



City of Barre, Vermont

"Granite Center of the World"

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Development Review Board Regular Meeting Minutes May 3, 2018 at 7:00 P.M. Council Chambers, City Hall (6 N. Main Street)

Interim Chair Linda Shambo (Ward I) called the regular meeting of the Barre City Development Review Board to order at 6:58 pm at City Hall. In attendance: From Ward II Board Member Richard Deep, Board Member David Hough, Ward III Board Member Jim Hart III, and At-Large Members Betty Owen and Denise Ferrari. Also in attendance was Heather Grandfield, Permit Administrator. The Chair determined a quorum.

Absent – None

Sign in sheet reflects for the Reynolds House, 102 S. Main St., Thomas & Karen Lauzon, Eric & Jeffrey Tuper-Giles, for 195 S. Main St., Christopher D. Ford, and Mike Buzzi as an interested observer .

Adjustments to Agenda; Dunkin Donuts, TD Bank North Trustee for the Laurence Campbell Memorial Trust & Northfield Savings Bank application is deferred until the June 7, 2018 hearing.

Visitors and Communications; None

Old Business:

Consideration of Minutes from April 5, 2018 Hearing:

- Motion to approve minutes made by Board Member Deep and seconded by Board Member Ferrari **5-0 Motion carried unanimously.**

Consideration of Decisions from April 5, 2018 Hearing:

- Motion to approve decisions made by Board Member Owen and seconded by Board Member Hart, **5-0 Motion carried unanimously.**

New Business:

The Reynolds House, LLC (Property Owner & Applicant), 102 S. Main Street. Site Plan Review & Conditional Use approval. Applicant seeks to operate a Bed & Breakfast with a secondary Event Space. Commercial Zoning District.

Thomas & Karen Lauzon and Eric & Jeffrey Tuper-Giles sworn in at 7:00 pm.

Mr. Lauzon presented the application speaking of the history of the property and the criteria in regards to Conditional Use. They feel that the project meets all the criteria established in the regulations.

Discussion took place about the kitchen facilities and that it would not be a full restaurant kitchen but would be a caterer's kitchen located between the main house and carriage house. It would be in once would have been the summer kitchen. The carriage house will be completely finished and used as an event space to serve approximately 50 people. Discussion took place about parking, adding parking behind the property, working with the City on the underutilized parking area at the corner of S. Main Street & Hill Street. In addition, they own the commercial property across the street. Discussion on the letter submitted by Debra Gable & Bill LaPrade took place. The plan is to open in December.

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

Christopher D. Ford (Property Owner & Applicant) 195 S. Main Street. Site Plan Review. Applicant seeks to add a 12"x 15' addition onto existing apartment rear of building. Commercial Zoning District.

Christopher Ford sworn in at 7:11 pm.

Originally, there was a carport on the back of the building, had been damaged by snow coming off the roof and removed. Until this past year Mr. Ford had been using the upstairs as office space but has since moved his office downstairs. The area was originally to be an apartment. Now that his father-in-law had recently passed away, his mother-in-law had been looking for an apartment. This area was slightly smaller than those apartments that she had looked at North Barre Manor. In order to accommodate her needs he would like to add this addition. It would be to put the carport back in place with a room on the top, which would be her bedroom with a 7'x10' porch on the southern side.

Discussion took place about vehicle parking and there would be no new parking needed as Mr. Ford's mother-in-law does not drive.

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

Other Business:

Board Members Deep and Hart were asked if they would each accept another 4-year term. Board Member Deep said he would but when the board became fully staffed again then he would have to look at staying for the full 4-year term. Board Member Hart agreed to another 4-year term. Their names will be to City Council for appointment.

Election of Officers: For the Chair position, Board Member Owen nominated Interim Chair Linda Shambo, who accepted the nomination. A second from Member Deep on a vote of 5-0 Ms. Shambo will continue as Chair.

Chair Shambo nominated Member Hart for Vice Chair, which he declined.

Board Member Owen nominated Member Ferrari, who accepted the nomination. A second from Member Deep on a vote of 5-0 Ms. Ferrari elected as Vice Chair.

Roundtable: None

Executive Session: Not needed.

The Development Review Board adjourned at 7:25 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