



City of Barre, Vermont

“Granite Center of the World”

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Development Review Board Regular Meeting Minutes September 7, 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 7:10 pm at City Hall. In attendance were: From Ward II, Board Member Richard Deep, Ward III Board Member Jim Hart III, At-Large Member Betty Owen 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 from Ward II Board Member David Hough.

Sign in sheet reflects from 15 Ayers Street, Roslyn Haldane, Kelby Quinain, Marilyn, Kelley, Sara Akers, Stacey Poulin, from 17 Ayers Russell Stewart and from DeWolfe Engineering Brian Lane-Karnas.

Adjustments to Agenda; None

Visitors and Communications; None

Old Business:

Consideration of Minutes from July 12, 2017 Hearing:

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

Consideration of Decision from July 12, 2017 Hearing:

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

New Business:

Roslyn Haldane, Tender Loving Homecare LLC (Property Owner & Applicant), 15 Ayers Street. Variance of Setback requirements & Site Plan Review. Applicant seeks a variance of the side setback requirements to add an elevator to the property. Update of Site Plan Review to address multiple changes. Commercial Zoning District.

Roslyn Haldane property owner & applicant, Brian Lane-Karnas DeWolfe Engineering and Russell Stewart of 17 Ayers Street were sworn in at 7:16 PM.

Roslyn Haldane presenting, explained that the existing porch at the side and rear of the property would be staying; a vestibule and the elevator would be added. That she is in negotiations with Spaulding High School to lease a portion of the unused driveway on the opposite side of the property. They would renovate and develop that drive making it into a parking area for the respite house. Ms. Haldane explained that when the Barre City Fire Marshal came to inspect the building it was found that she would need to install an elevator for the 2nd and 3rd floor patients and there

To be approved at October 5, 2017 Development Review Board Hearing

will be no outside emergency stair case. Mr. Lane-Karnas went over the different points of asking for either a Waiver or a Variance Request. That this is a case where the elevator is a fire and safety need and that building it on the outside versus the inside of the building is cost prohibitive. Mr. Lane-Karnas explained that the lot is extremely small for the development that is already there and they are not proposing to make thing worse but better.

A discussion took place in regards to the right of way between 15 Ayers and 17 Ayers Street. The question was brought up that this right of way may not be legal and binding. It was questioned if whether or not the right of way was in the most current deed. Chair Fournier asked if Ms. Haldane had a copy of the current deed with her, she did not. Ms. Haldane offered to have one of her employees go and get her copy from her office.

Ms. Haldane tried to clarify to Mr. Stewart that the back entrance would not be used as much as Mr. Stewart thinks. As the main entrance would have an ADA compliant ramp at the front of the building. The reason for the elevator was for safety for the residence on the 2nd and 3rd floors of the respite house and for internal use such as getting those in residence to the dining room for meals.

A recess was called at 7:46.

Hearing reconvened at 7:58

The deed was presented and it was found that the right of way was included in Ms. Haldane's current deed and a copy added to the file. Chair Fournier asked Mr. Stewart what accommodations he would be making on plowing snow in the drive way now that it had been proven the right of way existed. Mr. Stewart was unhappy stating he'd been doing it for 40 years, that they were taking his property. Mr. Stewart again asked to have it explained exactly how close to his property this addition would be. Ms. Haldane and Mr. Lane-Karnas tried to explain showing him the architectural drawings. He still did not agree.

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

Other Business: None

Roundtable:

Chair Fournier asked about an update on 50 S. Main from Ms. Grandfield who responded that there had been no contact from the owner of 50 S Main.

Ms. Grandfield updated the DRB in regards to the new regulations being worked on by the Planning Commission. There are too many changes for a table to be created. However, a copy of the 1st draft would be made available to the members once one was available.

Executive Session: Not needed.

The Development Review Board adjourned at 8:15 PM on a motion by Board Member Deep, and seconded by Board Member Hart; *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