



City of Barre, Vermont

“Granite Center of the World”

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Development Review Board Regular Meeting Minutes October 4, 2018 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 Linda Shambo (Ward I) at 7:00 pm at City Hall. In attendance were Vice-Chair Denise Ferrari At Large, Ward II Richard Deep, Ward II David Hough, Ward III Board Member Jim Hart III, Ward III Board Member Katrina Pelkey, At-Large Member Betty Owen and At-Large Member Jessica Egerton. Also in attendance was Heather Grandfield, Permit Administrator. A quorum was determined by the Chair.

Absent – None

Sign in sheet reflects for 240 N. Main St., Mark Nicholson, and Eric Lajeunesse from Lajeunesse Construction, Michael Hellein from 19 Orange St. Barre, VT.

Adjustments to Agenda; None

Visitors and Communications; None

Old Business:

Consideration of Minutes from August 2, 2018 Hearing:

- Motion to approve minutes with correction to the attendance was made by Board Member Deep and seconded by Vice-Chair Ferrari. *Motion carried unanimously.*

Consideration of Decision from August 2, 2018 Hearing:

- Motion to approve decisions with correction to letter (i) was made by Board Member Hart and seconded by Board Member Deep. *Motion carried unanimously.*

New Business:

240 N. Main, LLC (Property Owner) & Mark Nicholson (Applicant), 240 N. Main Street. Seeks Design Review Approval to Demolish Structure damaged by fire and Site Plan Review. Central Business District, Design Review District #1.

Mark Nicholson sworn in at 7:04 PM.

Mr. Nicholson spoke to the damage that the fire caused to the structure; there are no utilities currently hooked up to the building. Spoke about the previous owner who was unable to sell the building. Proposes to fill in w/crushed granite, fence property in with a wrought iron fence and add benches for seating. Possibly making this an outside space for the café. Hopes that eventually a more substantial project would be able to be built.

Discussion took place about security of the space, and possibly using gates along with the fencing. Discussion took place as to whether or not the applicant had met the criteria need to demolish a structure in the Design Review District. Discussion on losing our older buildings and heritage. Discussion of lighting the space. Discussion took place about estimates to rebuild the structure, and that was never the plan to rebuild. If granted approval for demolition, how fast would this happen, approximately 60-90 days. Several members voiced support of the project.

Michael Hellein sworn in at 7:22 pm. Mr. Hellein spoke to criteria and whether or not this proposal met the criteria in the Zoning Regulations.

Chair Shambo made a motion to go into deliberative session, Board Member Owen seconded, *vote of 8-0 motion approved. Ms. Grandfield was invited into deliberative session at 7:30 pm.*

Vice-Chair Ferrari made a motion to come out of deliberative session and go back into regular session, Board Member Deep seconded, *vote of 8-0 motion approved at 7:45 pm.*

Board Member Owen made a motion to deny as presented, Board Member Hough seconded, *vote of 5-3 motion approved to deny the application as presented. Chair Shambo invited the applicant to come back with a more completed plan at a later time.*

Other Business:

Discussion on the proposed By-Laws took place. It was decided that the board would like to continue the conversation at the next meeting in November whether there are any applicants or not.

Roundtable: None

Executive Session: Not needed.

The Development Review Board adjourned at 8:00 PM on a motion by Board Member Deep, and seconded by Vice-Chair 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