



City of Barre, Vermont

“Granite Center of the World”

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Development Review Board Regular Meeting Minutes March 7, 2019 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 I Jeffrey Tuper-Giles, Ward II Richard Deep, Ward III Board Member Jim Hart III, Ward III Board Member Katrina Pelkey, At-Large Members Betty Owen and Jessica Egerton. Also in attendance was Heather Grandfield, Permit Administrator. The Chair determined a quorum.

Absent: Ward II Board Member David Hough

Adjustments to Agenda; None

Visitors and Communications; Jeffrey Tuper-Giles was welcomed as the newest board member

Old Business:

Consideration of Minutes from February 7, 2019 Hearing:

- Motion to approve minutes was made by Board Member Hart and seconded by Board Member Deep. *Motion carried unanimously.*

Confirmation of Decision from February 7, 2019 Hearing:

- Motion to approve decision was made by Board Member Deep and seconded by Board Member Owen. *Motion carried unanimously.*

New Business:

Beverly Allen (Property Owner & Applicant), 2 North St. Seeks Site Plan Review to renovate and reactivate an unused apartment. This would be an accessory use. Planned Residential Zoning District.

Beverly Allen sworn in at 7:05

To be approved at April 4, 2019 Development Review Board Hearing

Ms. Allen spoke about the apartment having been a part of the property when she purchased it. That once she had purchased the building and was done with minor renovations to convert from a residential unit to commercial space for her counseling services it then became a separate unit. Now she would like to renovate it into a one-bedroom apartment to rent.

Verification that this was an existing apartment that had not been use for many years. Discussion took place about parking. Discussion about the bathroom design and if it would be over existing structure or if it cantilevered out from the building. Discussion whether or not a second exit in case of emergency was necessary.

Motion made by Board Tuper-Giles to approve the application as presented and seconded by Board Member Egerton. *Motion carried unanimously.*

Metro Development, LLC (Property Owner) & DEW City Place, LLC (Applicant), 3, 7, & 11 Williams Lane. Seeks Site Plan Review to reconfigure parking log. Downtown Mixed Use Zoning District, Design Review District #2, Flood Zone A District.

Michael Hildebrand from Dubois & King was sworn in at 7:10

Mr. Hildebrand explained that the reconfiguration would change the direction of the parking spaces from east/west to a north/south configuration. Added 15 new spaces with 6 spacing being handicapped spots. Adjusted the plans to take into consideration concerns from Fire Chief Brent and DPW Director Ahern. They had Bellavance Trucking come to the site to run turning radices for them, making adjustment by opening up the middle of the parking lot. Moved some spaces toward the edge of the parking area. Total number of spaces proposed is 178 with six handicapped spaces.

Discussion of lighting took place. Discussion of the propane tank and the ability to access by tractor-trailers and smaller 2,000-gallon trucks. Discussion of the impact on Resource, no changes to the access to their property. Discussion on this serving Barre City Place. Discussion on snow storage. Discussion on how the parking area will be monitored.

Mathew Wheaton from DEW Barre City Place, LLC sworn in at 7:15

The State of VT will issue permits; there will no tickets issued or anyone patrolling the property. There are signs up at this time, not a huge issue at this time with complaints but that could change in the future. DEW leases the entire space from Mr. Lauzon and has since they built Barre City Place.

Jeff Schake for Resource sworn in at 7:20

Mr. Schake spoke to how it will affect Resource in a negative way. At this time, customers use the parking spaces along Zanleoni Place. The Youth Build use the parking spaces and access along the back access.

To be approved at April 4, 2019 Development Review Board Hearing

Discussion took place about alternative parking spaces for Resource. Discussion took place about alternative entrances for the Youth Build. Discussion about parking along Granite Street. Discussion took place on Resource owning the property but not parking spaces outside of their fenced in area. The back access will continue to be available for Resource to use. Snow maintenance addressed along the back of Resource's building.

Motion made to go into deliberative session by Board Member Tuper-Giles, seconded by Board Member Owen. ***Motion carried unanimously. Ms. Grandfield was invited to join the session.***

Motion made to come out of deliberative session by Board Member Tuper-Giles, seconded by Vice-Chair Ferrari. ***Motion carried unanimously.***

Motion made by Board Tuper-Giles to approve the application as presented and seconded by Vice-Chair Ferrari. ***On a vote of 8-1, motion approved.***

Other Business:

Ms. Grandfield gave an update on the Summer Street wall project and advised at this time there was nothing on the agenda for the month of April but the deadline is still a week away.

Roundtable: None

Executive Session: Not needed.

The Development Review Board adjourned at 7:50 PM on a motion by Vice-Chair Ferrari, and seconded by Board Member Deep; ***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