



# *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, August 5, 2021**

Hybrid Meeting (In person and Virtual)

<https://zoom.us/j/93135466715?pwd=YWxQcy9MSHYeZ1llRGN4ZmtiUndoUT09>

Meeting ID: 931 3546 6715

Pass Code: 507135

Dial by your location +1 929 205 6099 (New York)

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 7:01 pm. In attendance, participating on video or in person were Board Members, Ward II Richard Deep, and Ward III Board Member Katrina Pelkey and James Hart III, and At-Large Member Denise Ferrari, Jessica Egerton and Michael Hellein. Also in attendance was Heather Grandfield Permit Administrator. The Chair determined a quorum was present.

Absent: Vice-Chair Jeffrey Tuper-Giles, Ward I and Denise Ferrari At-Large Member.

**Adjustments to Agenda:** None

**Visitors and Communications:** None

**Old Business:**

#### **Consideration of minutes from the June 3, 2021 Hearing:**

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

#### **Consideration of June 3, 2021, 2020 Decision:**

- Motion to approve the decision made by Board Member Deep and seconded by Board Member Hart, *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 applicants 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:**

**The Green Block (Applicant & Property Owner), 81 N. Main, Barre, VT** seeks Façade change approval to update façade, provide two ADA access ramps and new steps to access the two Main Street entrances. This project is located in the UC-1 Zoning District, Design Review District and AE Flood Hazard area.

Greg Lord of EF Wall, Eliza Meskill and Brian Hofman were sworn in at 7:06 PM.

Greg Lord presented, describing the components of the project and the current state of the existing façade. There are two commercial units in the front, one currently house a Tax Accounting business owned by the property owner and the other side is being prepared for a restaurant to open soon. There are five residential units in the rear and upper floor of the building.

They would like to upgrade the façade, what is there now is 30 +year old vinyl siding and pressure treated steps. They would put in two new doors and new windows, the ramps and steps would be concrete. They would remove the existing bay windows and pushing the front line of the building back to the original line. Windows would be similar to what is across the street. The steps and ramps will have a full concrete foundation and iron railings. Finished materials will be painted materials, ie wood.

The interior changes have all been permitted already by the city and did not fall under the DRB purview.

Discussion took place in regards to the ramps being covered or not. They will be open. Discussion took place in regards to the door placement and whether they would be covered or not. They will be covered.

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.

---

**JD Green (Applicant) & Justin Lawrence, Lawrence Holdings, LLC. (Property Owner), 185 N. Main Street, Barre, VT** seeks a Sign Variance for window signage at 185 N. Main Street. This project is located in UC-1 Zoning District, Design Review District and AE Flood Hazard area.

JD Green and Raylene Meunier were sworn in at 7:16 PM.

JD Green spoke about starting his podcast a few years ago, moved to N. Main Street last October. The graphics that is on the window at this time is for Fly On The Wall Productions which is a company that he owns. Spoke to working with the local community. Would hope to gain the support of the Development Review Board and the Planning Commission to continue to keep this art work up. This was a gift to him in March. They attempted to reach out to Barre City at that time to find out if there was anything that they would need to do. They were unable to contact the City due to a shut down due to COVID-19. They were then contacted by the Permit Administrator and have been trying to work on coming into compliance.

Raylene Meunier stated that she was the one who gave the sign to JD. That she due to being unable to reach anyone she did research on line to find information. It was her understanding that because they weren't affixing a sign to the actual outside of the building but were placing a decal on the window that it would be fine.

To be approved at September 2, 2021 Development Review Board Hearing

Discussion took place about it whether it was removal able. That it is not any type of removal process were to happen it would destroy it.

Discussion took place on whether it was clear to the applicant what criteria they would have to meet in order to get a variance. Discussion took place about the original paperwork that was submitted and returned and the subsequent paperwork that followed, which outlined the variance and criteria.

Discussion took place about what the exactly is the regulation and how badly does it break the regulation. Discussion took place about how much of the window the sign takes up, approximately 29%. (This was estimated from the dimensions that were given).

Confirmation that this is a vinyl graphic. Discussion took place as to whether this decal was a sign or not. Discussion took place on making modifications but had done as much as they could without destroying it all ready.

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: None**

**Roundtable:**

Board Member Hellein said he was pleased to be the newest member of the Development Review Board. Chair Linda Shambo welcomed him to the position.

Board Member Deep announced his resignation from the Development Review Board, that it would take effect at the end of the September hearing. Mr. Deep has served on the board since 1983, 38 years and will be turning 90 next month. He feels that it is time to let someone younger take his place. Chair Linda Shambo voiced sentiments that she was sorry to see him go but understood and he would be missed.

**Executive Session:** Not needed.

**Deliberative Session:** On a motion by Board Member Deep and seconded by Board Member Hough (*on a vote, 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 Deep and seconded by Board Member Pelkey the Board (*on a vote, Motion carried unanimously*) came out of deliberative session at 7:55 PM.

A motion was made by Board Member Deep and seconded by Board Member Egerton to APPROVE as presented the application for façade change at 81 N. Main Street; on *a roll call vote, motion carried 7-0 unanimously*.

To be approved at September 2, 2021 Development Review Board Hearing

A motion was made by Board Member Hough and seconded by Board Member Egerton to approve the application for 185 N. Main Street as presented by JD Green and Raylene Meunier, *on a vote, of 3-4 the motion was denied.* ( *Members Hough, Egerton and Deep voted in the affirmative. Members, Hart, Pelkey, Hellein and Chair Shambo voted nay.*).

The Development Review Board adjourned at 8:00 PM on a motion by Board Member Deep, and seconded by Board Member Hough; *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

DRAFT