



City of Barre, Vermont

“Granite Center of the World”

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**Development Review Board
Regular Meeting Minutes
June 7, 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 7:00 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 Northfield Savings Bank; Sarah Field, Al Flory, Cheryl LaFrance, Debbie Kerin, Mark Nichoson as a citizen and Tom Bachman Gossens & Bachman Architects, for TD Bank North and the Laurence Campbell Memorial Trust; Brooke Dingleline and Mark Rollick, for the City of Barre Jeffrey Bergeron and as an observer Jessica Egerton.

Adjustments to Agenda; None

Visitors and Communications; None

Old Business:

Consideration of Minutes from May 3, 2018 Hearing:

- Motion to approve minutes made by Board Member Owen and seconded by Board Member Ferrari **6-0 Motion carried unanimously.**

Consideration of Decisions from May 3, 2018 Hearing:

- Motion to approve decisions with correction to the Decision for 195 S. Main St, those sworn in made by Board Member Deep and seconded by Board Member Hart, **6-0 Motion carried unanimously.**

New Business:

TD Bank North Trustee for the Laurence Campbell Memorial Trust (Property Owner & Co-Applicant) and Northfield Savings Bank (Applicant), 283 N. Main Street. Demolition & Site Plan Review. Applicants seek approval to demolish existing building and Site Plan Review to redevelop the lot into green space and parking area. Central Business District, Design Review District #1.

Sworn in at 7:04 pm were Brook Dingleline, Mark Rollick, Sarah Field, Al Flory, Cheryl LaFrance, Debbie Kerin, Mark Nicholson and Tom Bachman.

Brooke Dingleline introduced herself and Mark Rollick from TD Bank the trustee of the Laurence Campbell Memorial Trust. Mr. Rollick spoke of the financial obligations of the trust, whom the trust served and how it has been affected by the early termination of the lease by Dunkin Donuts. Discussion took place on how the property was marketed and whether or not other redevelopment had been explored. Discussion of the two points needed for approval of the demolition took place. Discussion of parking after hours took place. Discussion on how taking the building down would affect taxes in the City. Safety concerns, for both pedestrian and vehicles were discussed. Discussion of the Site Plan Review Criteria was gone over and how they feel this does meet the City's Master Plan.

Sarah Field introduced herself along with Al Flory, Cheryl LaFrance, Debbie Kerin, Mark Nicholson and Tom Bachman. Ms. Field addressed the concerns about how the property was marketed and that she had personal knowledge of two interested parties that

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walked away after discovering how much it would cost to renovate the building. Tom Bachman presented the plan to redevelop the property. Discussion of policing the property, and if it would be chained off at night. Details of the plan were explained and discussed; such as number of parking spots, green space, plantings, bike rack, trellises and use of granite bollards. Discussion of how many employees are at this Barre branch. Discussion took place about how they were going to regulate parking.

Board Member Hart addressed the applicants with regard to the City Plan. He is also on the Planning Commission and was involved in writing the current city plan. Nowhere in the City plan does it say no more parking on N Main Street or shouldn't have any more parking lots on N Main Street. What it does say is that we should avoid throwaway architecture and putting a parking lot in the middle of shops and restaurants. That this particular proposed development does not fall into this category. Just because it is in the City Plan does not mean it is going to happen but if it is not in the city plan, it will not happen. He does not feel that this particular project conflicts with the City Plan.

Board Member Ferrari made a motion to accept as presented, seconded by Board Member Hart, *on a vote of 5-1 the application was approved.*

City of Barre (Property Owner & Applicant), 32 Parkside Terrace. Site Plan Review. Applicant seeks approval to rebuild dugouts and build wall in left field, replace backstop and outfield fence. Planned Residential District, Special Flood Hazard-Flood Way District.

Sworn in at 8:10 Jeffrey Bergeron.

Mr. Bergeron presented the site plan for what was known as Rotary Field. The field has been unusable since 2011 due to flood issues. At this time, there is only one field available in the Barre area for Little League and that is the one in Barre Town at Bond Field. The local league pays \$3000 per year to the Town of Williamstown to use one of their fields. A group of community members has come to the City and has raised \$15,000-\$20,000 in donations to bring the field back into shape. The plan is to raise the outfield fence to 8', build a replica "Green Monster" wall in left field. The wall will be erected 4' above the ground with chain-link fencing underneath; this will allow floodwaters to pass through. They will be taking down 212' fencing to allow floodwaters to pass through the field without restriction. ANR visited the site and are agreeable to this. The dugouts were constructed of cinderblock and were in disrepair and used by transients and have been torn down. New dugouts will be constructed of chain-link to allow visibility. Grade will not be changed.

Discussion took place of where the fence was that would be removed. Discussion of cost to the City. Discussion of other field's and how they are used. Discussion of restroom facilities and the possibility of bring them back.

Board Member Owens mad a motion to accept as presented, seconded by Board Member Deep, *on a vote of 6-0 the application was approved.*

Other Business:

July 5th Meeting – is this a good date, or would the board like to reschedule. This meeting will be cancelled and rescheduled for July 11, 2018 at 7:00 PM to be held in Council Chambers.

Board Member Hough voiced his intention of resigning in the next several months.

At this time, Jessica Egerton was introduced to the Board. Jessica attended, as she would like to become a member of the Development Review Board.

Roundtable:

Discussion took place on the memo that had been sent to the board in regards to voting policy.

Executive Session: Not needed.

The Development Review Board adjourned at 8:30 PM on a motion by Board Member Deep, 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