



# *City of Barre, Vermont*

## *“Granite Center of the World”*

*Planning, Permitting & Assessing Services*

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### **Planning Commission Meeting Minutes April 12, 2018 at 6:30 P.M. Council Chambers, City Hall (6 N Main St)**

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 Michael Hellein, Jim Hart and Ken Lunde. Absent was Commissioner David Sichel. Also in attendance were Janet Shatney, Planning Director, Heather Grandfield, Permit Administrator, Michael Buzzi, City Business Owner, Lucas Herring, Mayor, and the consultant, Brandy Saxton of PlaceSense. Chair Calder determined that there was a quorum for the evening.

**Adjustments to the Agenda:** None.

**Visitors and Communications:** None.

**Old Business:** A motion was made by Commissioner Hellein and seconded by Commissioner Hart to approve the minutes from the Regular March 8, 2018 meeting with the correction to remove the Permit Administrator as being present, motion carried unanimously.

Mr. Michael Buzzi was present to discuss his Farwell Street properties and the proposed zoning district in which they currently reside. Mr. Buzzi stated that he wants to have these properties continue in a commercial district. They've been zoned that way for the 42 years he has owned them, and is begging the Commission to keep them commercial. He is not interested in having parcels that become non-conforming uses. He feels that as a business man, the message of having a non-conforming use doesn't sound good. Discussion over the vehicle traffic, the old landfill ensued.

Ms. Saxton reminded the Commission that we don't have a Commercial Zoning District as proposed. Commissioner Hellein stated that the proposed change is not being done to anger Mr. Buzzi, but the goal is to find something to meet his needs and what goals the City has overall. Permit Administrator Grandfield reminded everyone that the flood hazard regulations are enforceable there, and could potentially rule out future uses.

Discussion of changing it to be a MU-3 (Mixed Use-3) District occurred. Ms. Saxton said that MU districts are not particularly good for that area, also, and it's not an easy district that these properties could slide in to. She also stated the GB (General Business) is not necessarily the proper district as well, but MU-3 would give that area more options over GB.

Commissioner Lunde made a motion to change the Buzzi properties off Farwell Street from the proposed R-12 to the General Business District. The motion failed without a second. Chair Calder stated that a decision doesn't have to be made tonight, and that she would like Commissioner Sichel in attendance to discuss, as he was a part of the Municipal Plan update, and will be talked about at the next meeting.

We then began looking at the comments received on the draft zoning text to date. Discussion over the State Architectural Historian Devin Coleman's comments were talked about, as well as some made by the

Mayor, the Planning Director and the City Fire Marshal were discussed. Ms. Saxton reminded everyone to try and maintain a distance between what may be code related comments to our zoning, and that zoning is not the avenue to reinforce or dictate code compliance. We ended with the Overlay zoning district comments to be looked at at the next meeting, along with further discussion with Mr. Buzzi.

**New Business:** None.

**Other Business:** Our next meeting will be held on Wednesday, April 25<sup>th</sup> as a Special Meeting, instead of Thursday, April 26<sup>th</sup>, as Ms. Saxton has requested a date change.

**Roundtable:** None.

A motion to adjourn at 8:02 pm was made by Commissioner Hellein and seconded by Commissioner Hart, motion carried. There is no audio recording of this meeting.

Respectfully Submitted,  
Janet E. Shatney, Director

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