



City of Barre, Vermont

“Granite Center of the World”

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Development Review Board Hearing Meeting Minutes March 5, 2020 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 At-Large members Vice-Chair Denise Ferrari, and Jessica Egerton; Ward I Jeffrey Tuper-Giles, Ward II Richard Deep and David Hough, and Ward III Board Member Katrina Pelkey and James Hart III. Also in attendance was Heather Grandfield Permit Administrator. The Chair determined a quorum was present.

Absent: At-Large Member Betty Owen

Adjustments to Agenda: None

Visitors and Communications: None

Old Business:

Consideration of Minutes January 2, 2020 Hearing:

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

Chair Shambo went through the basics of how the hearing will work. In order for an application to receive approval, there must be a minimum of five (5) affirmative votes. Because there was not a full board this evening, the Chair afforded the applicants the opportunity to table their hearing until a full board was present to receive full review. The applicant chose to proceed. She also stated that anyone wishing to speak or be on record must sign in, and would be sworn in when testimony was to be given.

New Business:

The Salvation Army (Applicant & Property Owner), 75 N. Main Street. Seeks to make façade improvements and Site Plan Review. UC-1 District, Design Review District, Historic District and Flood Hazard Area. Continuation of the January 2, 2020.

At 7:02, Tom Bachman from gbA Architecture & Planning representing the project for The Salvation Army was sworn in.

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Mr. Bachman gave an overview of the proposed project. Speaking to the history of the building, the Salvation Army had occupied the building from the early 1900's until 1980. This is a contributing historic structure and the State Division of Historic Preservation has signed off on the proposed work. The front façade changes will include securing the middle door that will not be used, the bay window will be removed and storefront windows will be installed. On the back of the building the two fire escapes will be removed, the clapboards and trim will be replaced and painted. There will be an addition of windows to both the back and the side. Will be replacing roof and all new mechanicals. Building will be brought into ADA compliance with new bathrooms and an elevator. Adding special lighting to the inside to enhance the look from N. Main Street. Spoke to the proposed uses for the building; Chapel, teen center, nursery, dining room, commercial kitchen, offices and classrooms.

Discussion took place on deliveries. Discussion on whether the building would be sprinkled and it will. Discussion took place in regards to the stair tower at the back of the building and that this would be a second entrance. Discussion about the previous questions from the January 2, 2020 meeting. Discussion on how this second entrance would be used. Would the rear entrance be for emergency only or used for other reasons. Verification that the N. Main Street entrance would be the main entrance of the building. Discussion about locking the back door or monitoring. Discussion took place about accessibility from the front door and how the elevator will work.

At 7:16, Lt. Chris West was sworn in representing The Salvation Army.

Lt. West spoke to the deliveries and how they receive their foodstuffs for the Soup Kitchen that they operate. Soup Kitchen operates 3 days a week and they purchase the food as they need. Spoke to the 3 parking spaces in the rear of the building and how they will be used. The transportation of children to the facilities and access to the rear of the building to unload them.

Clarification about being handicapped accessibility from the rear entrance door. Discussion took place about how many employees and how the Salvation Army would use the three parking spaces that they have. They are looking into alarming the building and putting in cameras to monitor the entrances. Discussion took place about loitering. Soup Kitchen only operates approximately an hour to an hour and a half three times per week. Discussion on the other programs that The Salvation Army runs. Discussion of policing the property in regards to loitering and smoking. Discussion on retaining and the future use of the Keith Avenue property. Discussion on the paint color, it will remain the same color. Discussion of a statement that was made on a public forum. Discussion of the Food Shelf operations. Discussion on Flood proofing the building.

At 7:30, Brian Lane-Kerns from DeWolfe Engineering was sworn in.

Mr. Lane-Kerns spoke to the Agenda with Comments and the responses to the questions that were submitted at the January 2, 2020 hearing. Spoke to the parking requirements for the UC-1 District and that they are waived per the Unified Development Ordinance. Spoke to loitering not being part of the review plan for the Development Review Board and that would be an issue for The Salvation Army and the police. Spoke about the rear entrance and the front door which would be the primary entrance. The access to the rear door is a safety concern and The Salvation Army do not want people walking down the alleyway.

Discussion in regards to the use of the parking spaces and that they are designated to The Salvation Army Clarification in regards to the use of the basement, it will be for storage and mechanical. Mr. Lane-Kerns spoke to the regulations of Flood Plain Regulation and what is required. Clarification of the accessibility to the rear entrance and could keys for those needing access be used.

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At 7:37 Thom and Karen Lauzon representing 47 N. Main Street, LLC were sworn in.

Mr. Lauzon verified that there had been no more additional submittals. Mr. Lauzon wanted to clarify that deliveries would occur from N. Main Street, except for children. Clarified that The Salvation Army are looking into alarms and cameras. Mr. Lauzon spoke to pedestrian safety and the Unified Development Ordinance. At this time Mr. Lauzon handed out a written copy of the testimony that he was about to give. He feels that the application lacks adequate pedestrian access in the rear. The Salvation Army only owns three parking spaces and that he owns 55. Project Independence owns one parking space. Spoke to the boundary lines and where they were located. Spoke to the snow that comes off the roof. Request that the board require that the rear door have no external hardware, be locked and alarmed at all times. Feels that this proposal falls short of the requirements of the Unified Development Ordinance.

Discussion took place about signage along the alleyway. Discussion about safe pedestrian standards and the ordinance governs this issue. Discussion took place about snow removal. Questions about how does The Salvation Army monitor this access.

At 7:55 John Biondolillo representing Granite City Holdings, LLC at 85 N. Main Street.

Mr. Biondolillo verified the validity of the issues with snow and ice in the alleyway. In addition, that the sump pump currently ejects water off the subject property into the alleyway and it freezes creating an ice rink effect.

Discussion that communications should occur between the neighbors. Discussion took place about the uses of the three parking spaces. The Salvation Army spoke to taking care of their own snow removal needs or helping by paying for part of the snow removal. Would have no problem in removing the signs from the wall. Spoke to the meeting between The Salvation Army and Mr. Lauzon. Spoke to current use of the parking spaces that are designated to The Salvation Army. Discussion took place about working together as neighbors. Discussion took place about what can and cannot happen with a property per the ordinance that is in place.

Mr. Lane-Kerns spoke to the safety aspect of encouraging people to use the alleyway is indeed not safe. That it makes more sense to use the rear entrance. The majority of people will use the front access.

Mr. Lauzon responded that it is the burden of the applicant to show safe pedestrian access to the rear door.

At 8:09 Chair Linda Shambo stopped the testimony between Lt. West and Mr. Lauzon as it was repetitive.

At 8:10, Patty Deyo for The Salvation Army was sworn in.

Ms. Deyo spoke to being the driver delivering the children to the building and how she would feel safer if she could unload the children at the rear of the building. Clarification took place about the delivery of the children and the use for the public using the rear door.

Other Business: None.

Roundtable: Nothing stated.

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Executive Session: Not needed.

Deliberative Session: On a motion by Board Member Deep and seconded by Board Member Tuper-Giles the board entered deliberative session. Permit Administrator Grandfield was invited into the session at 8:20 PM.

On a motion by Board Member Tuper-Giles and seconded by Board Member Deep the Board came out of deliberative session at 8:40.

A motion was made by Board Member Tuper-Giles and seconded by Board Member Pelkey to approve the application with the following conditions, 1.) Rear door is to be locked at all times, can be accessed with a key from the outside by employees only, not for public access, (2.) Any deliveries of goods or commodities from a vehicle larger than a minivan are to be from N. Main Street; *motion carried unanimously.*

The Development Review Board adjourned at 8:43 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 L. Grandfield, Permit Administrator