

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE REGULAR HEARING
THURSDAY, AUGUST 4, 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 7:03 pm. In attendance, participating on video or in person were Board Members Ward II David Hough and Sarah Helman; Ward III member Katrina Pelkey; and At-Large members Michael Hellein, Jessica Egerton and Pete Fournier. Also in attendance was Janet Shatney, Planning Director. The Chair determined a quorum was present.

Absent: Vice Chair Jeffrey Tuper-Giles, Ward I.

II. Adjustments to Agenda: None

III. Visitors and Communications: None

IV. Old Business:

Consideration of May 5, 2022 Decision:

- Motion to approve the minutes made by Board Member Fournier and seconded by Board Member Helman, ***motion carried unanimously.***

Consideration of May 5, 2022 minutes:

- Motion to approve the decision made by Board Member Pelkey and seconded by Board Member Fournier, ***motion carried unanimously.***

The Chair 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.

V. New Business:

Salvadore Matano, Trustee of the St. Monica Parish Charitable Trust, 6 West Street. Seeks approval to demolish an unused single family home with garage, and install fencing a min. of 8 ft. high for a play area for the school with Site Plan, Change of Use, Conditional Use and Design Review Overlay District approval in the MU-1 Zoning District.

Father Pat Forman of St. Monica's, and Susan Poczubut were sworn in, and gave the presentation:

- Building was donated to the parish and was used as a convent when they had Sisters

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- When new rectory was being built the house was used as a temporary housing for the priests
- History was given as to how the new playground came about
- Feels the best use of the land is a playground expansion for the school
- Dioceses discourages parishes to be landlords as that is not within the scope of the ministry
- Feels it is a safety concern for children being inquisitive, breaking in, squatting, etc.
- Mold issues, very bad inside, water problems
- Cannot see any other use

Board comments and/or questions were as follows:

- Has the Church looked into any other possibilities other than demolition, like selling, renovating, and what was the cost of renovating
- How long has the house been vacant, and has been since 2018
- Reminded the applicants of the housing shortage

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

Barre Opera House and the City of Barre, 6 N. Main Street. Seeks approval to install lighting on the N. Main and Prospect Street facades to aid in awareness of the Opera House events, and street safety. Minor Site Plan Review and Design Review Overlay District, Historic Overlay District approval in the UC-1 Zoning District, AE Flood Hazard Area.

Executive Director Dan Casey, Opera House Board member David Sanguinetti, and Lighting Vendor Ron Kline were sworn in, and gave the presentation:

- Director Casey said there were 3 main driving forces in the lighting proposal, and they are for a greater awareness of the Opera House; wanting to showcase the building's architecture; and safety along Prospect Street where the lighting is minimal
- Council supported the lighting plan at a meeting held on April 26, 2022
- Opera House would like the lights on every night, but for some shows can allow for other colored lighting that will bring attention to what is happening that evening
- The lumen proposal is the maximum light output of the lights, so they can very easily tone the lighting to meet the ordinance

Board comments and/or questions were as follows:

- Timing of the lights were asked about, on and off when
- Be sure that the lights don't stay on all night long and shine into someone's windows

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

MALONE 210 COLLEGE ST PROPERTIES, INC., 105 N. Main Street. Seeks façade improvements to the N. Main and Keith Avenue facades. Major Site Plan Review, Design Review Overlay District and Historic Overlay District approval in the UC-1 Zoning District, AE Flood Hazard Area.

Jay White, Architect was sworn in, and gave the presentation:

- Mr. White ran through the entire façade revision, from removal of the old sign band, where the columns' entablature is currently hidden, and wants to restore
- Will replace all the windows with energy efficient windows that meet the historic requirements
- Will replace any granite with Barre granite where needed
- Showed the interior renovation of the building, with the atrium and lighting
- Explained the fire escapes in the rear of the building will be redone
- Will be removing the old bank drive-thru canopy for a welcoming rear entrance door

Board comments and/or questions were as follows:

- Timing of the project was asked, and Mr. White said to be done by the end of the year
- Basement space was inquired upon

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

IX. Deliberative Session: On a motion by Board Member Helman and seconded by Board Member Pelkey at 8:21 pm (***on a roll call vote, motion carried unanimously***) the board entered deliberative session. Planning Director Shatney was invited into the session.

On a motion by Board Member Helman and seconded by Board Member Fournier at 8:37 pm (***on a roll call vote, motion carried unanimously***) the Board came out of deliberative session.

A motion to deny the request to demolish 6 West Street was made by Board Member Hellein and seconded by Board Member Hough; on ***a roll call vote with 5-yes (Hellein, Pelkey, Hough, Helman, Shambo) and 2-no (Egerton, Fournier), motion carried 5-2 to deny demolition.***

A motion to approve the request to install lighting around the exterior of the Barre Opera House/City Hall as presented was made by Board Member Hough and seconded by Board Member Helman; on ***a roll call vote, motion carried unanimously to approve lighting installation.***

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A motion to approve the façade changes to the 105 N. Main Street building as presented was made by Board Member Egerton and seconded by Board Member Fournier; on ***a roll call vote, motion carried unanimously to approve façade changes.***

VI. Other Business: Chair Shambo directed the Board that the Election of Officers is tabled until the next meeting to afford those absent tonight, and anyone who may end up filling the vacant seat for Ward III an opportunity to vote.

VIII. Executive Session: Not needed.

VII. Roundtable: None.

X. Adjourn: With no further business to be brought before the Board, a motion was made by Board Member Helman, and seconded by Board Member Fournier to adjourn the meeting at 8:47 pm; ***motion carried unanimously via roll call.***

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

Respectfully Submitted,

Janet Shatney, Planning Director