



City of Barre, Vermont

“Granite Center of the World”

Heather L Grandfield
Permit Administrator
Planning, Permitting, & Inspection Services

6 N. Main St., Suite 7
Barre, VT 05641
Telephone (802) 476-0245
hgrandfield@barrecity.org

Development Review Board Regular Meeting Minutes October 5, 2017 at 7:00 P.M. Council Chambers, City Hall (6 N. Main Street)

A regular meeting of the Barre City Development Review Board was called to order by Chair Pete (Ulysse) Fournier Jr. (Ward I) at 7:02 pm at City Hall. In attendance were: From Ward II, Board Member Richard Deep and Board Member David Hough, Ward III Board Member Jim Hart III, and At-Large Member Denise Ferrari. Also in attendance was Heather Grandfield, Permit Administrator. A quorum was determined by the Chair.

Absent – From Ward I Vice Chair Linda Shambo, and At-Large Member Betty Owen.

Sign in sheet reflects for 13 Hill Street, Greg D’Agostino, 86 Nelson Street Barre, for 289 N. Main Street, Kelly Ross representing TD Bank, Ken Lunde, 199 Merchant St. Barre, Mark Nicholson 76 Sugar Woods Road Barre, Al Flory 32 Waterman St. Barre, Cheryl LaFrance, 112 Washington St Barre and Michael Hellein, 19 Orange St. Barre.

Adjustments to Agenda; None

Visitors and Communications; None

Old Business:

Consideration of Minutes from September 7, 2017 Hearing:

- Motion to approve minutes was made by Board Member Deep and seconded by Board Member Hart.
Motion carried unanimously.

Consideration of Decision from September 7, 2017 Hearing:

- Motion to approve decisions was made by Board Member Hart and seconded by Board Member Deep.
Motion carried unanimously.

New Business:

Greg D’Agostino, (Property Owner & Applicant), 13 Hill Street. Site Plan Renew for Soil, Sand and Gravel Extraction. Applicant seeks to remove gravel material from existing hill, re-slope grade, reset block wall to Geo Engineer recommendation. Commercial Zoning District.

Greg D’Agostino sworn in at 7:05 PM.

Mr. D’Agostino asked the board to consider tabling his application until the November meeting, as he does not have a completed plan for the board’s consideration.

Board Member Hough made the motion to approve to Table this application until the November meeting, seconded by Board Member Ferrari, *vote of 5-0, motion approved.*

To be approved at November 2, 2017 Development Review Board Hearing

The Lawrence C. Campbell Memorial Trust, C/O TD Bank North (Property Owner) & P.G. R. Construction, Inc. (Applicant), 283 N Main Street. Site Plan Review to demolish existing building. Applicant seeks to remove the existing building. Historic Central Business Design Review District #1, Flood Hazard Area Zone AE.

Kelly Ross, Mark Nicholson, Ken Lunde and Michael Hellein were sworn in at 7:07 PM.

Ms. Ross representing TD Bank North, they are looking to demolish the existing building, pave the lot and then put the property up for sale.

Discussion took place on why pave the lot and not leave it dirt. According to the lease agreement with Dunkin Donuts they were to take the building down and pave the lot. There was discussion that there may be contaminated soil on the property. Member Deep did clarified that there was no gas station on the site but it had been a new car dealership for Packard cars. Discussion took place on other possible alternatives for the property. At this time Ms. Ross explained that they had been working with a broker who felt it would be more marketable without the building. That as the building is a non-producing asset they feel that selling the property is in the best interest of the Trust.

Discussion took place about the current City Master Plan, that it discourages any new parking lots along N. Main Street. There was a reminder from the chair that this application deals only with the demolition of the building, there is nothing in the application about a parking lot. The City Master Plan is a guide/recommendation but is not an ordinance or law. The DRB is there to deal with the application in front of them.

Discussion took place about many buildings during the history of Barre City being demolished and new and exciting uses took their place.

Board Member Hart made a motion to approve the demolition with conditions: 1. Lot not be paved over, be left as dirt; 2. the lot be blocked so that parking could not take place on the property. Board Member Deep seconded, *vote of 3 – 2 the motion was denied.*

Other Business: None

Roundtable: None

Executive Session: Not needed.

The Development Review Board adjourned at 7:30 PM on a motion by Board Member Hough, and seconded by Board Member Ferrari; *motion carried unanimously.*

A partial audio recording of the hearing is available through the City's Planning and Permitting Office.

Respectfully Submitted,

Heather Grandfield, Permit Administrator