



City of Barre, Vermont

“Granite Center of the World”

Heather L Grandfield
Permit Administrator
Planning, Permitting, & Inspection Services

6 N. Main St., Suite 7
Barre, VT 05641
Telephone (802) 476-0245
permitadmin@barrecity.org

**Development Review Board
Agenda for the Regular Hearing on
Thursday, May 6, 2021
Virtual Hearing via ZOOM**

<https://zoom.us/j/9474828561?pwd=d3RMY0lUZUVnTGx4OFJXNUdOL0xxdz09>

Meeting ID: 947-4828-4561

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A regular meeting of the Barre City Development Review Board held by video conference was called to order by Chair Linda Shambo (Ward I) at 7:00 pm. In attendance, participating on video or phone were Vice-Chair Jeffery Tuper-Giles Ward I, Board Members, Ward II Richard Deep, and Ward III Board Member Katrina Pelkey and James Hart III, and At-Large Member Denise Ferrari and Jessica Egerton. Also in attendance was Heather Grandfield Permit Administrator. The Chair determined a quorum was present.

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

Adjustments to Agenda: The Chair asked the applicants if they would mind switching order of how they were heard and both complied.

Visitors and Communications: None

Old Business:

Consideration of minutes from the March 6, 2021 Hearing:

- Motion to approve the minutes made by Vice-Chair Tuper-Giles and seconded by Board Member Deep, *on a roll call vote motion carried unanimously.*

Consideration of March 6, 2021, 2020 Decision:

- Motion to approve the decision made by Vice-Chair Tuper-Giles and seconded by Board Member Ferrari, *on a roll call vote 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. The Chair 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. As this is, a video conference Permit Administrator would write down the names of those in attendance.

New Business:

Downstreet Housing (Applicant) & Reginald Abare (Property Owner), 31 Keith Avenue, Barre, VT seeks Site Plan Approval and Conditional Use approval to renovate the existing building into emergency housing. Will consist of two units of independent living and the third unit will be used to house multiple families. This project is located in the UC-2 Zoning District and the Design Review District.

Nicola Anderson for Downstreet Housing, Joel Page project architect and David Frothingham project engineer were sworn in at 7:05 PM.

Nicola Anderson for Downstreet Housing gave an introduction of the project. She stated that Downstreet would be purchasing the building that they would then rehab it to become a recovery home for women and children. She spoke about already having meetings with the City Planning & Zoning Dept., City Fire Dept., Fire Marshal, Code Enforcement and State of VT Fire Marshal.

Joel Page project architect spoke the extent of the rehab of the building most of the changes to take place inside keeping the historic aspect of the building.

David Frothingham project engineer spoke about replacing the water/sewer connections with new, adding a sprinkler system throughout the building and bringing it up to ADA standards.

At this time there was discussion of ownership and where the monies were coming from for the project. Discussion about safety and security systems in the building. Discussion about whether this would be a non-for profit or if the building would stay on the City tax roll. Clarification of this being temporary housing for families while they transitioned to a permanent residence. Discussion about the type of facility and whether there would be staff overnight. Discussion about the length of stay. Discussion about whether or not the children would be enrolled in the school system. The question of whether or not they had received an updated Waste Water permit yet from the State of VT, it was just received.

At this time, Chair Shambo thanked the participants and advised them that the board would be entering into deliberations and they could contact Permit Administrator Heather Grandfield in the morning as to the outcome or wait for the written decision.

Holli-Day Care/Jeff Cochran (Applicant) & Ruben Ramirez (Property Owner), 8 Circle Street, Barre, VT seeks Conditional Use approval to expand fencing and add an additional 20 dogs making the total go from 20 dogs per day to 40 dogs per day. This project is located in the R-4 Zoning District.

Jeff Cochran and Jim Darsigny sworn in at 7:19 PM.

Jeff Cochran took the time to clarify that the fencing was not an expansion but that they had replaced existing fencing with new fencing all under 6 ½' height restrictions.

Jeff Cochran informed the Board that since opening he had added four new employees and that he had a waiting list for placement in his doggie daycare.

To be approved at June 3, 2021 Development Review Board Hearing

Discussion took place about how much room is needed for each dog and how the space is divided into two sections. There is one for large dogs and one for small dogs. The larger dogs need 70 square feet per dog and the smaller dogs need 40 square feet per dog. The inside of the building is approximately 2,660 square feet and could accommodate up to 52 dogs. The outside area is sectioned off for the different dogs and had adequate space for more dogs.

Discussion took place about noise and neighbor Jim Darsigny spoke to the noise that is present due to the current number of dogs. He spoke of concerns that this would increase in volume if the number of dogs was increased and how affected his family. He also spoke to the absence of someone outside with the dogs.

Discussion took place about the hours and days of operation. Discussion about the original application and the conditions that were set forth at that time. Discussion took place about whether or this was an overnight boarding facility.

Discussion took place about other businesses and the noise contributed by those businesses such as truck and car traffic, also the grant plant located nearby. Discussion about employees and how they were scheduled. Always having two to three people at the facility. Discussion about steps to implement making things quieter were discussed. Discussion on average number of dogs per day, waste disposal, feeding schedules and dogs being fully vaccinated, licensed and registered.

Mr. Darsigny did acknowledge that there are other noise contributors in the neighborhood but the main noise contribution came for the doggie daycare.

Mr. Cochran indicated that he would be willing to compromise to 10 more dogs per day and no additional dogs on Saturdays.

At this time, Chair Shambo thanked the participants and advised them that the board would be entering into deliberations and they could contact Permit Administrator Heather Grandfield in the morning as to the outcome or wait for the written decision.

Other Business: Election of Officers

The nomination of Linda Shambo for Chair was made by Board Member Deep and seconded by Board Member Egerton. Ms. Shambo accepted, *on a unanimous vote was approved.*

The nomination of Denise Ferrari for Vice was made by Board Member Egerton, before it was seconded Ms. Ferrari turned down the nomination.

The nomination of Jeffery Tuper-Giles for Vice-Chair was made by Board Member Ferrari and seconded by Board Member Pelkey. Mr. Tuper-Giles accepted, *on a unanimous vote was approved.*

Roundtable:

Chair Shambo asked if we had applications for the June hearing date, Ms. Grandfield supplied that there are two.

Board Member Pelkey asked about reappointments. There are three members up for reappointment they

To be approved at June 3, 2021 Development Review Board Hearing are: Linda Shambo, Betty Owen and Denise Ferrari. Both Linda and Denise have asked for reappointment however Betty Owen has decided not to seek reappointment and to retire from the board.

Executive Session: Not needed.

Deliberative Session: On a motion by Vice-Chair Tuper-Giles and seconded by Board Member Pelkey (*on a roll call vote, Motion carried unanimously*) the board entered deliberative session. Permit Administrator Grandfield was invited into the session at 8:00 PM.

On a motion by Board Member Pelkey and seconded by Vice-Chair Tuper-Giles the Board (*on a roll call vote, Motion carried unanimously*) came out of deliberative session at 8:22 PM.

A motion was made by Vice-Chair Tuper-Giles and seconded by Board Member Hart to approve Conditional Use with the following conditions: 1) to allow up to 30 dogs (increase of 10) per day Monday through Friday, (2) to allow only 20 dogs on Saturday (no increase), (3) that they verify that dogs from Barre City have been registered with the City, presented by Holli-Day Care/Jeff Cochran; *on a roll call vote, motion carried 6-1 with Member Ferrari voting against.*

A motion was made by Vice-Chair Tuper-Giles and seconded by Board Member Deep to approve Site Plan and Conditional Use as presented by Downstreet Housing/Nicola Anderson, *on a roll call vote, motion carried 7-0.*

The Development Review Board adjourned at 8:23 PM on a motion by Vice-Chair Tuper-Giles, and seconded by Board Member Ferrari; *motion carried unanimously.*

An audio & video recording of the hearing is available through the City's Planning and Permitting Office.

Respectfully Submitted,
Heather L. Grandfield, Permit Administrator