



# *City of Barre, Vermont*

## *“Granite Center of the World”*

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### **Development Review Board Regular Meeting Minutes November 2, 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 I, Vice-Chair Linda Shambo, 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 – At-Large Member Betty Owen.

Sign in sheet reflects for 13 Hill Street, Greg D’Agostino, 86 Nelson Street Barre, for 51 Prospect Street, Mark Nicholson 76 Sugar Woods Road Barre, for 214 N Main Street, Eamon Muran, 23 West Main Street, Westminster, MA, for 214 N Main Street Ste. 2, Scott and Connor Mears, 70 Onward Street Barre and Elizabeth Manriquez, 115 Orange Street, for 0 S. Vine Street, Robert Richardson, 2663 VT Rte. 14, Apt. 2, Chad Perkins, PO Box 602 S. Barre, and James Galfetti, 4 S. Vine Street Barre.

Adjustments to Agenda; None

Visitors and Communications; None

#### **Old Business:**

##### **Consideration of Minutes from October 5, 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 October 5, 2017 Hearing:**

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

7:06 Motion to remove from table the application for 13 Hill Street, was made by Board Member Deep and seconded by Board Member Hart, **vote of 5-0, motion approved.**

**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.

Mr. D’Agostino, is still under oath from the October 5, 2017 hearing.

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Mr. D'Agostino sited that he now has a plan from DeWolfe Engineering in regards to regrading hill, and resetting block wall.

Board Member Ferrari made the motion to approve with conditions, 1.) Hire an Engineer to oversee project, 2.) Provide a detailed report to the City at the end of the project, Seconded by Vice-Chair Shambo, ***vote of 5-0, motion approved.***

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**New Business:**

**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.

Chad Perkins, Robert Richardson, James Galfetti and John Baker were sworn in at 7:12 PM.

Mr. Richardson explained that he would like to utilize the building to repair his vehicles; he does sell some vehicles on the side. In the future add tire rotation, oil changes, brake jobs, small repairs.

Discussion took place on the number of vehicles that maybe allowed on the property. Mr. Richards has spoken with the owner of Granite Importers and they would be willing to rent him space for any extra vehicles he might have. Clarification that this is a two car garage.

At this time new information about the deeds was brought forward and given to the property owner and applicant.

Board Member Ferrari made a motion to table this application for 5-10 minutes to give the applicants time to read the new information. Seconded by Vice-Chair Shambo, ***vote of 5-0, motion approved.***

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**51 Prospect LLC (Property Owner & Applicant)**, 51 Prospect Street. Site Plan Review, applicant seeks to create a parking area by paving the footprint area of the recently demolished building. Downtown Mixed Used District, Design Review District #2.

Mark Nicholson was sworn in at 7:17 PM.

Mr. Nicholson explained that the ROW will still stay the same as will the entrance. Foot print to be paved over and stripped.

Discussion took place about the two curb cuts, first one was off Prospect Street and the second would be off Metro Way. Lighting was discussed no additional lighting at this time. Discussion took place about who would be using this parking area. At this time no one until their 3<sup>rd</sup> floor is rented, possibly integrated with the City parking lots. There will be 33 parking spaces. Hours of operation were discussed, would be daytime use only. They would signage to state hours.

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

7:25 Motion was made by Board Member Hough to remove from the table the application for 0 S. Vine Street. Seconded by Board Member Hart, ***vote of 5-0 the motion was 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.

Chairman Fournier explained what "Waiver of Developmental Rights" means. If they intend to develop the property fully, they would need to get the proper permits for water and sewer from the State of Vermont and the City. Discussion took place on whether the State permits would be required first. Mr. Richardson indicated that he would

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not need water and sewer to run his business. Discussion took place that he has a fully enclosed parts washer that does not require water and is serviced once a week. As far as a bathroom he would use the convenience store around the corner. Mr. Richardson stated he would not be doing anything to put waste water into the system.

Mr. Galfetti addressed the board at this time stating his concerns about the building being structurally sound. Spoke about their having already started operating out of this garage by using extension cords run from a residence to this building and Mr. Galfetti had to call the Fire Marshal. During this time they had 3 vehicles in different stages of repair parked along S. Vine Street. That to allow them to have vehicles there would block where the snow was usually plowed. He discussed the fumes, noise, oil stains and work being done outside in the road. Worried it could be a fire hazard. There is no electrical in the building as well as water, sewer and the chimney is in poor shape.

Discussion took place that they would be putting in power, they can park 4 vehicles and when snow needs to be plowed they will move cars. They have had the Fire Marshal in to check over the building and will apply for the proper permits to get the building up to code and will have it inspected by the City's Code Enforcement officer.

Discussion took place about vehicle repair and body work. Mr. Richardson said he would eliminate body work after the board made him aware of things that would be required. Discussion took place about what happens with the fluids that would be collected from the vehicles. All fluids would be taken to the proper facilities. All work would be contained within the garage. Discussion took place about the chimney and the condition of the building. Mr. Richardson has done some maintenance to the building by painting, and replacing some rotten boards. The roof does not leak at this time. Hours of operation were discussed, they would like Monday – Saturday, 8:00 am – 5:00 pm.

Board Member Hough made a motion to approve with conditions; 1.) 4 cars at any time, 2.) Hours of operation as stated, 3.) No body work without the proper State approvals, 4.) All repairs to be done inside. Seconded by Board Member Hart.

John Baker addressed the board asking about sanitation on site, blocking of the ROW, is there insurance and have they registered as a business. In the future they plan on register this as a business, as far as the ROW he has worked out an agreement with the owner of the granite company, and they will use the bathroom at Cumberland Farms. Discussion took place about customer access and any changes will need to come back before the DRB. Is looking at insurance but didn't think he could get insurance until he had approval from the board.

At this time Board Member Hough and Board Member Hart agreed to table their motion. Board Member Hart made a motion to table the application at this time and go into deliberative session at the end agenda, seconded by Vice-Chair Shambo, *vote of 5-0 motion approved.*

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**Aubuchon Realty Co., Inc. (Property Owner & Applicant)**, 214 N. Main Street. Site Plan Review, applicant seeks to divide the existing building into two suites. Central Business District, Design Review District #1.

Eamon Muran was sworn in at 7:56 PM.

Mr. Muran representing the Aubuchon Realty Co., there is approximately 6500 square feet of property and would like to divide this into two suites of equal size.

Discussion took place about the previous size and that part of what had been the hardware store was part of another building owned by the Benoits. Lighting was discussed, none proposed at this time.

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

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**Aubuchon Realty Co., Inc. (Property Owner) & Scott R. Mears (Applicant)**, 214 N. Main Street. Site Plan Review & Conditional Use. Applicant seeks to operate a Night club in one half of the building, Central Business District, Design Review District #1.

Scott & Connor Mears sworn in at 8:00 PM.

Connor Mears asked if he could give handouts outlining their business plan. Then Mr. Mears explained what the plan included, page one introduction business plan, page two outlines safety precautions, page three floor plan and page four copy of insurance.

Discussion took place on the floor plan layout; it will be a completely open space with the exception of the ADA compliant bathrooms and kitchenette. There will be no blind spots and the rear entrance will be used as a service entrance. This will be the suite closest to L& M Dinner, opposite of the theater. The bar will be U-shape 20' long and 13' wide. The music will be mostly supplied by DJ's with lighting shows. Very rarely would there be a live ban. The sound will be installed by a professional company and Aubuchon is going to insulate the wall between the two spaces to deal with the noise. The space will have sprinklers, the basement already has sprinklers. This is a long term lease. Hours of operation would be 7 days a week 11:00 am – close of legal liquor hours and see where the demand is. Food will be a 15 item menu such as a hamburger, lobster mac & cheese, club sandwich. American Rte. 66 fare no hood or fryalator. The main product is dancing not food or even alcohol. The entrances will be the front door for the main entrance and the rear door for service entrance only. Signage will be on both the front and rear property and lighting will be the standard goose neck lighting. The signs approximately be 3'x5'and will be well within the city regulation. The basement will be used for storage and a cooler. Transgender bathrooms were discussed. Parking was discussed most of the spaces on N Main Street and Depot Square would be available during the evening hours and this would not interfere with other businesses. Fire Marshal has been in and done a preliminary walk through and given his thoughts and preferences. The plan is to have safety lighting and the bouncers will be rotated both at the front and rear entrances to insure patrons safety.

Elizabeth Manriquez of Espresso Beuno sworn in at 8:25 PM, and asked what they were going to do with their trash containers and what about cigarette butts. Smoking would be prohibitive on the property and neighboring property. Will provide smoking containers and will take into consideration where the trash container is to be located.

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

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Vice-Chair Shambo made a motion to go into deliberative session, seconded by Board Member Ferrari, *vote of 5-0 motion approved.* Permit Administrator Heather Grandfield was invited in at 8:30 PM.

Board Member Deep made a motion to come out of deliberative session, seconded by Board Member Ferrari, *vote of 5-0 motion approved* at 8:56 PM.

Vice-Chair Shambo made a motion to take the application for 0 S. Vine Street off the table, seconded by Board Member Deep, *vote of 5-0 motion approved.*

Board Member Ferrari made a motion that this application be tabled until the applicant can come back before the Board with a better business plan.

Discussion took place on what the board is looking for such as; estimates for any work to be done on the building, insurance, being registered as a business, the plan to get rid of fluids and a business plan. Discussion of permitting process and how that process works. Discussion took place about working on their own vehicles and parking.

Board Member Ferrari's motion is still in front of the board, seconded by Board Member Deep, *vote of 5-0 motion approved.*

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**Other Business:** None

**Roundtable:** None

**Executive Session:** Not needed.

The Development Review Board adjourned at 9:15 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

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