

**Regular Meeting of the Barre City Planning Commission  
Meeting Minutes for November 14, 2019 at 6:30 P.M.**

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

**Absent:** Commissioner Rachel Rudi.

**Adjustments to the Agenda:** None.

**New Business:**

**Watson/Lauzon letter submittal requesting zoning map change in the Ayers Street neighborhood:**

Chair Hellein opened the meeting with a discussion with Commissioners regarding this neighborhood and what was asked to be changed during the zoning meetings. He recollected that this neighborhood, and specifically these properties were asked to be changed to one of the commercial or mixed use identifications – Commissioners Hart and Calder recollected discussion regarding only 15 Ayers (the respite home) being discussed, and not 17 Ayers, the former Barre Auto Parts store. Commissioner Hemmerick pointed out that in the Municipal Plan that this neighborhood was designated to stay largely the same, predominantly residential with some business, and that any locating of or expansion of a business that increases traffic and interferes with access to and from the school should be discouraged. A request to the Commission was made, does this specific ask get added to the list of zoning changes to be made in the future, or to expedite this one. Chair Hellein said he wanted to take this one and get it in front of the Council, as he believes this was a mistake on the Commission's part in properly identifying zoning lines. Commissioner Hart asked if the municipal plan work was going to pause to do this, and the Chair said he did not think it would take the Commission off their schedule.

In attendance for this discussion were Julia Watson and her business partner of 802 Coffee, and Thomas and Karen Lauzon of Metro Development, LLC.

Commissioner Sichel made a motion with Commissioner Badem seconding to move forward the fastest way possible, via Interim Zoning to revise the zoning map that changes 15 and 17 Ayers out of R-8 and into UC-2. **Motion carried with Commissioner Hemmerick abstaining.**

**Old Business:**

**October 24, 2019 Meeting Minutes:** The October 24, 2019 minutes were approved by a motion from Commissioner Hart, seconded by Commissioner Sichel. **Motion carried.**

**Master Plan Work: Begin Section 3 Review:**

Commissioner Calder asked for a clarification of the energy plan, that the Energy Committee is not going to present what is in the draft plan, rather what is in the draft plan is enough to meet statutory requirements, and that the Energy Committee has begun an engagement strategy regarding energy use, and is contemplating creating an enhanced energy plan in the future, but not at this time.

Discussion of Section 3 Community Engagement ensued, getting through the economic development, and housing sections. Transportation was started, but will be picked up at the next meeting.

**New Business, continued:**

**List of Zoning Ordinance/Map revisions requested by Staff:** a list of changes that staff would like the Commission to consider was included in the commission packet. The Commission agreed that these and any would be addressed in the future, after the Municipal Plan is updated.

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2 This led to a discussion and ultimately a request that any future requests for the Commission to consider  
3 in revising zoning language and/or the official zoning map, that they come in on a prescribed form, that  
4 identifies the request, the 5 findings needed out of statute, with a clear analysis by staff as part of the  
5 package. A motion was made by Commissioner Hemmerick and seconded by Commissioner Calder,  
6 **motion carried.**

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8 **Upcoming Meeting Schedule:** The chair recognized that along with the Commission having a tight  
9 timeframe to update the municipal plan, it is Thanksgiving time and the upcoming holiday season. The  
10 Commission ultimately decided to cancel their standing meetings on Nov. 28 and Dec. 26, and meet  
11 every Thursday in between. The schedule is as follows:

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- 13 • Special meeting at Alumni Hall November 21, 2019;
- 14 • Regular meeting November 28, 2019 CANCELLED
- 15 • Special meeting on December 5, 2019
- 16 • Regular meeting on December 12, 2019
- 17 • Special meeting on December 19, 2019
- 18

19 **Public Comment** None.

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21 **Staff Updates:**

22 Director Shatney updated the Commission on a meeting with Salvation Army and their proposal with 75  
23 N. Main Street.

24  
25 **Roundtable:**

26 Commissioner Hemmerick offered a copy of the book by Jeff Speck, “Walkable Streets” on loan to read.  
27 He also said he attended a Neighborhood Watch meeting. The Commissioner also asked about the training  
28 budget for the Director’s department [training and development for Director and Zoning Administrator is  
29 \$1,000], and suggested adding an item to next week’s agenda to discuss.

30  
31 **Adjourn:** The Planning Commission meeting adjourned at 8:18 pm by a motion from Commissioner  
32 Hemmerick, seconded by Commissioner Calder. **Motion** carried.

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34 There is no audio recording of this meeting.

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36  
37 Respectfully Submitted,  
38 Janet Shatney, Planning Director