pending final plat on March 31, 2023
5. The applicant has requested the following:
 - a. Subdivision Final Plat Approval for the division of a single parcel into two parcels.
6. The hearing for the Subdivision Final Plat occurred on Thursday, April 6, 2023. The hearing was held in-person and by electronic meeting software in accordance with Open Meeting Law.
7. The property at 56 Depot Square is a building and a parking lot that is leased to the City of Barre, on 0.24 acres. The property is bounded by a city street and the Washington County Montpelier & Barre Railroad line.
8. As of the date of issuance of these Findings of Fact and Order, the following person(s) participated in the hearing:
 - a. Bob Pope
10. The Board utilized a deliberative session and voted on the application. At the April 6, 2023 hearing, a motion was made by Sarah Helman and seconded by Katrina Pelkey to approve the Final Plat. Motion passed 5 in favor, 0 opposed, 0 abstained, ***motion carried.***

II. BOARD FINDINGS

The Development Review Board has found that the applicant demonstrates that the request meets the applicable standards specified below:

Section 4308.I – Final Plan Review

Section 4308.J – Filing Requirements


III. BOARD DECISION

Based upon the aforesaid Statements of Fact and Board Findings, the City of Barre Development Review Board hereby **approves** the Subdivision Final Plat for 56 Depot Square. This subdivision of one parcel consisting of 0.56 acres into 2 parcels, Lot 2 being the parking lot parcel equaling 0.48+/- acres and the building lot 1 equaling 0.25+/- acres.

IV. APPEAL RIGHTS

The owner of the project property and interested persons have a right to appeal this decision, within 30 days of the date this decision is issued, to the Vermont Environmental Court, pursuant to 24 V.S.A. §4471 and V.R.E.C.P. in writing to the Vermont Environmental Court, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401 and a copy to the City of Barre Development Review Board at 6 N. Main Street, Suite 7, Barre, VT, 05641. The fee is payable to the Vermont Environmental Court. If you fail to appeal this decision within 30 days, you will lose your right to appeal at some future time. You will be bound by the decision, pursuant to 24 V.S.A. §4472(d) (exclusivity or remedy, finality). This also applies to any interested person(s) who may have had a right to appeal.

Dated at City of Barre, Washington County, State of Vermont this 14 day of April, 2023.



Linda Shambo, Chair of the Development Review Board, on behalf of the Board

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE REGULAR HEARING
THURSDAY, APRIL 6, 2023
DRAFT**

A regular meeting of the Barre City Development Review Board held in person and video conference was called to order by Chair Linda Shambo (Ward I) at 7:15 pm due to technical difficulties. In attendance, participating on video or in person were Board Members Ward II members Sarah Helman and David Hough; Ward III member Katrina Pelkey; and At-Large member Michael Hellein, Also, in attendance was Janet Shatney, Planning Director and Michelle La Barge-Burke, Permit Administrator. The Chair determined a quorum was present.

Absent: Vice Chair: Jeffrey Tuper-Giles, At-Large Members: Ulysse “Pete” Fournier, and Jessica Egerton

2. Adjustments to Agenda: None

3. Visitors and Communications: None

4. Old Business:

Consideration of March 2, 2023 Minutes:

- Motion to approve the minutes made by Pelkey and seconded by Helman **motion carried unanimously.**

Consideration of March 2, 2023 Decision:

- Motion to approve the decision on 10 Jefferson Street made by Helman and seconded by Pelkey, **motion carried unanimously.**
- Motion to approve the decision on 10 Transport Drive made by Pelkey and seconded by Helman, **motion carried unanimously.**
- Motion to approve the decision on 56 Depot Square preliminary plat made by Pelkey and seconded by Hough, **motioned carried unanimously.**

The Chair informed both applicants there was a quorum from the board but they had the option to postpone to allow more members to be present. Pope & Fecteau both chose to proceed with current members.

- Bob Pope was sworn in for testimony.
- Helman asked the difference between preliminary and final plat.
- Mr. Pope explained they were the same except additional information on easement & statute requirements were added.
- Chair Shambo thanked Mr. Pope, and stated the Board would deliberate and he could find out the result with the Planning Director the next day as well as receive a letter with the Board’s decision within the week.

The Chair stated that anyone wishing to speak or be on record must sign in on the sheet at the clipboard, and would be sworn in when testimony was to be given.

5. New Business:

To be approved at the 05/04/2023 Hearing

Trustees of the Barre Lodge #1535, Benevolent & Protective Order of the Elks, 10 Jefferson Street. Seeking approval to construct a patio next to the building on the Jefferson Street side; UC-2 Zoning District, Design Review Overlay District.

- Chair Shambo swore in Mr. Fecteau for testimony.
- Applicant Jim Fecteau began addressing the board with similar plan of 12 x 36' patio on Jefferson Street side & updates.
- Site Plan of patio is between 8' & 13' from existing sidewalk
- Hours of Operation were listed in the narrative and shared
- Outdoor seating would be for 30-35 people
- The fence will include a locking gate
- Materials are by a member who is a paving contractor
- The fence will be set so posts are below the frost line with sleeves so they can come out during the winter months.
- LED downcast lighting will be used and specs included.
- A camera will be added on the patio so the bartender can keep an eye on the patio.
- Mr. Fecteau requested outdoor entertainment to be approved.
- This location is not in the Flood Hazard Area
- The fence will be brownish in color
- There are plans to redo the sidewalk from the city sidewalk to the lounge.
- The Elks will go to City Council for a liquor license to include the patio.
- The space will resemble 4-5 other establishments in town currently.
- Mr. Fecteau is not sure on the usage of the proposed space.
- Chair Shambo asked for any further questions or comments from the Board members:
- Hellen, appreciated the level of details, and remaining Board members echoed his statement.
- Chair Shambo thanked Mr. Fecteau, and stated the Board would deliberate and he could find out the result with the Planning Director the next day as well as receive a letter within a week of the Board's decision.

6. **Deliberative Session:** Motion by Helman and seconded by Pelkey at 7:30 pm, the Board entered Deliberative Session with Shatney & La Barge-Burke invited in, **motion carried.**

Motion by Helman and seconded by Hellen to leave Deliberative Session at 7:35 pm, **motion carried.**

Vermont Granite Museum of Barre, Inc.: Motion by Helman to approve final plat for Vermont Granite Museum as proposed and seconded by Pelkey, motion carried unanimously 5-0-0.

Barre Lodge #1535: Motion by Helman to approve the Elks Club proposal as proposed, seconded by Hough; asked clarification of why the DRB would have to approve. and staff read the direct requirement out of Ordinances, mover and seconder approved amended motion to include outdoor amplified entertainment, motion carried unanimously 5-0-0.

To be approved at the 05/04/2023 Hearing

7. **Other Business** –

- Updated on next applicant in May; and Katrina Pelkey will be in Spain during the next meeting.

8. **Roundtable:** None

9. **Executive Session:** None

Chair Shambo introduced Michelle La Barge-Burke the new Permit Administrator. Sarah Helman asked about vacancies on the Board.

10. **Adjourn:** The meeting adjourned at 7:43 PM on motion of Helman, seconded by Pelkey, **motion carried unanimously.**

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

Respectfully Submitted,

Michelle La Barge-Burke

Michelle La Barge-Burke,
Permitting Administrator

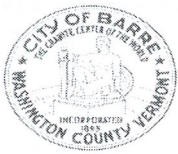
To Planning & Permitting:

May 19, 2023

We, John & Trave Hood are rescinding our DBB application for an additional patio, plus a proposed roof over the existing.

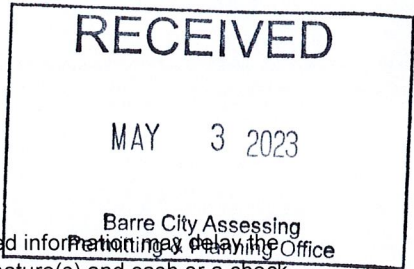
Thankyou.

John Hood



PERMIT APPLICATION FORM COVER SHEET
6 N. Main Street, Suite 7, Barre, VT 05641

Office: (802) 476-0245



Please provide all of the information requested in this application. Failure to provide all the required information may delay the process for obtaining a permit. Submit one copy of the completed application bearing original signature(s) and cash or a check made payable to the City of Barre. Please contact the State of Vermont Permit Specialist at 802-505-5367 for any required state permits.

PHYSICAL LOCATION OF PROJECT (E911 address):

83-87 Summer Street

CONTACT INFORMATION (all correspondence will be with the Applicant unless otherwise specified)

APPLICANT Robert CHARTIER
MAILING ADDRESS 47 MISTY BAY RD
MILTON, VT 05468

PROPERTY OWNER SAME
MAILING ADDRESS

PREFERRED DAYTIME CONTACT
[X] Phone 802-498-7981
[] email

PREFERRED DAYTIME CONTACT
[] Phone
[] email

PRESENT USE(S) OF PROPERTY

- [X] Single Family, [] Single family w/access. Apt, [] Duplex, [X] Multi-Family (okay), [] Mixed Use, [] Vacant Land, [] Commercial/Industrial Bldg., [] Institutional, [] Vacant Bldg., [] Other.

PROPOSED USE(S) OF PROPERTY

- [X] Same as existing, [] Other

PERMIT(S) BEING APPLIED FOR

- [] Zoning, [] Building, [] Flood Hazard, [X] DRB Decision

DESCRIPTION OF WORK PROPOSED

curb cut

Applicant Received a Building Energy Code Handbook, if applicable for the project:

Date Received: Initials of Applicant:

The undersigned hereby certifies that the information on this application is true and accurate to the best of their belief, consents to its submission, and understands that if the application is approved, any permits issued, and any attached conditions will be binding on the property.

Further, the undersigned authorizes the Permit Administrator and/or the Building Inspector access, at reasonable times, to the property covered by the permit issued under this application, for the purposes of ascertaining compliance with said permit.

[Signature]
APPLICANT SIGNATURE

4-26-23
DATE

[Signature]
PROPERTY OWNER SIGNATURE

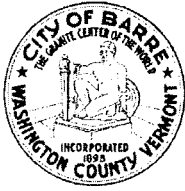
4-26-23
DATE

Applications must bear original signatures of the Property Owner of Record, or accompanying Agent for Owner form

All activities approved with a zoning/flood hazard permit from this application must commence within 1 year of issuance, and be completed in 3 years, or the permit will be considered null and void.

All activities approved with a building permit from this application must commence within 1 year of issuance, and be completed in 3 years, or the permit will be considered null and void.

For Office Use Only: -DRB-
Zoning District: MV-1 [] D-1 [] D-2 [] Flood Hazard Area Zone X Fees Received: \$ 175.00
[] Review by Building Official [X] Referred to the DRB [] Referred to the VTANR for Floodplain Review [] Administrative Permit
Zoning Permit: ZB- 0000 26 Bldg. Permit: B - Fld Haz Permit: F -



City of Barre, Vermont

"Granite Center of the World"

Permitting Office in City Hall ~ 6 N Main Street, Suite 7, Barre, VT 05641

RECEIVED

MAY 3 2023

Barre City Assessing
Permitting & Planning Office

ZONING PERMIT APPLICATION

Check all activities involved in this application:

<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Site Work
<input type="checkbox"/>	All other construction	<input type="checkbox"/>	Pool (if greater than 20' or 5' in depth)
<input type="checkbox"/>	Building Addition	<input type="checkbox"/>	Construction Job Trailer
<input type="checkbox"/>	Accessory Structure, greater than 40 sq. ft.	<input type="checkbox"/>	Permanent Sign
<input type="checkbox"/>	New apartment	<input type="checkbox"/>	Temporary Sign/Banner
<input type="checkbox"/>	Accessory apartment	<input type="checkbox"/>	Sandwich Board Sign
<input type="checkbox"/>	Building Alteration	<input type="checkbox"/>	Home Occupation
<input type="checkbox"/>	Interior Renovation (if change of use of room)	<input type="checkbox"/>	Home Business
<input type="checkbox"/>	Demo in Historic District (needs DRB approval)	<input type="checkbox"/>	Boundary Line Adjustment
<input type="checkbox"/>	Dec - porch - steps - ramp	<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Handicapped ramp	<input type="checkbox"/>	Parking Lot
<input type="checkbox"/>	Change of Use	<input type="checkbox"/>	Soil / Sand / Gravel Extraction
<input type="checkbox"/>	Fence or Wall	<input type="checkbox"/>	Dimensional Waiver Request (DRB approval)
<input type="checkbox"/>	Temporary Structure	<input type="checkbox"/>	Appeal (DRB approval)
<input type="checkbox"/>	Certificate of Compliance	<input type="checkbox"/>	Variance Request (DRB approval)
<input type="checkbox"/>	Temporary Certificate of Compliance	<input type="checkbox"/>	Other: _____

ESTIMATED COST OF PROJECT: \$ _____

ZONING APPLICATION FEES (check all that apply)¹:

<input type="checkbox"/>	\$20	Residential 1-4 Units (\$1 - \$5,000)	<input type="checkbox"/>	\$40	Site Work
<input type="checkbox"/>	\$40	Residential 1-4 Units (\$5,001 - \$10,000)	<input type="checkbox"/>	\$40	Signs
<input type="checkbox"/>	\$75	Residential 1-4 Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$40	Sandwich Board Sign
<input type="checkbox"/>	\$100	Residential 1-4 Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$30	Temporary Sign/Banner
<input type="checkbox"/>	\$150	Residential 1-4 Units (\$150,000 +)	<input type="checkbox"/>	\$40	Change of Use
<input type="checkbox"/>	\$50	Comm., Indus., Mixed Use, Res 5+ Units (\$1 - \$10,000)	<input type="checkbox"/>	\$40	Home Occupation
<input type="checkbox"/>	\$100	Comm., Indus., Mixed Use, Res 5+ Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$20	Subdivision Sketch Plan Approval
<input type="checkbox"/>	\$200	Comm., Indus., Mixed Use, Res 5+ Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$50	Subdivision Final Plat Approval
<input type="checkbox"/>	\$300	Comm., Indus., Mixed Use, Res 5+ Units (\$150,001 - \$350,000)	<input type="checkbox"/>	\$40	Boundary Line Adjustment
<input type="checkbox"/>	\$400	Comm., Indus., Mixed Use, Res 5+ Units (\$350,000 +)	<input type="checkbox"/>	\$40	Fences / Walls
<input checked="" type="checkbox"/>	\$175	Development Review Board Fee	<input type="checkbox"/>	\$30	Certificate of Compliance
<input type="checkbox"/>	\$20	Temporary Structure	<input type="checkbox"/>	\$15	Temporary Cert of Compliance (+\$10/mo up to an additional 12 mo.)

¹ If more than one category applies, the higher fee is required of all checked.

ZONING PERMIT FEE TOTAL:

Subtotal application fee from above: \$ _____ + \$15 recording fee = \$ 175⁰⁰

This is an application for a local permit only. Other Permits may be NECESSARY. Please contact the Vermont Dept. of Public Safety at (802) 479-4434 for permitting requirements.

Barre City Development Review Board

Re: Curb cut for 83-87 Summer Street

83 - 87 Summer Street is a 3 unit apartment building that was built in the early 1900s. The building is a corner lot situated on the corner of Summer Street and Bugbee Avenue.

Each of the 3 units consist of 2 bedrooms each. Historically there has been 1 parking space on the Eastern side of the house accessible from Bugbee Avenue.

A few years ago one of my tenants called me and stated that the Barre City Police had advised him to move his vehicle from the parking area or he would be ticketed, citing the building was in violation of current zoning laws.

Shortly after my conversation with my tenant, I had requested a onsite visit with the city engineer to discuss options as how to bring my property in compliance with current zoning parking requirements.

While working with the zoning office and the city engineer, my only option is to seek a curb cut and convert my lawn area into a parking lot. To meet the current city property line setbacks I will be required to remove numerous trees, shrubs and approximately 50% of my lawn area. Sadly this will greatly affect the aesthetics of my property and surrounding area.


As with many preexisting building lot sizes, many apartment buildings do not comply with current zoning regulations setbacks. Case in point, my property, where I can only achieve 3 of the required 4.4 parking spaces.

FW: Curb Cut and Driveway layout 83 Summer

Janet Shatney <PPADirector@barrecity.org>

Thu 5/4/2023 9:18 AM

To: Michelle La Barge-Burke <PermitAdmin@barrecity.org>

 1 attachments (4 MB)

83 Summer St Proposed Parking 03-29-23.pdf;

Janet E. Shatney, Director

Planning, Permitting & Assessing Services

6 N Main St., Suite 7 | Barre, VT 05641-4190

Office: (802) 476-0245 | Direct: (802) 477-1465

www.barrecity.org

From: Bill Ahearn <Bahearn@barrecity.org>

Sent: Wednesday, March 29, 2023 9:28 AM

To: Janet Shatney <PPADirector@barrecity.org>

Cc: Brian Baker <PWdirector@barrecity.org>

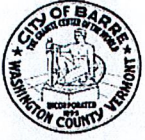
Subject: Curb Cut and Driveway layout 83 Summer

Janet,

Here is a proposal for a curb cut on Bugbee Ave. Relevant findings -

1. 24-foot width curb cut for a commercial use,
2. 8-foot setbacks from Summer and Bugbee until we reach curb cut;
3. 22-foot setback from Summer-Bugbee intersection
4. Space 1 full size, space 2 full size, space 3 compact only
5. Parking is "back-in only"

If desired, I would issue an approval backdated to Feb 23 - my last day as PW Director, otherwise this moves to Brian for signature. I had worked up scenarios for approval before this, this is just a cleaned up version. Up to you folks. Happy to meet and discuss. BillA



City of Barre, VT

1 inch = 20 Feet



www.cai-tech.com

March 3, 2023



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.

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 036-011-10629

TRANSFER OF OWNERSHIP

Date

09/09/2002	CHARTIER MEDWARD E
07/06/1978	BK/Bg: 195, 230 LEGALUIT BK/Bg: 105, 524

PARCEL NUMBER
1405-0083-0000

Parent Parcel Number

Property Address
SUMMER ST 083

Neighborhood
6 Res#6

Property Class
103 Three Family

TAXING DISTRICT INFORMATION

Jurisdiction 011

Area 036

District TIF

RESIDENTIAL

VALUATION RECORD

Reason for Change	2022	04/01/2002	04/01/2006	04/01/2006	04/01/2007	04/01/2009	04/01/2021
VALUATION	I	6970	8620	8620	8620	8620	11590
2006 Market	R	105050	169380	169380	169380	150710	158640
	T	112020	178000	178000	178000	159330	170230

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value
Soil ID	Acres	Depth	-or- Factor	Rate	Rate	Value	Factor	
Actual	Effective	Effective	-or- Square Feet					
Frontage	Frontage	Depth						
1	0.1100	1.00	87054.55	87054.55	9580.3	10% 7	10%	11590
Land Type	G							
Legal Acres:	0.1100							

Site Description

Public Utilities:
Water, Sewer, Electric

Street or Road:
Paved, Sidewalk

Zoning:
MU-1 Zoning District

Flood Zone - Zone X (not in)

Legal Acres: 0.1100

G: GENERAL NOTES

2006 REAPPRAISAL

2008 GRIEVANCE: APPRAISAL REVIEWED & REVISED FOR PHYSICAL, FUNCTIONAL, & ECONOMIC OBSOLESCENCE CHANGE OF USE TO ADD SMALL BUSINESS USE COMPLETE NCV

4/2017 ELECTRICAL UPDATE ADDED INSTALL SMOKE DETECTORS COMPLETE NVC C/O 3/3/16

4/1/21 LAND REVIEWED FOR MIXED USE

Supplemental Cards

TRUE TAX VALUE

11590

Supplemental Cards

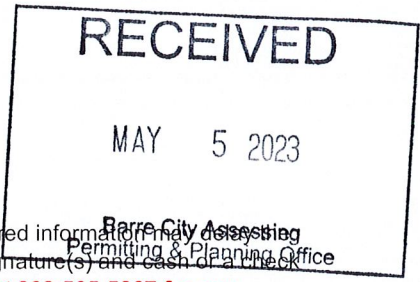
TOTAL LAND VALUE

11590



PERMIT APPLICATION FORM COVER SHEET
6 N. Main Street, Suite 7, Barre, VT 05641

Office: (802) 476-0245



Please provide all of the information requested in this application. Failure to provide all the required information may delay the process for obtaining a permit. Submit one copy of the completed application bearing original signature(s) and cash of a check made payable to the City of Barre. Please contact the State of Vermont Permit Specialist at 802-505-5367 for any required state permits.

PHYSICAL LOCATION OF PROJECT (E911 address):

224 North Main St.,
Barre, VT 05641

CONTACT INFORMATION (all correspondence will be with the Applicant unless otherwise specified)

APPLICANT Seiji & Jessica Ohashi
MAILING ADDRESS 4 Greenfield Terrace
Montpelier, VT 05602

PROPERTY OWNER 224 North Main, LLC
MAILING ADDRESS 142 Cate Farm Road
Plainfield, VT 05667

PREFERRED DAYTIME CONTACT
Phone 415-515-5134
email

PREFERRED DAYTIME CONTACT
Phone 802-454-8360
email

PRESENT USE(S) OF PROPERTY

- Single Family, Single family w/access. Apt, Duplex, Multi-Family, Mixed Use, Vacant Land, Commercial/Industrial Bldg., Institutional, Vacant Bldg., Other

PROPOSED USE(S) OF PROPERTY

- Same as existing, Other Bar

PERMIT(S) BEING APPLIED FOR

- Zoning, Building, Flood Hazard, DRB Decision

DESCRIPTION OF WORK PROPOSED

interior renovations and exterior wall sign

Applicant Received a Building Energy Code Handbook, if applicable for the project:

Date Received: Initials of Applicant:

The undersigned hereby certifies that the information on this application is true and accurate to the best of their belief, consents to its submission, and understands that if the application is approved, any permits issued, and any attached conditions will be binding on the property.

Further, the undersigned authorizes the Permit Administrator and/or the Building Inspector access, at reasonable times, to the property covered by the permit purposes of ascertaining compliance with said permit.

DocuSigned by: [Signature] 5/5/2023
APPLICANT B42D381491E1407... DATE
DocuSigned by: Thomas Lauzon 5/5/2023
PROPERTY OWNER E446602813C648E DATE

Applications must bear original signatures of the Property Owner of Record, or accompanying Agent for Owner form

All activities approved with a zoning/flood hazard permit from this application must commence within 1 year of issuance, and be completed in 3 years, or the permit will be considered null and void.

All activities approved with a building permit from this application must commence within 1 year of issuance, and be completed in 3 years, or the permit will be considered null and void.

For Office Use Only:

Zoning District: UC-1, D-1, D-2, Flood Hazard Area, Fees Received: \$ 175.00 + online \$4.13
Review by Building Official, Referred to the DRB, Referred to the VTANR for Floodplain Review, Administrative Permit
Zoning Permit: Z23-000027, Bldg. Permit: B23, Fld Haz Permit: F -



City of Barre, Vermont

"Granite Center of the World"



Permitting Office in City Hall ~ 6 N Main Street, Suite 7, Barre, VT 05641

ZONING PERMIT APPLICATION

Check all activities involved in this application:

<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Site Work
<input type="checkbox"/>	All other construction	<input type="checkbox"/>	Pool (if greater than 20' or 5' in depth)
<input type="checkbox"/>	Building Addition	<input type="checkbox"/>	Construction Job Trailer
<input type="checkbox"/>	Accessory Structure, greater than 40 sq. ft.	<input checked="" type="checkbox"/>	Permanent Sign
<input type="checkbox"/>	New apartment	<input type="checkbox"/>	Temporary Sign/Banner
<input type="checkbox"/>	Accessory apartment	<input type="checkbox"/>	Sandwich Board Sign
<input type="checkbox"/>	Building Alteration	<input type="checkbox"/>	Home Occupation
<input checked="" type="checkbox"/>	Interior Renovation (if change of use of room)	<input type="checkbox"/>	Home Business
<input type="checkbox"/>	Demo in Historic District (needs DRB approval)	<input type="checkbox"/>	Boundary Line Adjustment
<input type="checkbox"/>	Dec – porch – steps – ramp	<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Handicapped ramp	<input type="checkbox"/>	Parking Lot
<input checked="" type="checkbox"/>	Change of Use	<input type="checkbox"/>	Soil / Sand / Gravel Extraction
<input type="checkbox"/>	Fence or Wall	<input type="checkbox"/>	Dimensional Waiver Request (DRB approval)
<input type="checkbox"/>	Temporary Structure	<input type="checkbox"/>	Appeal (DRB approval)
<input type="checkbox"/>	Certificate of Compliance	<input type="checkbox"/>	Variance Request (DRB approval)
<input type="checkbox"/>	Temporary Certificate of Compliance	<input type="checkbox"/>	Other: _____

ESTIMATED COST OF PROJECT: \$ 130,000

ZONING APPLICATION FEES (check all that apply)¹:

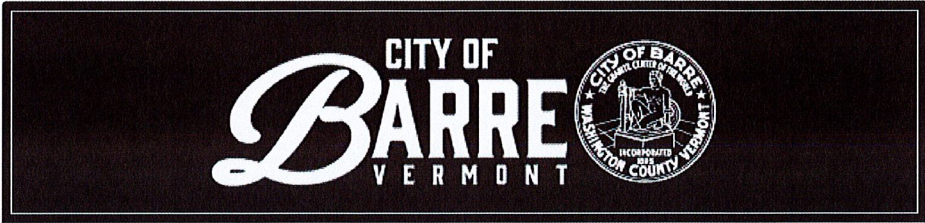
<input type="checkbox"/>	\$20	Residential 1-4 Units (\$1 - \$5,000)	<input type="checkbox"/>	\$40	Site Work
<input type="checkbox"/>	\$40	Residential 1-4 Units (\$5,001 - \$10,000)	<input type="checkbox"/>	\$40	Signs
<input type="checkbox"/>	\$75	Residential 1-4 Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$40	Sandwich Board Sign
<input type="checkbox"/>	\$100	Residential 1-4 Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$30	Temporary Sign/Banner
<input type="checkbox"/>	\$150	Residential 1-4 Units (\$150,000 +)	<input type="checkbox"/>	\$40	Change of Use
<input type="checkbox"/>	\$50	Comm., Indus., Mixed Use, Res 5+ Units (\$1 - \$10,000)	<input type="checkbox"/>	\$40	Home Occupation
<input type="checkbox"/>	\$100	Comm., Indus., Mixed Use, Res 5+ Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$20	Subdivision Sketch Plan Approval
<input type="checkbox"/>	\$200	Comm., Indus., Mixed Use, Res 5+ Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$50	Subdivision Final Plat Approval
<input type="checkbox"/>	\$300	Comm., Indus., Mixed Use, Res 5+ Units (\$150,001 - \$350,000)	<input type="checkbox"/>	\$40	Boundary Line Adjustment
<input type="checkbox"/>	\$400	Comm., Indus., Mixed Use, Res 5+ Units (\$350,000 +)	<input type="checkbox"/>	\$40	Fences / Walls
<input checked="" type="checkbox"/>	\$175	Development Review Board Fee	<input type="checkbox"/>	\$30	Certificate of Compliance
<input type="checkbox"/>	\$20	Temporary Structure	<input type="checkbox"/>	\$15	Temporary Cert of Compliance (+\$10/mo up to an additional 12 mo.)

¹ If more than one category applies, the higher fee is required of all checked.

ZONING PERMIT FEE TOTAL:

Subtotal application fee from above: \$ 175 + \$15 recording fee = \$ 190 175

This is an application for a local permit only. Other Permits may be NECESSARY. Please contact the Vermont Dept. of Public Safety at (802) 479-4434 for permitting requirements.



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Your payment of \$177.75 using Checking *****8557 has been accepted as Transaction ID(s) 65009563 on 05/05/2023 at 9:52:21 AM. A receipt has been sent to seijio@gmail.com.

Payment	Details	Amount
Permits through Planning & Permitting Department	Bill Date: 05/05/23 Name: Seiji Ohashi Address of Project Property: 224 North Main St	Amount: \$175.00
	Subtotal:	\$175.00
	Site fee:	\$2.75
	Payment total:	\$177.75

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224 NORTH MAIN STREET, LLC

142 Cate Farm Road

Plainfield, VT 05667

February 23, 2023

Seiji Ohashi
4 Greenfield Terrace
Montpelier, VT 05641

RE: Letter of Intent to Lease Commercial Property

Dear Seiji,

224 North Main Street, LLC is pleased to present this Letter of Intent to Lease Commercial Property, which serves to outline the major terms and conditions under which 224 North Main, LLC would enter into a formal lease agreement.

- I. **LESSEE.** Seiji Ohashi
- II. **LESSOR.** 224 North Main, LLC.
- III. **LEASED PREMISES.** Approximately 2,730 square feet of single level, first floor commercial space, commonly known as 224 North Main Street in the city of Barre, Vermont, plus dedicated storage and mechanical space located in the basement below.
- IV. **LEASE TERM.** The Term of the Lease shall be for a period of five (5) years, commencing on or about the 1st day of May, 2023 and expiring on the 30th day of April, 2028.
- V. **RENEWAL TERM.** Lessee shall have the right to renew the Lease for one (1) Renewal Term of five (5) years, commencing on or about the 1st day of May, 2028 and expiring on the 30th day of April, 2033. The Renewal Term may be exercised by Lessee giving written notice to Lessor no less than ninety (90) days prior to the expiration of the Lease.
- VI. **LEASE RATE.** The initial Lease rate shall be Two Thousand Five Hundred and 00/100 per month, payable to Lessor on the 1st day of each month.
- VII. **ANNUAL INCREASES.** The Lease Rate shall increase by Four Percent (4.00) annually.
- VIII. **SECURITY DEPOSIT.** Upon execution of a formal Lease Agreement, Lessee shall be required to post a Security Deposit in the amount of Five Thousand and 00/100 Dollars (\$5,000.00).
- IX. **USE OF LEASED PREMISES.** It is understood that Lessee intends to utilize the Leased Premises in the operation of the following: Pool Hall / Community Space / Gaming-Entertainment Center / Fully Licensed Alcoholic Beverage Service.

- X. USE OF LEASED PREMISES.** It is understood that Lessee intends to utilize the Leased Premises in the operation of the following: Pool Hall / Community Space / Gaming Center / Fully Licensed Alcoholic Beverage Service.
- XI. UTILITIES.** Lessee shall be responsible for all services and utilities associated with and serving the Leased Premises.
- XII. REPAIRS AND MAINTENANCE.** Lessee shall be responsible for all maintenance associated with the Leased Premises, excepting the roof, any structural components, water, wastewater and electrical service lines and HVAC replacements, which shall be the responsibility of the Lessor.
- XIII. SUBLETTING.** Lessee shall not sublet the Leased Premises or a portion of the Leased Premises, without prior written consent of the Lessor.
- XIV. FORMAL LEASE AGREEMENT.** The Parties shall document the terms and conditions contained in this Letter of Intent to Lease Commercial Property as well as any additionally required Lease Terms and Conditions in a formal Lease Agreement mutually agreeable to Lessor and Lessee. Said Lease Agreement shall be fully executed by no later than April 15, 2023.

In closing, we are pleased to present this Letter of Intent of Lease Commercial Property. If you have any questions, please do not hesitate to contact us.

Very Truly Yours,
224 NORTH MAIN STREET, LLC

Peter Colman, Duly Authorized

LESSEE:

I have read, understood and agree to the Terms and Conditions outlined in this Letter of Intent to Lease Commercial Property.

Seiji Ohashi

BUSINESS PLAN for The Eddy, a game room and bar

1. Executive Summary

The goal of The Eddy is to become Barre's living room. A clean, warm, and inviting place to have a nice drink and partake in friendly competition via billiards, shuffleboard, chess, and other table-top games. We plan to have a well curated selection of music that will rotate genres throughout the week and include some nights of vinyl and occasional small acoustic performances.

The decor will be a mix of natural wood and granite with thoughtful lighting and an artful wall. My wife is an industrial designer by trade with over 20-years of experience. She will design all aspects of the venue as well as manage the execution of the initial build. Jessica has worked with Anthropology, Wayfair, Pottery Barn, West Elm, and many other worldwide brands. This will be a level of design expertise normally cost prohibitive for a project of this size. And as someone who was born and raised in the area she will design something appropriate for both the town as well as our vision. Slightly upscale but not intimidating or too fancy.

Currently I am a fill-in bartender at Charlie O's in Montpelier. This has given me some great experience and good insight into the local bar scene. When I first moved to Vermont I helped run a small business. The time there was a great opportunity to learn about all of the responsibilities that aren't related to the core business. For more than 20-years I have worked in IT. Although not applicable to this business, I will be able to leverage those skills for the point-of-sale system, business website, security system, and anything else that is technical.

The funds being requested will be used to help with the initial build-out of the venue, purchase inventory, as well as provide some running capital. The full details of how the funds will be spent are in the application document, but the large purchases will be the billiards tables, shuffleboard table, furniture, and interior decoration.

2. Business Description

Billiards will be the main game of the venue, however it will not be the singular identity. We are aiming to be a cozy place to enjoy a nice drink and have the chance to play games with friends and strangers. Shuffleboard, chess, Scrabble and other tabletop games will be offered free of charge.

Offerings will include craft beer, well-crafted drinks, occasional live music, and the entire venue for private events. In addition to the expensive local, craft options we will also have less expensive products available like chips and cans of macro-brew. The pool

tables will be loss leaders but will fill a gap in the Barre/Montpelier region for the tournament level players.

We hope to become a valued member of the community and a collaborator with other local businesses. The landlord is also the owner of a local business and has expressed interest in cross promotion and events. Pearl Street Pizza has discussed the possibility of events at The Eddy once they purchase a mobile pizza oven.

We plan to engage a local business to provide seasonally appropriate food. The restaurant business is an entirely different beast so we plan to only reheat food onsite with a cafe-sized oven. The food will be a loss leader however the offerings will keep customers from leaving due to hunger and will satisfy the Vermont legal requirement to offer food where alcohol is sold.

I am working with Richmond Community Kitchen to establish a wholesale agreement. This will be a first for them however they have informally agreed to supply The Eddy with hand-pies at a wholesale price. These are typically sold frozen and thawed the night before cooking. This ensures a long shelf life and will reduce the amount of spoiled product.

Other pre-packaged offerings will include potato chips, pretzels, and other finger foods that are high in salt and pair nicely with a cold, cheap beer. These are sold by Farrell Distribution so maintaining a stock of snacks will be part of the weekly order.

Revenue will also be generated via private event rentals, billiards equipment sales, lessons, and branded clothing. There is very little margin on the billiards equipment and clothing however that is another tactic to ingrain ourselves with the local billiards players. The games in the venue will be loss leaders to encourage foot traffic and establish the general vibe and atmosphere. The pool tables will hopefully be a communal spot for the locals.

The Quarry has a private event space and currently charges \$80/hour with a minimum of \$200 in food sales. Our space would be less suited for sit down meal events however it would be great for parties and team building events. Our rental rate would be \$100/hour. Rental would include private use of the venue and all games. It would not include alcohol or food. Consumables could be paid for in advance and have a limit or sold individually but either way would have a \$200 minimum.

3. Market Description & Competitive Analysis

North Main St. in Barre is seeing a resurgence in popularity with many new businesses opening and bringing back life into the area. Pearl Street Pizza, AR Market, Vermont Bicycle Shop, and Morse Block Deli are all fairly new to the city and have all become successful contributors to the Downtown Barre atmosphere and economy. With the recent announcement of Fox Market opening a cafe the North Main street curb appeal is that much better.

There are only two other bars in Barre, Gusto's and Jerry's. Mulligan's Irish Pub is a traditional pub that focuses on drink as much as food but is not located downtown. Other restaurants in the area serve drinks but don't offer entertainment or private event space.

Gusto's is a Barre establishment, most likely the place people think about when they hear the words "Barre Bar". The clientele is largely working-age locals that enjoy drinks and games. It is a mix of a Sports Bar and a Dive Bar in atmosphere and offers affordable drinks and has a full kitchen that offers traditional bar fare at a low price point. The pool tables there are not maintained at all yet still draw a good crowd. One tournament I played there had participants from as far as St. Johnsbury. Gusto's is Barre's "backyard bar".

Jerry's describes themselves as a "Five Star Dive Bar" and caters to the same clientele as Gusto's. It trends towards the older side of the demographics and offers traditional bar fare. The venn diagram of Gusto's customers and Jerry's customers is close to a circle. Jerry's is Barre's "basement bar".

We hope to be the living room and capture the same market as Pearl Street Pizza, working-age locals in the mid and upper income brackets. In 2022 they did approximately \$1,000,000 in sales. Their offerings are not inexpensive (up to \$33 for a single pizza) so this indicates a healthy appetite for middle and high end food and drink exists in the area. We aim to capture some of their traffic for a cocktail before pizza or a game of pool after dinner.

We will become the de facto destination for pool players within a 50-mile radius. As an avid player that is active in the local scene I know that Central Vermont has a small but dedicated cohort of players. Traveling 1-hour for a game or tournament is common. The main draw for competitive players is well maintained tables that have clean felt and good lighting.

The people who come to play billiards will be a mixture of groups, couples, and singles. Of those groups, the after-work groups and weekend groups will be the most profitable.

Serious players are the main group that will play alone, either practicing technique or fishing for a game. It is common for strangers to challenge others to a game. Similar to pickup basketball, avid players will often go in search of a game.

During peak hours there would be more groups of four playing casual games, before or after going to a movie or eating at one of the restaurants on North Main.

Barre Town, Barre City, Montpelier and East Montpelier have a combined population of approximately 26,965 with a median household income of close to \$60,000. Washington and Orange counties have similar demographics and have a combined total of 70,198 residents 18-years-old and above.

North Street in Barre is a common destination for residents of the outlying towns. Much of Vermont is a hub and spoke model when it comes to social functions and Barre is no exception. Surrounding towns and villages have little to no social venues to congregate. Barre and other “hub cities” become natural destinations for errands, necessities and entertainment.

4. Marketing Plan

We plan to leverage organic and free advertising as much as possible. The tactics will vary based on the target demographic. In general, Central Vermont businesses thrive when the word-of-mouth reputation is good. The best way to ensure this is consistency in the services and products being offered.

The Bridge, Times Argus, and Wayside (placemat) will be great platforms to reach the Baby Boomer demographic. These advertising platforms are inexpensive and reach most of the Barre/Montpelier area.

An ad in The Bridge (free, 10k copies) will cost \$440 for 4-weeks of print (two columns, 4”, color) and digital advertising. Ads will run for a total of 8-weeks and start 4-weeks prior to opening.

Advertising in the Times Argus is around \$350/month for a quarter-page ad in black & white. This would be a good option for the initial marketing launch but would not be a long-term advertising platform.

The Wayside outsources their menu ads to L. Brown & Sons in Barre. They print twice per year in April and October. To run a large ad for 6-months is \$635. Advertising here will reach a large portion of the community and is fairly cheap considering the number of eyes that will see the ad.

Facebook/Instagram will be utilized to reach the Gen-X and Baby Boomer generations. Social Media advertising is very granular and can be targeted to extremely specific groups. For example, I can choose to run an advertising promotion for people between 30-60 that make more than \$80k annually, live in Central Vermont, and have expressed interest in games. The platform is also granular in how much money you spend on the campaign. You can spend as little or as much as you want to advertise. I plan to spend \$100/month on paid social media advertising. These ads will be run after lunch on weekdays, which is a peak web browsing time of the day.

In addition to paid advertising, I also plan to leverage social media as a content creator to drive business. Organic content like this is free and is also the preferred content for Gen-Z. One thought it to have a "tv table" where it is streamed for certain hours of the day/week. This would be a free YouTube channel where people can watch the games on the table. This is free but would be something to create a buzz and hopefully be shared organically on social media.

TikTok will be used lightly to engage Gen-Z, and my college-age relatives will help me calibrate the strategy as the platforms evolve. I don't pretend to know what is the current trend. Thankfully I have younger people I can lean on for tips on how to reach the 21-30 year olds.

Participation in the Green Mountain American PoolPlayers Association (GMAPA) will reach the local pool players and is completely free for the host location. Their goal is to help grow the sport and provide additional income to the host venues. The American PoolPlayers Association is the largest pool league in the country. The Vermont chapter currently only plays out of a few locations in the state. One location is at the Sidebar in Williston and on a recent Monday had over 20 players and spectators exclusively because of the league. Most league players practice at their home location to get more familiar with the tables and because they might not have another location to play. I have spoken with the director of GMAPA, Terah Williams, and she is very excited to have another venue in Barre. They are going to start weekly tournaments at the Barre Elks Club but that isn't enough to meet the demand.

In-house monthly tournaments will help attract players from further away since one-day events are more appealing for someone who lives >1-hour away. Not all local players enjoy playing in leagues. The time commitment can be too much for some people. To motivate their feet to walk through the door we will hold a tournament each month with cash prizes and tchotchkes from distributors/vendors. These events are not affiliated

with the American PoolPlayers Association and are managed in-house. The tournament bracket can be managed with an app like BracketHQ or My Bracket. One person can run a tournament as long as the field remains equal to or fewer than 36.

Similar tournaments in Vermont charge \$35 per person. 20% is the average cut that goes to the house. Players that lose early are able to buy back into the tournament (second chance) for \$20. This would bring in roughly \$275 per tournament via fees alone. If the average spend per tournament player at the bar is \$25 this would generate \$800 in food and drink sales. Assuming a 70% margin this would bring the tournament profit up to \$835. This total does not include any estimated income from people who are coming to watch a friend play, non-tournament players, and general bar patrons. There is no additional overhead for running a tournament. Prize money is paid for by the fees and any physical prizes given will be free vendor-provided swag.

Memberships will also be a way to build regular customers. Not every pool player has access to a home table. To encourage regular visits we will offer a membership plan that includes free pool during non-peak hours. Peak hours being Friday and Saturday from 5PM-Close. Other perks might include cue storage, discounted lessons, and perhaps a "Members Only" tournament. Lockers to store pool cues will also be available for rent for \$10/month. This will not amount to a significant amount of income but it will encourage regular visits.

Grassroots marketing will be a large part of connecting with the local community. In my opinion it is the most genuine form of advertising because it is not paid for. Establishing and maintaining a good reputation in the Barre/Montpelier area is key to our long-term success. The Vermont consumer is fiercely loyal to local businesses in general, however that is contingent upon providing a consistently well-made product/service. This will be accomplished by establishing a friendly atmosphere via physical aspects of the room as well as a focus on the personality of the employees.

Free pool during less busy days will also be a key part to our marketing and long-term business plan. Free things are always popular and it would encourage more casual players to give the game a try. Charlie O's in Montpelier offers free pool on Sunday and there is a marked increase in the number of people in the bar, simply because of the free pool. The table only costs \$1 per game but the allure of "free pool" is strong to many people.

Friday, Saturday the tables will be rentable for \$10/hour. This will generate a small amount of revenue and ensure that groups can play together. Free pool is generally a "King of the Hill" format where the winner stays on the table. This is a fun format at

times but not ideal for a group that wants to spend time together. This is the typical format in a bar but not typical for a pool hall. Table time will not be a significant source of income but it will offset repair and maintenance costs.

5. Management Plan

For the first year, I plan to manage the bar myself and have two to three employees to balance the hours and workload. The employees will assist in all aspects of daily operations including pre-opening and post-closing duties.

Once an employee is capable of running the business alone a promotion of title and/or salary will occur and shifts will be distributed between myself and "employee #1". Ideally each employee will be able to operate the business alone. There is no need for a pool table attendant and table service will not be offered.

My wife and I will perform all hiring and will focus on the attitude and demeanor of the employees to ensure we create a welcoming environment with high quality service. One key to establishing regulars at a bar is for the customer to like the staff on a personal level.

I will train all employees on the POS, proper cleaning procedures, emergency procedures, opening/closing process, and any other duties which fall under their umbrella. Documentation will be created where helpful, i.e. cleaning schedules, contact list, policies, etc.

Employees will have current licensing with the State of Vermont before serving any food or alcohol. Applicable local and federal regulations will be followed by all employees.

The employee on duty will be responsible for managing the customers. This is traditionally how bars of this size are managed. If the venue were to gain extreme popularity a bouncer/doorman would be hired to control unruly patrons and the crowd in general. For special events, holidays, or similarly predictable busy times there will be two employees working.

We will expect our patrons to behave responsibly and will do our morally and legally required duty of responsibly serving them and ensuring their safety once they enter our establishment.

6. Operations Plan

We plan to open approximately 3-months after loan approval. The landlord has offered to start the build-out as soon as we are approved for the loan and do not need to wait until the funds have been dispersed. I have confirmed with the local Brunswick dealer that pool tables can be delivered and built in 6 to 8-weeks. Licensing and permits can also be obtained during this time.

I will manage the daily bookkeeping via Quickbooks Pro and/or POS application. Quarterly/Yearly taxes and all other tax related tasks will be completed with help from Fothergill, Segale & Valley (accounting firm). My wife and I will manage the daily cash deposits/withdrawals until we have an employee who has worked up to a Manager level, at which point they will handle this and other finance/hr responsibilities.

I have started to gather quotes for Business Owners Policies as well as Liquor Liability and Workers Compensation Insurance. One company, Polly in Winooski, is going to provide some quotes in early April. I have also reached out to Hiscox and USAA for quotes.

Hours of operation will be Tuesday through Thursday 4PM - 10PM, Friday and Saturday Noon - Midnight.

Sundays will be from Noon to 5PM during the cold season (approx. November - March). The euphoria that is caused by warm Spring weather has a detrimental effect on indoor activities. To align with this seasonal eb and flow of business the days and hours of operation will adjust to meet demand.

Tuesday through Thursday will be an 8-hour shift, 1-hour pre/post hours of operation. Friday and Saturday will be two shifts, 11AM-4PM and 4PM-Midnight, with the option for over-time for the first shift.

Seasonal Sundays will be a single 7-hour shift, 1-hour pre/post hours of operation.

Interest and demand will be tracked via Google Analytics in combination with daily receipts to adjust operating hours in a formulaic manner.

Light cleaning will be performed prior to opening and after closing on a daily basis. This will include uncovering the tables, wiping down the rails of the pool tables, cleaning the bar surface, tables, bathroom fixtures and toilet.

Deeper cleaning will be performed on a weekly basis, off-hours by a cleaning person/service. This cleaning will take place on Wednesday morning and coincide with

the delivery schedule for Ferrell Distribution. The cleaners will be trained to receive deliveries and will be compensated an additional \$20 for that service. Additional cleaning days will be added as it is needed and these days will coincide with other vendor deliveries to streamline operations.

7. Contingency Plan

The landlord has agreed to a graduated rent structure to allow for the business to get off the ground. The landlord is also a personal acquaintance and has additional interest in this venture being successful.

We have personal funds to leverage when sales are poor and plan to aggressively fill the rainy day fund when sales are good.

If we cannot secure funding to furnish the venue at this time, we will save what we can in 12-months and revisit this process.

In the event of another pandemic, billiards is already a socially distanced activity. We can build walls between the pool tables and build partitions for small groups of people. Private rental of the space could also be a way to maintain income during any possible future outbreak.

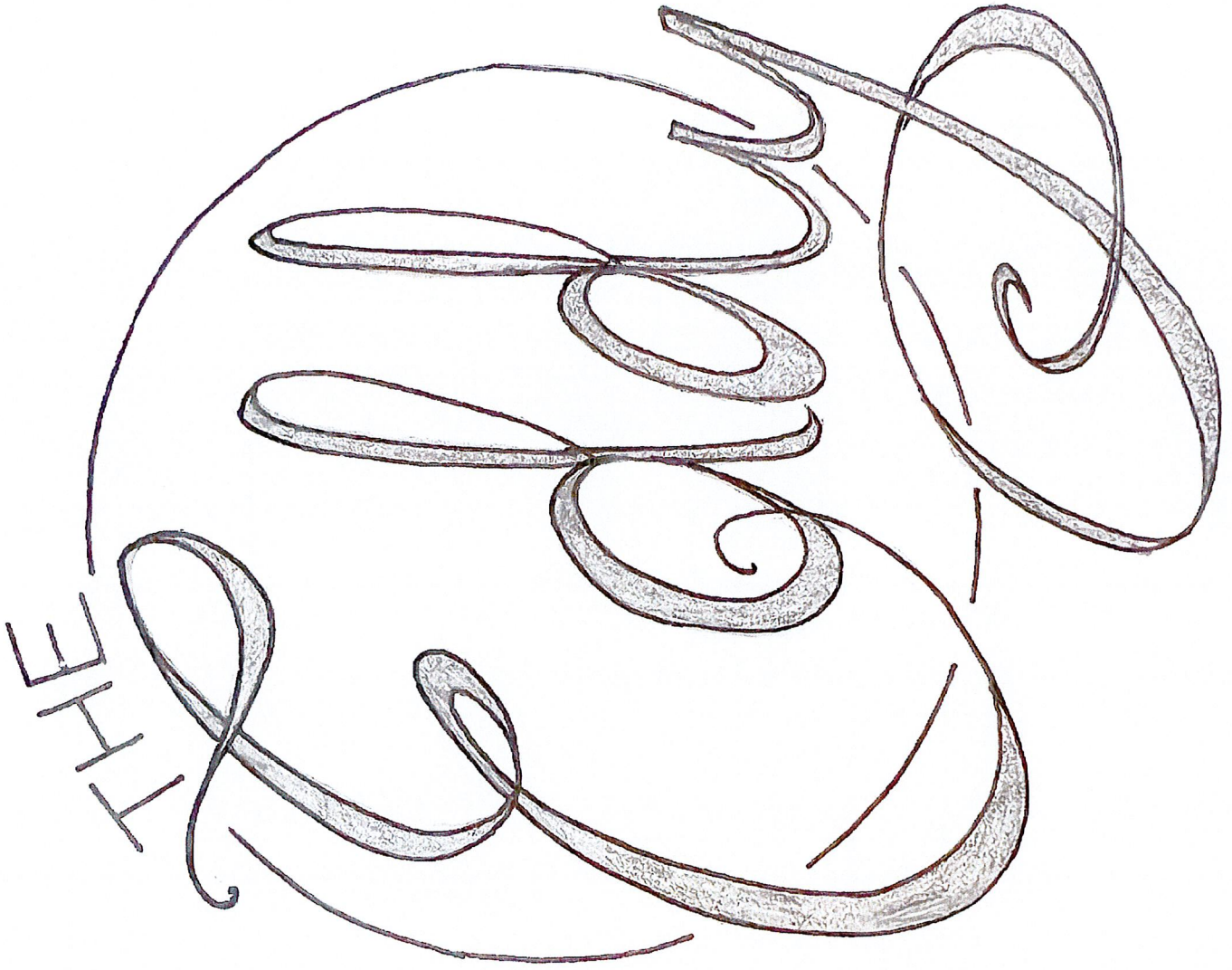
8. Sources & Uses of Funds

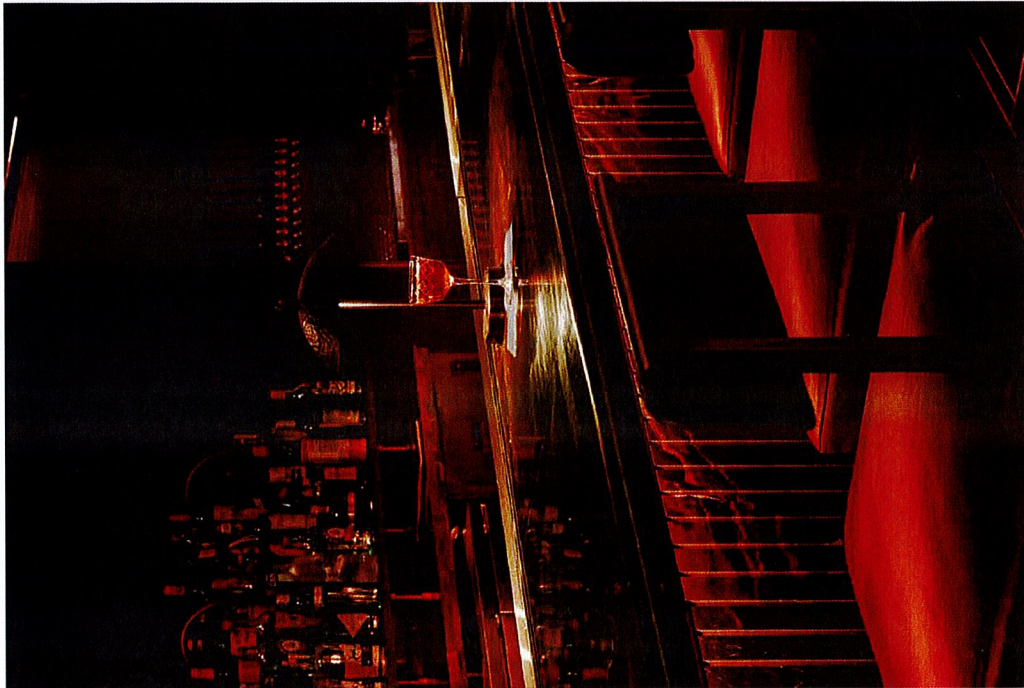
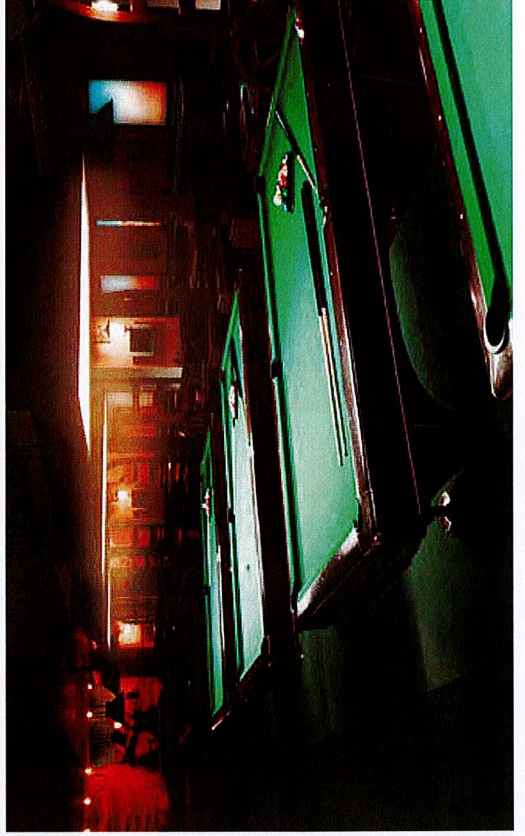
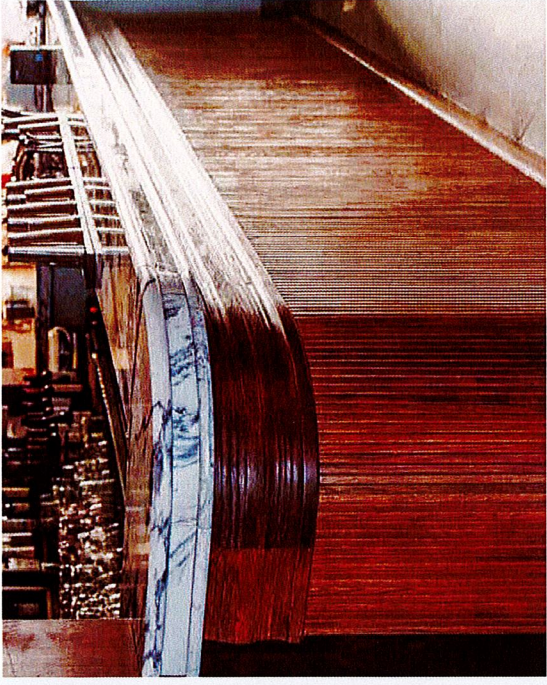
I hope to obtain a term loan to fund the initial startup of the business. For running capital the plan is to use any unused term loan funds in combination with personal capital and a business line of credit. Funds will be used to pay for stock, utilities, insurance, rent, advertising, employee compensation, etc.

A full list of purchases has been provided in the Community Capital Loan Application

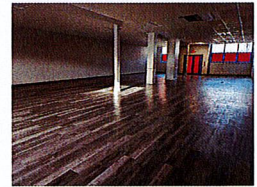
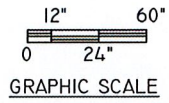
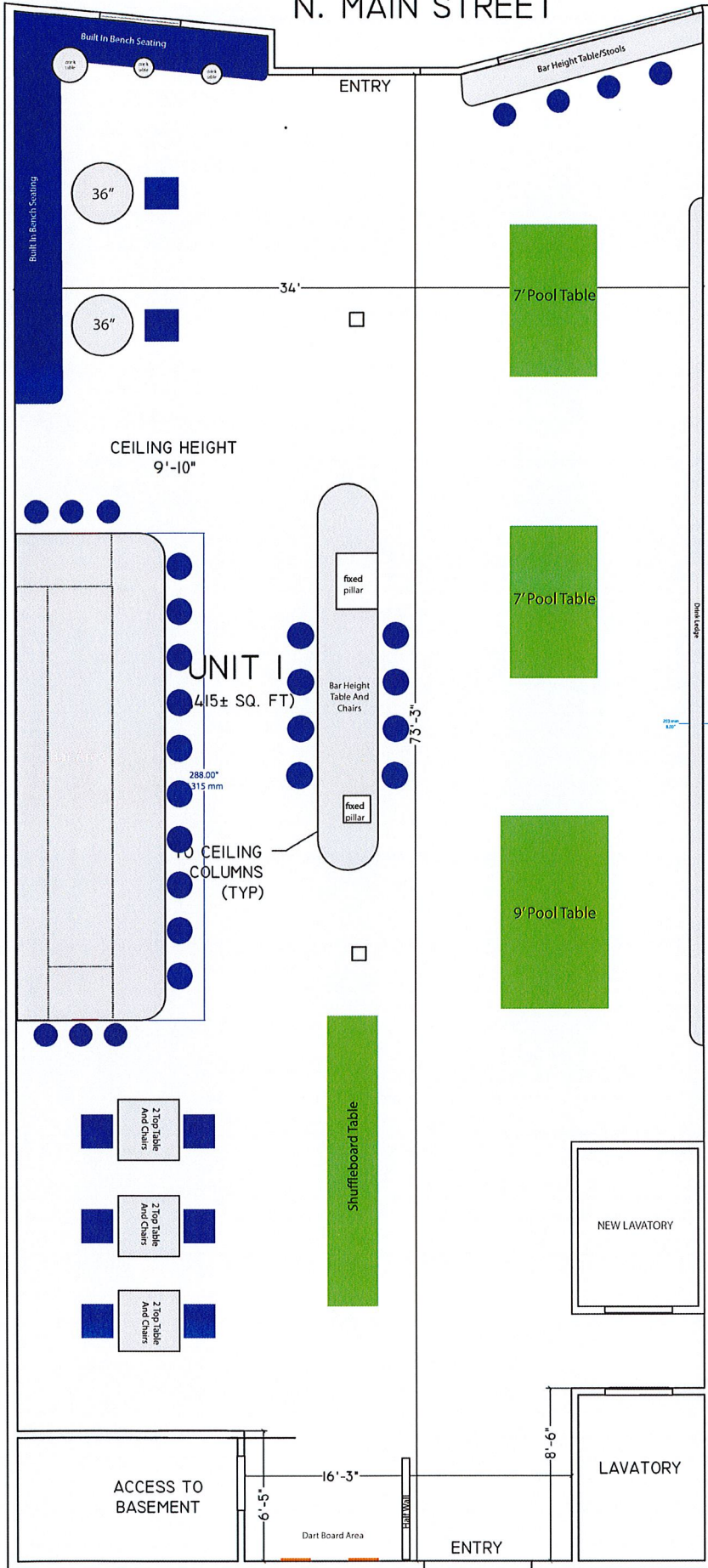
9. List of Assets including a Capital Equipment List and Inventory List.

This information has been provided in the loan application

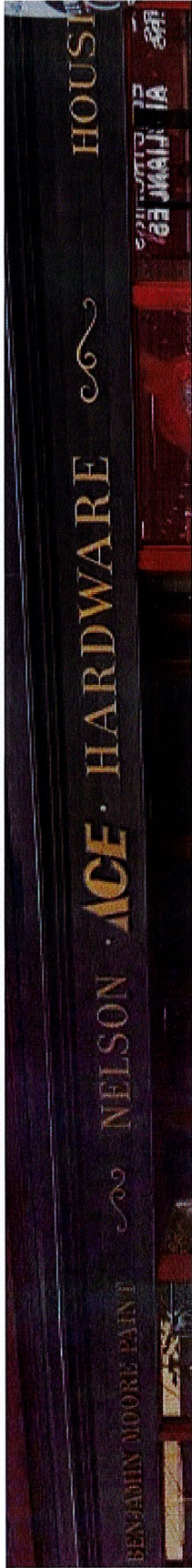
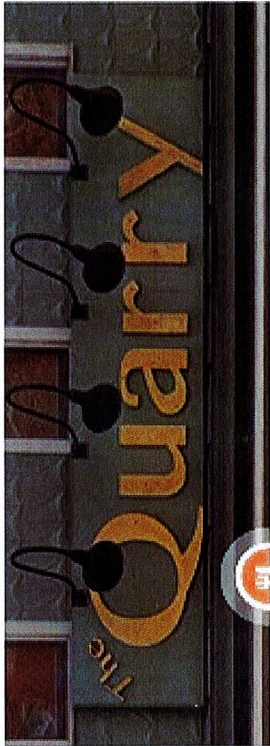
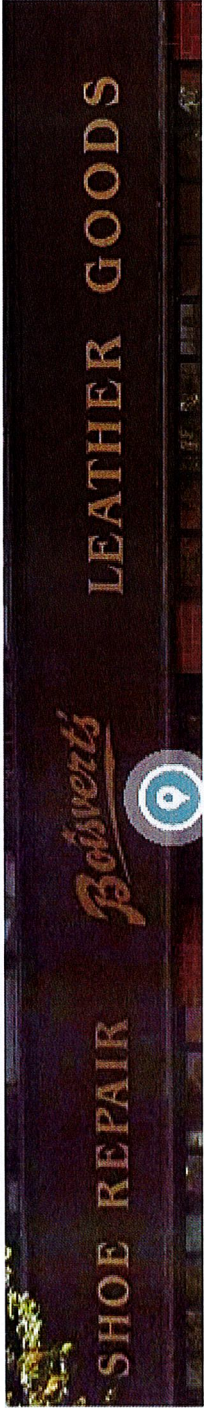




N. MAIN STREET



224 N. MAIN STREET
UNIT I
SCALE: 1/8" = 1'-0"

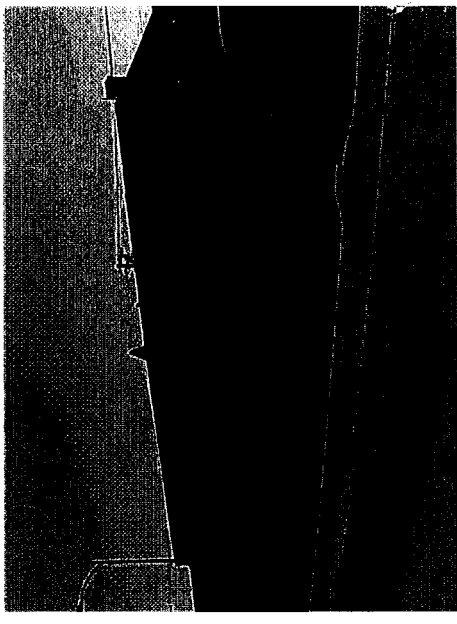
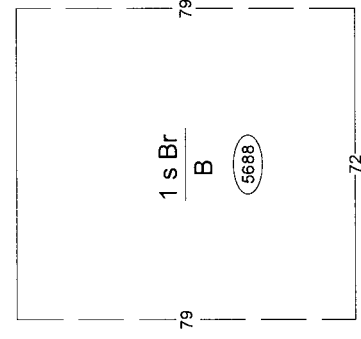


IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING
Built-up Insulation
WALLS
Frame Brick Yes
Metal Guard
FRAMING
F Res 5688 1 2 0 U
HEATING AND AIR CONDITIONING
Heat 5688 1 2 0 U
Sprink 5688 0 0 0
PLUMBING Residential Commercial
TF # TF
Full Baths 4 8
Half Baths 2
Extra Fixtures 0 10
TOTAL

Limited access



(LCM: 95.00)

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Const	1970	GD	0.00	N	Base Rate	0.00	Feat-ures	Adj Rate	0.00	Size or Area	5688	Computed Value	Phys Obsol	Market %	Depr	0	Adj	100	Comp	100	Value	333270

SPECIAL FEATURES

Description	Value
C GENCOMM	0.00

Data Collector/Date 01/01/1900
Appraiser/Date 01/01/1900
Neighborhood Neigh 21 VG
Supplemental Cards TOTAL IMPROVEMENT VALUE 333270

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
1095-0224-0000

Parent Parcel Number

Property Address
N MAIN ST 0224

Neighborhood
21 Central Business

Property Class
381 Small Retail Stores

TAXING DISTRICT INFORMATION

Jurisdiction 11 BARRE CITY, VT

Area 011

District TIF

OWNERSHIP

224 NORTH MAIN STREET LLC
125 NELSON ST
BARRE, VT 05641
RETAIL-0.14AC
MAP X-13
EKA 224-230 N MAIN ST 911 LTTR TO 224 N MAIN ST
9/18/13
EASEMENT TO GREEN MOUNTAIN POWER CORP &
FAIRPOINT

TRANSFER OF OWNERSHIP

Date

12/14/2022 BENOIT PROPERTIES INC Bk/Pg: 415, 221-223 \$275000
12/29/2009 BENOIT PROPERTIES INC Bk/Pg: 257, 28 \$0
06/08/1999 ODYSSEUS Bk/Pg: 176, 185 \$0
06/06/1994 ODYSSEUS Bk/Pg: 156, 218 \$195000
07/19/1989 PAPPAS, STOWELL Bk/Pg: 139, 644 \$0

VALUATION RECORD

Year	04/01/2002	04/01/2006	04/01/2009	04/01/2010	04/01/2017
Reason for Change	2002	2006	2009	2010	2017
VALUATION	51220	46950	85350	85350	85350
2006 Market	198000	216400	302760	333270	333270
	249220	263350	388110	418620	418620

Site Description

Public Utilities:
Water, Sewer, Electric

Street or Road:
Paved, Sidewalk

Zoning:
UC-1 Zoning District
Flood Zone - Zone X (not in)

Legal Acres:
0.11400

LAND DATA AND CALCULATIONS

Rating	Measured	Table	Prod. Factor	Base	Adjusted	Extended	Influence	Value	
Soil ID	Acreage	Effective	Depth	Rate	Rate	Value	Factor		
-or-	-or-	Depth	-or-						
Actual	Frontage	Frontage	Square Feet						
1	6098.00	6098.00	6098.00	8.10	8.10	49390.1	20% 3	20% 7	20%
B	216400	216400	216400						
T	263350	263350	263350						
1 Primary Commercial VG									

G: GENERAL NOTES

2006 REAPPRAISAL
12/2008 E&O FOR STY HGTH, LAND, INT FIN, SEGMENT LABELS
4/1/2010 INTERIOR & EXTERIOR RENOVATIONS ADDED COMPLETE
2012 ELECTRICAL UPDATE ADDED COMPLETE FOR 214 & 224 MAIN ST
4/1/2017 224 N MAIN SEPERATED FROM 214 NO LONGER OPEN
INTO ONE BIG STORE, SEPERATION WALL REBUILT, RENOVATIONS INC,
SEE FALL OF 17 FOR INC RENOVATIONS
4/1/18,19 & 20 RENOVATIONS INC SEE FALL OF 20 FOR INC REMODELING
& RENOVATIONS

Supplemental Cards
TRUE TAX VALUE

85350

Supplemental Cards
TOTAL LAND VALUE

85350