



# City of Barre, Vermont

## “Granite Center of the World”

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### Development Review Board Regular Meeting Minutes May 2, 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 7:16 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 Katrina Pelkey, Ward III Board Member Jim Hart III, and At-Large Board Member Jessica Egerton. Also in attendance were Janet Shatney, Planning & Zoning Director, and Heather Grandfield, Permit Administrator. The Chair determined a quorum.

Absent; Ward II Board Member David Hough, and At Large Members Betty Owen.

Adjustments to Agenda; None

Visitors and Communications; None

#### Old Business:

##### Consideration of Minutes April 4, 2019 Hearing:

- Motion to approve minutes was made by Board Member Tuper-Giles and seconded by Vice-Chair Ferrari with a correction to be made. *Motion carried unanimously.*

**Old Business:** This application was tabled at the April 4, 2019 hearing.

**Lawrence Holdings LLC, (Property Owner & Applicant), 185 N. Main, 207 N Main St. and 0 Buzzell Place.** Seek Site Plan Review & Conditional Use to erect a 7' fence along the property line to match the existing fence. Central Business District, Historic District & Design Review District #1. *Amendment to original application: To erect a fence structure along the northern border created from pylon post connected with a chain with a key box to be installed to allow the Fire Dept. quick access to remove the chain. This is similar in design as to those existing in City Place parking lot. Fencing along the south border created by using a solid structure no more than 36" in height topped by a transparent fence with a minimum visibility of 50%. Total overall height to be approximately 6'. The side of the fence running parallel to N. Main Street will only be a solid structure no more than 36" in height allowing egress to 185 N. Main Street parking lot in the event of an emergency. There will also be an access for the Fire Dept. (to be unlocked using the same key box as stated above) in the fencing in the upper portion along the south border of the property in event of an emergency to gain access to Jerry's Tavern. There will be approximately 44" of clearance for access to the propane tanks at Jerry's Tavern.*

To be approved at June 7, 2019 Development Review Board Hearing  
Justin and Jennifer Lawrence sworn in at 7:04 pm.

Mr. Lawrence went over the changes that he had submitted to amend the application. Mr. Lawrence clarified those changes being made to the application. Detailing the types of fencing materials, and where they would be used. Spoke to access for the Fire Dept. with both of the types of fencing.

Brook Dingledine, Esq. (Attorney for the Lawrence's) sworn in at 7:10 pm.

Ms. Dingledine spoke to how much actual land on the ground would be available between Jerry's Tavern and the property line. It is approximately about 7'. This would mean that there would be more access and room between the fence and Jerry's Tavern for the access to the propane tanks.

Discussion took place about the placement of the fence, what type of fencing, where it would be placed and the height of the fence. Discussion about the height of the jersey barriers. Discussion about the type of fencing along the top of the jersey barriers and would it be painted. Discussion about using an ornamental fence instead of chain-link. Discussion took place about the current "no parking, fire lane" painted on the parking lot and possible putting up "no parking" signs. Discussion took place about snow plowing and snow storage. Discussion about the "no parking, fire lane" and who painted it.

Joe Olmstead (DEW/City Place) sworn in at 7:25 pm.

Discussion took place in regards to the property line between the Lawrence's property and DEW/City Place. That it has been determined, when the City Place was built and the property line was determined at that time.

Chief Douglas Brent (BCFD) sworn in at 7:27 pm.

Discussion about the railing at Jerry's Tavern and adding steps to facilitate evacuation in the case of an emergency. Discussion about the meetings that took place and how they worked to meet emergency services concerns. Chief Brent indicated that he is satisfied with the updated proposal.

Susan Higby (Executive Director SPA) sworn in at 7:30 pm.

Ms. Higby expressed her praise of the Lawrence's in regards to their consideration of everyone's needs. She is concerned about the location of the proposed lock box. Ms. Higby offered her documentation for the property lines if needed.

Oliver Twombly, Esq. (Owner of Jerry's Tavern/Central Hotel) sworn in at 7:34 pm.

Mr. Twombly gave a history of the area. Went over the requirements for Conditional Use in the Design Review District. Spoke to fire safety, snow removal and aesthetics of the downtown area. Spoke to the issues between his tenants at Jerry's Tavern and the Lawrence's. Mr. Twombly passes out pictures of various places in the downtown that currently have granite post and chains used for fencing and what he pictures as what the fence would look like for the Jerry's Tavern side of the property. Spoke to the Municipal Master Plan, pg. 54 and that the proposal would conflict with the Municipal Master Plan. He urged the board to take a hard look at the criteria and does oppose the fence. If the board does approve that, they should require both sides of the property to have the same type of fencing to be consistent.

To be approved at June 7, 2019 Development Review Board Hearing  
Ms. Dingledine rebutted Mr. Twombly's statements.

Board Member Tuper-Giles asked about using decorative fencing. Would the applicant be willing to use taller pylons with an ornamental fencing in between? Discussion of durability becomes an issue in regards to snowplowing. Discussion about using ornamental block on the bottom instead of jersey barriers. Possible having a mural painted on the jersey barriers to make it more aesthetical pleasing. The Lawrence's are amenable to making the area look pleasing.

Discussion took place about the debris from smoking and trash that were on the Lawrence's property. DEW/City Place have already taken steps to clean up that area and are moving the smoking area away from the Lawrence's property.

Mr. Twombly rebutted Ms. Dingledine's statements.

Board Member Tuper-Giles advised Mr. Twombly that there are videos showing the various issue that the Lawrence's have been dealing with.

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**Other Business:**

Reappointments to the DRB, out of the three members up for reappointment we have heard from all but Board Member Hough. Chair Shambo will reach out to Board Member Hough about his intent to be reappointed to the DRB.

**Roundtable:** None

**Executive Session:** Not needed

**Deliberative Session:**

Motion from Board Member Jeffrey Tupper-Giles and seconded by Board Member Deep at 8:10 pm to enter into Deliberative session. At this time, Permit Administrator Heather Grandfield was invited into the session.

The Development Review Board adjourned at 8:35 PM on a motion by Board Member Tuper-Giles, 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