

**Regular Meeting of the Barre City Planning Commission
Meeting Minutes for June 27, 2019 at 6:30 P.M.**

A regular meeting of the Barre City Planning Commission was called to order by Commission Chair Jackie Calder at 6:29 pm at City Hall. In attendance were Commissioners David Sichel, Jim Hart, Michael Hellein and Jacob Hemmerick. Also in attendance was Planning Director Janet Shatney. Chair Calder determined that there was a quorum was present.

Absent: Commissioners Rick Badem and Rachel Rudi.

Adjustments to the Agenda: Chair Calder asked that the meeting minutes be moved to first old business; Director Shatney pointed out an error on the agenda for the meeting minutes to be approved as May 23, 2019, not June 13, 2019.

Visitors and Communications (for anything not on the agenda): None.

Old Business: The May 23, 2019 minutes were approved by a motion by Commissioner Sichel, seconded by Commissioner Hart. **Motion carried.**

Director Shatney began by explaining that Downstreet Housing has submitted their site plan for review as part of a preliminary review prior to the new zoning going into effect, so that mid-July they can apply for permits for their project. What has happened is that a change was made to the draft zoning early in the process around late 2016 where a change in the text was made to allow for only one single-family home on a lot, from the initial two that was in draft form by the Consultant. Then, in mid-2018, several public members came to meetings to discuss potential changes in density, and in dwelling unit size to allow for a smaller square-foot sized dwelling. It was presented that, for all the intent showed to the public for this project and any similar projects, changes would effectively allow for 2 single family homes on a lot, provided it met all the density, setback and lot coverage requirements, among other things. With the text only allowing for ONE single family home, Downstreet cannot now move forward with their project, and can only place one home on the lot, rather than two.

Discussion over revising the General Standards Section 2005.B(2) was discussed, as well as could changes be made to the Cluster Housing Planned Unit Development Section 3403 to reduce the minimum required dwelling number from three (3) to two (2). Ultimately, it was agreed to revised the General Standards language back to what it was initially, allowing for not more than 2 single family homes, or one 2-family dwelling on any lot provided the project meets the rest of the standards.

Motion was made by Commissioner Hellein and seconded by Commissioner Sichel to revise Section 2005.B(2) to replace the current language with “There must not be more than **2 detached single or 1 two-family** dwelling on any lot...”. **Motion carried.**

Back onto working on the City Master Plan – schedules and priorities were discussed, and Shatney will revise a schedule so that the utmost priority is put on getting things revised so that a timely

To be approved at the 07-18-19 Planning Commission meeting

review can occur and a revised Master Plan can be given to both the Regional Planning Commission and the Council for review and adoption.

There is a Special DRB hearing the same night as the Commission's next meeting, of which both Commissioner Hart and Director Shatney must attend. Calendars were consulted, and there is the potential for a hearing of revising the zoning ordinance with the Commission on July 18 as long as a quorum can be met – both Chair Calder and Commissioner Hart will be absent that evening. Director Shatney will check with the remaining Commissioners that were absent this evening to see if they can attend on July 18 or not. The July 25, 2019 meeting will stand, and could potentially be the night of the hearing if the Commission cannot meet on the 18th.

New Business: Election of FY20 Officers occurred. Chair Calder stated she wants to step down from the Chair position. Commissioner Sichel nominated Commissioner Hellein as Chair on a motion that was seconded by Commissioner Hart. **Motion carried.**

Commissioner Hellein nominated Commissioner Hart as Vice-Chair on a motion that was seconded by Commissioner Sichel. **Motion carried.** Director Shatney is de-facto Secretary, and will be addressed once the Commission Procedures are updated.

Adjourn: The Planning Commission meeting adjourned at 8:18 pm on a motion from Commissioner Hart, seconded by Commissioner Hellein. **Motion carried.**

There is an audio recording of this meeting.

Respectfully Submitted,
Janet Shatney, Planning Director