



City of Barre, Vermont

“Granite Center of the World”

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Planning Commission Meeting Minutes November 30, 2017 at 6:30 P.M. Council Chambers (6 N. Main Street)

A regular meeting of the Barre City Planning Commission was called to order by Commission Chair Jackie Calder at 6:30 pm at City Hall. In attendance were Commissioners Jim Hart, Michael Hellein, Dave Sichel and Ken Lunde. Also in attendance were Janet Shatney, Planning Director, Heather Grandfield, Permit Administrator, and the consultant, Brandy Saxton of PlaceSense. Visitors included Councilor Lucas Herring, and Times Argus reporter David Delcore. Chair Calder determined that there was a quorum for the evening.

Adjustments to the Agenda: An adjustment was made to discuss the communication by the Cow Pasture Committee and Ms. Saxton’s response. The Committee had sent a communication to the City Council in follow-up to their March memo to zone the Cow Pasture property as Conservation from the initially proposed Open Space district. As was decided at the November 9 Commission meeting to take the OS and divide it into a Conservation and Civic districts, they were unaware that this decision had been made prior to sending their memo to Council. Ms. Saxton had drafted a memo in response dated 29 November 2017. Discussion occurred as to whom should be the sender of the memo to the Committee. Commissioner Sichel made the motion to have the Planning Director send the memo as drafted to the Committee, and was seconded by Commissioner Lunde, motion carried unanimously.

Visitors and Communications: None.

Old Business: Motion made by Commissioner Sichel and seconded by Commissioner Hart to approve the minutes from November 9, 2017 meetings, motion carried.

Ms. Saxton started the review of the zoning district map changes as made at the Nov. 9 meeting. The open space area off Route 62 behind Berlin Street, currently zoned as Conservation was changed slightly to follow the contour height of the land rather than the parcel line. Councilor Herring noted that the proposed solar farm that was to go on the Valsangiacomo property wasn’t able to due to the wetlands found on the property. A question was asked about zoning being able to oversee such a facility, and Ms. Saxton stated that if a solar installation is grid-tied, that it is exempt from local zoning. It was agreed to keep the delineation change in this area.

The revised expanded Design Review District was looked at again, noting that the current two design review districts become a singular one, the changes of this delineation were agreed upon.

The New Historic Overlay District parcels and language were then reviewed. Commissioner Sichel asked if the photo examples could be actual Barre City photos, and this will be looked in to. Ms. Grandfield noted that the Buzzi garage property’s zoning district needs to be revised.

Finally, the draft Adaptive Reuse Overlay District language was reviewed, and discussions of allowed uses took place, with greenhouses language potentially to be added.

New Business: None.

Other Business: None.

For the December 14th meeting, we will review the draft Parts 1 and 2 language with all edits made to date.

Roundtable: Commissioner Hellein asked about the old Dunkin Donuts project coming back in front of the Development Review Board, and what was their application this time. Commissioner Lunde asked if the Commission had a mission statement, and it was explained that the functions of the Commission are statutorily driven along with any special projects that the City would want to have done.

Meeting adjourned at 8:48 pm on a motion by Commissioner Hellein and seconded by Commissioner Sichel.

There is no audio recording of this meeting.

Respectfully Submitted,
Janet E. Shatney, Director