



# *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](mailto:permitadmin@barrecity.org)

### **Development Review Board Agenda for the Regular Hearing on Thursday, November 5, 2020 Council Chambers, City Hall 6 N. Main Street, Barre, VT**

A regular meeting of the Barre City Development Review Board was called to order by Linda Shambo (Ward I) at 7:00 pm at City Hall Council Chambers. In attendance were Board Members, Ward II Richard Deep, and Ward III Board Member Katrina Pelkey and James Hart III, At-Large Betty Owen, Denise Ferrari and Jessica Egerton. Also in attendance was Heather Grandfield Permit Administrator. The Chair determined a quorum was present.

Absent: Ward I Vice-Chair Jeffery Tuper-Giles and Ward II Board Member David Hough

**Adjustments to Agenda:** None

**Visitors and Communications:** None

#### **Old Business:**

##### **Consideration of October 1, 2020 Hearing:**

- Motion to approve minutes was made by Board Member Pelkey and seconded by Board Member Deep *motion carried unanimously.*

##### **Consideration of October 1, 2020 Decision's:**

- Motion to approve decision was made by Board Member Hart and seconded by Board Member Pelkey *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 applicant 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.

To be approved at December 3, 2020 Development Review Board Hearing

**New Business:**

**Ayer Auto Service, David Ayer (Applicant & Property Owner), 567 N. Main Street,** seeks Site Plan Review & Condition Use approval to reestablish a vehicle repair business. This proposed development is located in the UC-3 District, and AE Flood Hazard area,

David Ayer sworn in at 7:03 PM

Mr. Ayer wanted to let the board know he appreciated that William Ahearn Director of Department of Public Works met with him on a Saturday to address some of the City's concerns.

The board took 5 minutes to look over the materials that were submitted to them at this time.

Discussion took place about the intended use of the building as well as its history. Discussion took place about revitalizing the property to bring it up to date and code. Discussion took place about the future expansions of services that would be provided.

Discussion took place about lighting and security cameras that would be placed around the property in all directions. Discussion about placing a Knox Box on the property and would be looking at adding them to all of the other properties that the applicant owns.

Discussion took place about the neighboring property 561 N. Main Street and plans for it. The applicant would like to make that into offices once the current tenant is no longer in residence. Discussion took place in regards to traffic flow and where the access/exit would be. Discussion took place about snow removal and if plans had been made for removal if it was needed. Discussion about the existing monitoring wells and how they will be maintained and at some point closed out. Discussion took place about what would be the time frame to make these improvements and reopen the business.

Discussion took place about the current facility on Maple Avenue and what the use might be come of it. Discussion of signage took place and that the applicant would conform to City standards.

Director of Department of Public Works, William Ahearn sworn in at 7:22 PM.

Director Ahearn discussed the meeting that took place on Saturday, October 31 on site between himself and David Ayer in regards to drainage and snow storage. He explained about developing an appropriate drainage plans, and how the rain gardens to help control storm water. That there may come a time that the rain garden along Fifth St. may become full an alternative method may be required.

Director Ahearn spoke about sight distance from 561 N. Main Street and several trees once cut would improve sight distance from that driveway.

Director Ahearn spoke about evaluating the parking spaces and that in actuality there is only room for 11 vehicles in the parking area with two spaces along the side of the building during the summer. In the winter, that area would be used for snow storage.

Discussion took place about who would be responsible for any upgrades to the rain gardens (i.e. discharge pipe) to be able to handle the storm water runoff. It would be the owner's responsibility, not the City.

Discussion took place about the rain gardens and the design. That a plan would be provided to the City.

To be approved at December 3, 2020 Development Review Board Hearing

Discussion took place about tire storage outside. The applicant responded that there would be none.

At this time, Chair Shambo thanked all 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.

---

**Other Business:** None

**Roundtable:**

Chair Shambo reminded the Board Members if they hear rumors please contact her to verify if there is any truth to the matter or not and that she will try to ask each member if they have any questions for an applicant, and be considerate of one another, raise their hands if they need to.

**Executive Session:** Not needed.

**Deliberative Session:** On a motion by Board Member Pelkey and seconded by Board Member Deep (*Motion carried unanimously*) the board entered deliberative session. Permit Administrator Grandfield was invited into the session at 7:35 PM.

On a motion by Board Member Pelkey and seconded by Board Member Deep the Board came out of deliberative session at 7:40.

A motion was made by Board Member Hart and seconded by Board Member Pelkey to approve the application as presented by Ayers Auto Service, David Ayer; *motion carried unanimously*.

The Development Review Board adjourned at 7:42 PM on a motion by Board Member Deep, and seconded by Board Member Pelkey; *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