



City of Barre, Vermont

“Granite Center of the World”

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Development Review Board Hearing Meeting Minutes August 1, 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 7:02 pm at City Hall. In attendance were Vice-Chair Denise Ferrari At Large, Ward I Jeffrey Tuper-Giles, Ward II Richard Deep, Ward II David Hough, Ward III Board Member Katrina Pelkey, and At-Large Board Member Jessica Egerton. Also in attendance Heather Grandfield, Permit Administrator. The Chair determined a quorum.

Absent; Ward III Board Member Jim Hart and At-Large Board Member Betty Owens

Adjustments to Agenda; None

Visitors and Communications; None

Old Business:

Consideration of Minutes July 11, 2019 Hearing:

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

Consideration of Decision July 11, 2019 Hearing:

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

New Business:

Metro 159, LLC (Applicant & Property Owner), 159 N. Main Street. Seeks Façade improvements Design Review Approval, Site Plan Review and a Sign Variance. Central Business District #1, Historic District, Design Overlay District and Flood Hazard area.

Thomas Lauzon, Karen Lauzon and Peter Coleman sworn in at 7:05 pm.

Mr. Lauzon introduced Pete Coleman. Mr. Coleman then spoke about his history, how he got into manufacturing salami. How the business has grown and continues to grow.

Mr. Lauzon then proceeded to discuss the new doorway onto the Pearl Street Pedestrian way. That the reason the doorway has already been cut was because he originally omitted from the application and that

To be approved at September 5, 2019 Development Review Board Hearing

was why they asked for a deferral to add it to the application. It was cut before they were approved due to the construction schedule of the pedestrian way. They did not want it to fall onto newly poured concrete. This doorway will be for the retail space that will be in the front part of the building. There will be granite steps out onto the pedestrian way.

Discussion took place about the façade, that they had hoped to find brick under the metal but they did not. Therefore, the existing metal will remain and they would like to paint it. The color has not been finalized but would be an earth tone, gold tone or brick red.

Discussion took place about the height of the façade and the history of the building. The façade is 12' in height. If they put a sign on the building of 40 square feet, it would become lost. This is why they are looking for the variance for two signs of 80 square feet each to compliment the larger facade. Discussion took place about the basement area and if that could be developed. Discussion took place about the possibility of a third business in the building and if that were to occur, they would then have to split the 160 square feet into thirds to accommodate.

Discussion took place about the sign on the back of the building. The historic nature of that sign. Discussion about re-facing it and repurposing the sign. Would be willing to share the sign with the City to indicate the Pearl Street Pedestrian Way.

Discussion took place about the reason for the side doorway. Discussion took place about sign lighting. Discussion took place about access to each of the sections of the building and that they do each have their own access. Discussion took place about the steps out onto the pedestrian way.

This application was closed for discussion at 7:47 p.m.

Washington County Mental Health Services (Applicant and Property Owner), 45 Pearl Street Extension and 23 Summer Street. Seeks Site Plan Review to upgrade existing gravel parking lot and make associated drainage improvements. Central Business District #1, Planned Residential District, and Design Overlay District.

Michael Curtis, Washington County Mental Health Services and Jeffrey Olesky Catamount Consulting Engineers were sworn in at 7:50 pm.

Mr. Olesky spoke to improving the parking lot and drainage issues. There was a previous meeting with Ms. Grandfield, Permit Administrator and Mr. Ahearn, City Engineer.

Discussion took place about the extra spaces. Making the area cleaner and better functioning by adding 2 extra parking spaces to the parking lot.

This application was closed for discussion at 7:55 p.m.

Other Business: None

Roundtable:

Member Tuper-Giles reported that the Reynolds House had reached 1000 likes on Facebook

Member Pelkey congratulated the Reynolds House on the write up they received in The Bridge.

Nothing from the other board members

Executive Session: Not needed

Deliberative Session:

Motion from Board Member Tupper-Giles and seconded by Board Member Deep at 8:00 p.m. to enter into Deliberative session. *Motion carried unanimously*. At this time, Permit Administrator Heather Grandfield was invited into the session.

Motion from Board Member Tupper-Giles and seconded by Board Member Hough to come out of Deliberative session at 8:12; *motion carried unanimously*.

The Development Review Board adjourned at 8:15 PM on a motion by Board Member Tuper-Giles, and seconded by Vice-Chair Denise 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