



City of Barre, Vermont

“Granite Center of the World”

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Development Review Board Regular Meeting Minutes July 12, 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 7:04 pm at City Hall. In attendance were: From Ward I Vice Chair Linda Shambo, Ward II, Board Member Richard Deep, Ward II 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 – At-Large Board Member Betty Owen

Sign in sheet reflects Emile Gosselin representing 102 Summer Street, Robert Belville representing 46 Jones Brothers Way, Matthew Curtis For 46 Jones Brothers Way, Greg Lord representing 79 Summer Street, Paul Hennessey for 79 Summer Street, Susan Poczobut for 79 Summer Street and Pat Maza for 79 Summer Street.

Adjustments to Agenda; None

Visitors and Communications; None

Old Business:

Consideration of Minutes from May 4, 2017 Hearing:

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

Consideration of Decision from May 4, 2017 Hearing:

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

New Business:

Jeffrey & Mariette Mitchell (Property Owner) & Emile Gosselin (Applicant), 102 Summer Street. Site Plan Review Approval & Design Review District #2. Demolish existing 21'x 29' garage and rebuild a 21' x 29' new garage. Central Business Zoning District, Design Review District #2.

Emile Gosselin was sworn in at 7:08 PM.

Emile Gosselin presented that the current 21'x 29' garage floor has rotten, that you can no longer park a vehicle in the garage. The floor has collapsed so that you cannot get underneath to repair. Would like to get permission to demolish the current structure and put up a new garage in the same foot print.

To be approved at June 1, 2017 Development Review Board Hearing

Discussion took place regarding the height of the new garage would be different, verified that the foot print would stay the same and if there would be any new lighting added. The height will change slightly as they will be using a different type of rafter, but the foot print would remain the same. No new lighting to be added.

Vice Chair Shambo made the motion to approve as presented, seconded by Board Member Hart, *vote of 5-0, motion approved.*

St. Monica Parish Charitable Trust (Property Owner & Applicant), 79 Summer Street. Site Plan Review & Design Review District #2. Demolish existing three story rectory, two car garage to remain, build a smaller rectory in its place. Central Business Zoning District, Design Review District #2.

Greg Lord from E.F. Wall representing St. Monica Parish, Paul Hennessey, Susan Poczobut and Pat Maza sworn in at 7:12 PM.

Greg Lord went over the site plan, explaining the existing building and the proposed building. The existing site features, infrastructure for the storm water, waste water and water service. Net decrease in permeable service. The proposed building would set back 20' from the road, creating 4 new parking spaces, adding new handicapped spaces, new entrance and access with a new walk way. The Church offices, kitchen and dining room will be on the 1st floor. The second floor will provide living quarters with 3 bedrooms. The current garage will remain and be attached to the rectory as it is now.

Discussion took place about the time line of the project, traffic flow, what the outside of the building would look like, if it would be ADA compliant and how different would the proposed structure be to the current structure in size. (Copy to be provided of the elevations for the file.)

Board Member Deep made the motion to approve as presented, seconded by Board Member Ferrari, *vote of 5-0, motion approved.*

New York & Vermont Motor Express (Property Owner & Applicant), 46 Jones Brothers Way. Site Plan Review, to add used car sales and repair, equipment repair and a woodworking shop to the property which now has storage and warehousing. Commercial/Industrial Zoning District.

Robert Bellville representing New York & Vermont Motor Express and Matthew Curtis sworn in at 7:24 PM.

Would like to make better use of the property, already has people making outdoor furniture, commercial storage, repair and trash bag drop on Saturdays. Would like to add used car sales, to make better use of the property.

Discussion took place on what is currently taking place at the site, traffic flow, how many cars would be for sale, hours of operations and what type of equipment is currently being repaired at the property now.

Chair Fournier asked Permit Administrator Grandfield if these uses were permissible in this Zoning District and they are.

Discussion took place about changes to the site if any, where would cars be parked for sale and who would be selling the vehicles.

Board Member Hart made a motion to approve as presented, seconded by Board Member Owen.

Board Member Ferrari voiced her concerns on the number of cars and the hours of operation possible affecting the neighbors. Mr. Bellville indicated he felt there was more than enough room and that there was no one around to bother. Board Member Hart asked if this might turn into a junk yard; Mr. Bellville replied no.

To be approved at June 1, 2017 Development Review Board Hearing

Discussion took place about procedure on amending the current motion on the floor. Board Member Ferrari made a motion to amend with conditions to limit number of cars to 12, seconded by Board Member Deep, *vote of 2-3 motion denied.*

Original motion brought back to the floor motion to be approved as presented, *vote of 5-0 approved.*

Other Business:

Vice Chair Shambo asked about any applications for the August meeting. As the deadline to receive applications had come and gone, and none had been received. There will be no meeting in August.

Ms. Grandfield addressed the board in regards to a previous application from Global Values at 19 S. Front Street. She informed them that a meeting had been held at the site between herself, the Agency of Natural Resources, a representative from DeWolfe Engineering and Global Values management. During the site visit it was determined that Global Values addition would be used strictly for storage and that under the current Flood Hazard regulations could obtain a permit without going back before the DRB.

Chair Fournier asked about an update on 50 S. Main and Ms. Grandfield responded that she had contacted the Engineers office, as this is not just a city street but also a state highway that the State of VT would be brought into hopefully help resolve the situation.

Roundtable: None

Executive Session: Not needed.

The Development Review Board adjourned at 7:55 PM on a motion by Board Member Deep, and seconded by Vice Chair Shambo; *motion carried unanimously.*

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

Respectfully Submitted,

Heather Grandfield, Permit Administrator