

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE REGULAR HEARING
THURSDAY, JANUARY 5, 2023
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 Vice-Chair Jeffrey Tuper-Giles, Ward II members Sarah Helman and David Hough; Ward III member Katrina Pelkey; and At-Large members Michael Hellein, Ulysse “Pete” Fournier, and Jessica Egerton. Also in attendance was Janet Shatney, Planning Director. The Chair determined a quorum was present.

Absent: None

2. Adjustments to Agenda: None

3. Visitors and Communications: None

4. Old Business:

Consideration of December 1, 2022 Minutes:

- Motion to approve the minutes made by Tuper-Giles and seconded by Helman with date correction, **motion carried.**

Consideration of December 1, 2022 Decision:

- Motion to approve the decision made by Pelkey and seconded by Tuper-Giles, **motion carried.**

The Chair stated that anyone wishing to speak or be on record must sign in on the sheet at the clipboard, and would be sworn in when testimony was to be given.

5. New Business:

Granite City Apartments, Limited Partnership as applicant; Barre Housing Authority as owner; 4 Humbert Street. Seeks Major Site Plan, Conditional and Site Plan approval for conversion of a vacant storage building formerly an elementary school into 9 units of housing, MU-2 Zoning District.

Joel Page of Scott+Partners Architects and David Frothingham of Wilcox & Barton Engineers were present in person and sworn in to speak:

- The existing driveway will continue to be used due to site constraints
- Will be repaved and striped for 12 parking spaces and 1 ADA space
- Will repair and upgrade the old water, sewer and fire suppression (for sprinklers) lines
- There will be increased open space
- A dumpster area has been delineated and will be enclosed
- Will have energy efficient downcast outdoor and building lighting.

Board comments and/or questions were as follows:

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- Fournier asked about exterior lighting in parking lot, on the building and over the doors; Mr. Page reviewed the lighting in more detail
- Fournier asked about state permitting, Frothingham stated they wanted to obtain the site approval permits first before delving into the detailed state permitting
- Pelkey questioned the difference between adaptable, accessible and visitable type units as well as door widths, apartments in the basement with window sizes and code compliance, access to the outdoors, and the prospective population proposed to tenant the building
- Kaziah Haviland, Project Manager for Downstreet Housing was on via the Zoom platform and was sworn in to answer the last question. She stated there is no limited age range, but will be a mixture of ages, and are lower income rentals
- Helman asked if any unit would be sensory adjusted, and it was noted that the ADA requires sensory features in the accessible unit per code.

Public comments and/or questions were as follows:

- Chris LaForest, participating in person was sworn in; he stated that he grew up across from the property, and has bought a home nearby. He stated that it is a shame that low income housing might be allowed in this area, and that all the neighbors get a long and they don't want it, and don't need the neighborhood to change.

Chair and Vice-Chair questions/comments were as follows:

- Shambo asked about tenant screening, and Haviland could not answer any specifics, but stated there is a department in Downstreet dedicated to this, and could get details and share with Shatney who could share with the Board if they want it.
- Tuper-Giles stated that appreciates all the comments, but please do not use bad broad brushstrokes on certain populations.

Shambo asked Shatney if there was anything further, and Shatney stated she received a letter from Michael and Regina Giroux, owners of 1 Humbert Street, received on December 29, 2022 in opposition of the project, and read allowed for the record.

All parties for this project were thanked by the Board and reminded that the Board would enter into Deliberative Session and that Shatney could be contacted the next day with the Board's decision.

Trustees of the Barre Lodge #1535, Benevolent & Protective Order of the Elks, 10 Jefferson Street. Seeks approval to construct a patio next to the building on the Jefferson Street side; UC-2 Zoning District, Design Review Overlay District.

Jim Fecteau, representing the project was present via video platform and sworn in to speak:

- The Elks is looking to expand to have outdoor seating on the Elm Street side of the building
- Measuring 20-25 feet from the sidewalk
- Elks are a non-profit so hoping to get volunteers to pave or pour concrete
- Fencing will be down the road
- Will be to keep people from going somewhere else
- The hours of the patio would mimic the Club hours

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Board comments and/or questions were as follows:

- Helman asked more about fencing and any potential lighting
- Pelkey asked if the pad would be attached to the building, access to the building and patio at the members lounge area. Fecteau said he didn't want any asphalt or concrete at the beginning because it's a concept and a test to see if it would be used at all
- Shambo asked about lighting also; and if the patio would negate the use of the parking lot for freestanding individuals. Fecteau stated no, but hoped that by having the patio it would lessen the use of the parking lot
- Shambo also asked about music, and Fecteau said no one had thought about it
- Fournier asked about their liquor license and where they are allowed to consume. It was noted the liquor license is for the property, so the patio would be covered under the license
- Egerton noted that she has been present via video platform, but had no comments.

There was no one there from the public or via video platform for comment on the record. Mr. Fecteau was thanked by the Board and reminded that the Board would enter into Deliberative Session and that Shatney could be contacted the next day with the Board's decision.

- 6. Deliberative Session:** Motion by Fournier and seconded by Helman to enter Deliberative Session at 7:52 pm with Shatney invited in, **motion carried.**

Motion by Fournier and seconded by Tuper-Giles to leave Deliberative Session at 8:06 pm, **motion carried.**

Motion by Tuper-Giles to approve the project as presented, seconded by Helman, with amendment to add condition regarding language allowing the zoning administrator be allowed to approve any immaterial or non-substantial changes to the site plan without having to come before the DRB for revision, motion carried unanimously 8-0.

Motion by Helman to table the Elks decision for further information addressing lighting, barriers/fencing, patio materials, chairs/tables, music/entertainment, landscaping with a better site plan, seconded by Tuper-Giles, motion carried unanimously 8-0.

- 7. Other Business – as needed** none

8. Roundtable

- Fournier congratulated Shambo and Tuper-Giles as Chair and Vice-Chair respectively

- 9. Executive Session – as needed** not needed

- 10. Adjourn:** The hearing adjourned at 8:10 pm on motion by Helman and seconded by Fournier, **motion carried.**

The open portions of this hearing were recorded on the video meeting platform.

Respectfully Submitted,

Janet Shatney, Planning Director