



City of Barre, Vermont

“Granite Center of the World”

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Development Review Board Regular Meeting Minutes December 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 7:00 pm at City Hall. In attendance were: From Ward I, Vice-Chair Linda Shambo, Ward III Board Member Jim Hart III, and At-Large Members Betty Owen and Denise Ferrari. Also in attendance was Heather Grandfield, Permit Administrator. A quorum was determined by the Chair.

Absent – Ward II Members Richard Deep and David Hough

Sign in sheet reflects for 0 S. Vine Street, Robert Richardson, 2663 VT Rte. 14, Apt. 2, Williamstown, Chad Perkins, PO Box 602 S. Barre, James Galfetti, 4 S. Vine Street Barre and John Baker Berlin Street, for 8 Circle Street, Jeffrey Cochran Jr, 12 Pond Street, Barre, Jen Brusetti, 57 Batchelder Street, Barre, for 13 East Street, Sande French-Stockwell, 148 Private Rd 7, Corinth, Betsy Reid, 9 East Street Barre, Michael Lajeunesse, Lajeunesse Construction, East Barre, John Stacy, 54 Willey St, Barre, Robert Brown 18 Willey Street Barre, and Michael Lafaille, 9 Auburn Street, Barre.

Adjustments to Agenda; None

Visitors and Communications; None

Old Business:

Consideration of Minutes from November 2, 2017 Hearing:

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

Consideration of Decision from November 2, 2017 Hearing:

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

7:06 Motion to remove from table the application for 0 Vine Street, was made by Board Member Owen and seconded by Board Member Hart, **vote of 5-0, motion approved.**

Chad Perkins (Property Owner) & Robert Richardson (Applicant), 0 S. Vine Street, Site Plan Review, applicant seeks to operate a Vehicle Repair Facility out of an existing garage. Industrial Zone, Flood Hazard A.

Mr. Perkins, Mr. Richardson, Mr. Galfetti and Mr. Baker, are still under oath from the November 2, 2017 hearing.

To be approved at January 4, 2018 Development Review Board Hearing

Mr. Richardson advised the board that he had registered his LLC with the state, had gotten an insurance quote along with quotes for electrical and installation of a furnace. He is still waiting for the roofer he had contacted to look at the roof and advise if that will need work or not.

Vice-Chair Shambo asked if the roof was showing and signs of leaking. It has not.

Mr. Galfetti again spoke to his worries about the safety of the structure and that he feels this business would devalue his property. At this time he offered photos showing that the applicant had been doing work on the premises after the stop work order was issued. Both Mr. Richardson and Mr. Perkins said there had been no work performed other than Mr. Richardson changing out his tires from summer to winter on his own personal vehicle, that morning. The other pictures were from earlier when the complaint was first lodged.

Chair Fournier asked the Permit Administrator if any complaints had come in since the last DRB Hearing, the response was none.

Board Member Ferrari made the motion to approve with conditions, 1.) Limit of 4 vehicles to be worked on at any time, 2.) Hours to be Monday-Friday, 8:00 am to 5:00 pm, Saturdays 8:00 am to Noon, 3.) No body work to be performed on the property, 4.) All work to be done inside the building, Seconded by Board Member Owen, *vote of 5-0, motion approved.*

New Business:

Ruben & Jessica P Ramirez (Property Owner) & Jeffrey & Heather Cochran (Applicant), 8 Circle Street. Site Plan Review and Conditional Use approval, applicant seeks to locate and expand his existing Doggie Daycare business from 10 dogs per day to 30 dogs per day to a bigger facility. Industrial Zoning District.

Jeffrey Cochran and Jen Brusetti were sworn in at 7:22 PM.

Mr. Cochran explained that he currently operates a doggie daycare on Pond Street and they have currently maxed out on the number of dogs that they can have per day, (10). They are turning away 5 to 6 dogs per month. That he is returning to the DRB because they would like to expand their business to 30 dogs and move the location out of their home to the property at 8 Circle Street.

Discussion took place about the noise that would be related to a doggie daycare. Mr. Cochran spoke that in the course of 3 years they had had only 2 complaints both of which were dismissed by the City Animal Control Officer. Usually the first hour and the last hour of the day were the noisiest, with the dogs coming and being picked up. All dogs are vetted by a thorough screening process, they do not take any that have not had shots, or if they are not spade/neutered, any that have issues such as aggressive behavior, barking, biting, escaping etc. are not considered.

Discussion took place on how many people take care of the dogs, at this time there are 3 and they would have 1 person for every 10 dogs. A 6' fence would be installed to help with screening the dogs from the road, people walking by etc. and to keep the outside area secure. There would be a doggie door that the dogs would be able to access the outside yard. The plan is to keep the smaller dogs separate from the larger dogs.

Discussion of why 30 dogs instead of 20 dogs and Mr. Cochran stated he wanted to go for the maximum if possible. Disposal of dog waste would be taken care of with it being placed in trash receptacles and taken to the dump. They are looking into a chemical that can be put into the ground that would dissolve the materials, but this does not work during the winter months. Feeding and watering the animals was discussed. There will be no dogs kenneled at the site. If they are asked to sit for a dog overnight, the dog will be at their home on Pond Street.

Jen Brusetti spoke to her concerns that 30 dogs was too many, that most of the homes already have dogs and once one starts barking they all start. She is also worried about odor and the disposal of the waste.

To be approved at January 4, 2018 Development Review Board Hearing

Board Member Hart made a motion to approve with conditions, 1.) Limit of 20 dogs per day, 2.) Hours to be Monday-Friday, 7:00 am to 5:30 pm and Saturday, 8:00 am to 5:30 pm, Board Member Owen seconded, *vote of 5-0 the motion was approved.*

Sande French-Stockwell (Property Owner & Applicant), 13 East Street. Site Plan Review & Conditional Use, applicant seeks to turn Carriage House into 3rd apartment. Planned Residential Zoning District.

Sande French-Stockwell and Betsy Reid were sworn in at 7:45 PM.

Ms. French-Stockwell spoke to buying the house, wanting to have a 3 family unit but the original plan was denied the 3rd unit, due to the concerns of the neighbors. During the last year found they had been naïve in how expensive it would be. They would turn what is being used as an art studio into a one bedroom/studio apartment. They realize that the driveway is very close to their neighbors and this causes issues. They have hired the property management company, Black Ink to help vest potential renters. One of the conditions of any new lease will be that each apartment would only be allowed 2 vehicles each in the driveway and any visitors would have to park on the street. Neighbors are concerned about safety and traffic.

Discussion took place about parking, the winter parking ban and how tenants would be monitored. There is no other way to arrange the parking and that 6 vehicles in the driveway would be the maximum.

Betsy Reid showed pictures of how closely the driveway is to her home. While she is not opposed to the 3rd unit she does want consideration of the fact they are so close. When vehicles come into the driveway late at night the lights shine into their bedroom windows. She would like to make certain that only 6 cars would be allowed in the driveway and maybe the possibility of reconfiguring the driveway so parking was more towards the back. She hopes that Black Ink will find more professional people to place in the apartments and that would eliminate late night/early morning traffic in and out of the drive.

Board Member Hart made a motion to approve with condition, 1.) Maximum of 6 cars to be in driveway, seconded by Board Member Owen, *vote of 5-0 motion approved.*

Swenson Granite Co., LLC (Property Owner) & Lajeunesse Construction, Inc. (Applicant), 54 Willey Street. Site Plan Review for Soil, Sand and Gravel Extraction. Applicant seeks to re-shape lot to expand granite storage area. Industrial Zoning District.

John Stacy, Michael Lajeunesse, Robert Brown and Michael Lafaille were sworn in at 8:00 PM.

Michael Lajeunesse explained that Swenson Granite is going through growing pains and that most of the granite comes from the Woodbury quarry, which they are unable to extract granite from during the winter months. However, they continue running the plant year round and by spring they have very little material left to work with. John Stacy, plant manager confirmed that they have approximately 50 people that they employee and they run two shifts. Presently when the lower yard is full they can store up to 100, 20 ton blocks. They need to increase that storage capability to minimum of 75 so they can have an overstock. They've been working cutting trees, removing brush and cleaning up a storage lot that has miscellaneous steel and granite. They will change the road so that it comes in from the plant instead of accessing it from Auburn Street. They will match existing slope of land. The lower area will have to be prepared with a substantial base. They will be removing 10-12,000 yards of material. All stormwater drainage will be directed onto Swenson Granite property. The chain link fence will stay.

Discussion took place on what type of material would be used for the base. It will be 4-6" minus granite or slate. Hours of operation indicate 7 days a week 7:00 am – 7:00 pm; no one is out in the yard after dark. The trucks that are staged in the lower yard, these are completed orders ready to be delivered.

To be approved at January 4, 2018 Development Review Board Hearing

Michael Lafaille, owner of the Mailing Center feels he has a good working relationship with Swenson however he has concerns. His concerns stem around the line of trees that have been taken down, these tree's help to cut down on dust and noise and without them in place feels that the dust and noise will increase. He would like to see some trees planted along the fence line.

Discussion took place about the dust and conditions that are present during the summer months. Swenson Granite does apply chloride to their lower area and roads. They feel that most of the dust is created by traffic going down Treatment Plant drive, which the City maintains. That the traffic that comes to the plant does not drive a round stirring up dust but stops unloads and leaves. The slope that will be created will be seeded and mulched so that vegetation will grow on it.

Robert Brown is not opposed and likes that they have cleaned up the lot across from his house. However, he also has concerns about the dust, noise and now with the trees gone they have a clear sight of the Route 302. He would like it if they would plant a row of trees along the fence line.

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

Other Business: None

Roundtable: Chairman Fournier announced that he has submitted his letter of resignation and that his last day would be December 31, 2017. He will be greatly missed.

Executive Session: Not needed.

The Development Review Board adjourned at 8:30 PM on a motion by Board Member Owens, and seconded by Board Member Ferrari; *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