

**DEVELOPMENT REVIEW BOARD  
MINUTES FOR THE REGULAR HEARING  
THURSDAY, MAY 5, 2022  
DRAFT**

A regular meeting of the Barre City Development Review Board held in person and video conference was called to order by Chair Linda Shambo (Ward I) at 7:00 pm. In attendance, participating on video or in person were Board Members Vice-Chair Jeffrey Tuper-Giles, Ward I, Ward II member Denise Ferrari, Ward III members Katrina Pelkey and James Hart III, and At-Large members Michael Hellein and Pete Fournier. Also in attendance was Janet Shatney, Planning Director. The Chair determined a quorum was present.

**Absent:** David Hough, Ward II; Jessica Egerton, At-Large.

**Adjustments to Agenda:** None

**Visitors and Communications:** None

**Old Business:**

**Consideration of minutes from the April 7, 2022 Hearing:**

- Motion to approve the minutes made by Board Member Tuper-Giles and seconded by Board Member Hart, ***motion carried unanimously.***

**Consideration of April 7, 2022 Decision:**

- Motion to approve the decision made by Board Member Tuper-Giles and seconded by Board Member Fournier, ***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. 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 each person giving testimony was sworn in, their names were noted on the sign-in sheet.

**New Business:**

**Lajeunesse Construction (Applicant) and Metro Development, LLC (Property Owner), 87 S. Main Street, and 89 S. Main Street, Barre, VT** seeks to demolish a former auto repair shop with Site Plan and Design Review Overlay District approval at 89 S. Main Street; applicant also seeks a Change of Use, Site Plan and Design Review Overlay District approval for renovations to an existing building, and erection of a greenhouse structure at 87 S. Main Street.

To be approved at June 2, 2022 Development Review Board Hearing

Owners of Metro Development, LLC Thomas and Karen Lauzon, and Eric Lajeunesse of Lajeunesse Construction were sworn in, and gave the presentation:

- Underground storage tanks have been removed
- They are working to remove others, that include those that were filled with concrete, but not emptied prior to filling
- Owner believes there is no reason these tank removals will be a problem
- The current block building has floor drains, and they are determining where they go
- A vapor barrier is virtually impossible to install, but is certainly not financially feasible
- It is not feasible to move the building as there are no structural members to be used, it is a building on slab-on-grade, and there are no floor joists
- There is a request to reduce the number of permitted parking spaces
- They propose to reduce the curbcut opening onto S. Main Street, as it is currently not clearly defined, and will install a landscaping barrier parallel to the sidewalk just like what is in front of Aubuchon's
- The greenhouse will be made of metal and Plexiglas
- Mr. Lauzon spoke to the BRELLA Program (Brownfield Reuse and Environmental Liability Limitation) they are enrolled in to assist with the clean-up
- Trees will be removed, and a small garage at the southern edge of the property will be removed
- Mr. Lauzon said that the proposed parking at 89 S. Main Street is for the Outdoor Living building in the rear at 87 S. Main Street, and there will be parking-flow arrows painted on the pavement.

Board comments and/or questions were as follows:

- Board Member Pelkey stated she did not care for the garage door at the front of the proposed renovated building at 87 S. Main Street. Mr. Lauzon stated it would be open on nice days only, and to make people feel more invited to come in and shop

There were no further comments from the Board, the hearing was opened for public comment.

- Aubuchon's Store Manager Brian Collins was sworn in and stated he has been working there for better than 6 years, that the store is bursting at the seams, and the property next door is an eyesore. He stated this plan will be better for the plants, the merchandise, the consumer, and the flow of parking and getting through the site will be improved.

There were no further comments from the Board, and there was no one there from the public to comment on the record.

**Other Business:** None

To be approved at June 2, 2022 Development Review Board Hearing

**Executive Session:** Not needed

**Roundtable:**

- Planning Director Shatney stated that there would be a June meeting to conduct normal business of approving the draft minutes and decision, as there are no applicants

**Deliberative Session:** On a motion by Board Member Tuper-Giles and seconded by Board Member Fournier at 7:46 pm (*on a vote, motion carried unanimously*) the board entered deliberative session. Planning Director Shatney was invited into the session.

On a motion by Board Member Fournier and seconded by Board Member Tuper-Giles at 7:50 pm (*on a vote, motion carried unanimously*) the Board came out of deliberative session.

A motion was made by Board Member Fournier and seconded by Board Member Pelkey to **APPROVE** the projects as presented, on *a roll call vote, motion carried 7-0 unanimously*.

With no further business to be brought before the Board, a motion was made by Board Member Tuper-Giles, and seconded by Board Member Pelkey to adjourn the meeting at 7:52 pm; *motion carried unanimously*.

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

Respectfully Submitted,

Janet Shatney, Planning Director