

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE REGULAR HEARING
THURSDAY, MARCH 2, 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 7:00 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 member Michael Hellein, Also in attendance was Janet Shatney, Planning Director. The Chair determined a quorum was present.

Absent: At-Large Members Ulysse “Pete” Fournier, and Jessica Egerton

2. Adjustments to Agenda: None

3. Visitors and Communications: None

4. Old Business:

Consideration of January 5, 2023 Minutes:

- Motion to approve the minutes made by Tuper-Giles and seconded by Helman noting a spelling error correction, **motion carried.**

Consideration of January 5, 2023 Decision:

- Motion to approve the decision made by Tuper-Giles and seconded by Helman with a correction to adding the project in item no. 6, **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:

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

- Chair Shambo addressed the applicant asking him to give the overall project update
- Applicant Jim Fecteau began addressing the board with his updated site plan
- Helman called Point Of Order, as Fecteau had not been sworn in; he was then sworn in
- Fecteau stated he wasn't clear why the Board was asking for more information since it's a project that they are hoping will succeed - not spending a lot of money on an actual patio until they know that members are actually going to utilize the space. He showed that they would start out with a chain-like barrier, and with added use, could change to a nice vinyl solid fencing, and showed the delineated patio better.

- Chair Shambo asked for any further questions or comments from the Board members:

- Helman asked about lighting and barriers – Fecteau stated lighting would be on the side of the building, downcast, and will follow the zoning rules for the requirements

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- Pelkey asked about the actual patio material, why they couldn't pick something and use it; she also asked about the tables and chairs, if they would stay on the patio
- Hellein stated his choice of patio materials, if not something durable, could become unsightly. Fecteau responded that the Elks wants to keep it simple, and hopes a member will donate the materials.
- There were no members of the public present who signed in as interested parties, therefore there were no public questions or comments.
- Chair Shambo thanked Mr. Fecteau, and stated the Board would deliberate and he could find out the result with the Planning Director the next day.

Gloucester Associates, Inc. [DMS Machining & Fabrication], 10 Transport Drive. Seeks height variance for a flagpole in the front yard. Industrial Zone District.

- Chair Shambo addressed the applicants, asking them to come forward to the applicant seat. Byron Atwood and Charlie Atwood, brothers, owners of Gloucester Associates and DMS Machining on Boynton Street introduced themselves and were sworn in by Chair Shambo
- B. Atwood spoke to the existing pole on the property that it is actually in the back yard, is short, and is not seen well. Their desire to place a 60' tall flagpole in the front yard (with a 12'x18' American Flag), a light that shines on the flag from the top of the pole moving with its motion would be installed. The pole is rated for up to 150 mph, and if it fell over, it would fall on their property and no others. They have cleaned up this site, enhanced the building's overall appearance, and feels the flagpole would be a nice enhancement to the neighborhood.
- Chair Shambo thanked the applicants, and asked for Board comments or questions:
- Hellein stated this is not the least deviation possible; this request does not meet the variance conditions needed
- Helman asked where the current flag pole's location was
- There were no members of the public present who signed in as interested parties, therefore there were no public questions or comments.
- Chair Shambo thanked both Mr. Byron Atwood and Mr. Charlie Atwood, and stated the Board would deliberate and he could find out the result with the Planning Director the next day.

Vermont Granite Museum of Barre, Inc., 56 Depot Square. Subdivision of property into two parcels, seeking sketch plan approval. UC-1 Zone District, AE Special Flood Hazard Area, Historic Overlay District, Design Review Overlay District, Designated Downtown District, Barre Downtown Historic District.

- Chair Shambo asked who would be representing the Granite Museum on the application and Mr. Bob Pope stepped forward to the applicant seat, was sworn in
- Pope explained the Museum owns the building and the parking lot to the south that is leased back to the city. They want to do something with the building as it is empty now that the Granite City

Group Fitness and TD Bank vacated the premises. The City has first right of refusal on the parking lot, so in order to potentially sell the building and keep the parking lot for lease to the City, the Museum is requesting this subdivision approval as it would be clearer to separate into 2 parcels.

- Chair Shambo thanked Pope for his explanation, and asked for Board comments or questions:
- Pelkey stated the application seemed simple
- Chair Shambo noted two people on via Zoom who asked if they were there to speak to the application, and both stated no, therefore no members of the public present who signed in as interested parties, therefore there were no public questions or comments.
- Chair Shambo thanked Mr. Pope, and stated the Board would deliberate and he could find out the result with the Planning Director the next day.

6. **Deliberative Session:** Motion by Tuper-Giles and seconded by Helman at 7:34 pm, the Board entered Deliberative Session with Shatney invited in, **motion carried.**

Motion by Tuper-Giles and seconded by Hellein to leave Deliberative Session at 7:57 pm, **motion carried.**

Barre Lodge #1535: Motion by Tuper-Giles to deny the Patio application due to lack of detail, seconded by Helman, motion carried unanimously 6-0-0.

Gloucester Associates, Inc.: Motion by Tuper-Giles to deny the flagpole variance request due to lack of proof of hardship, seconded by Hellein, motion carried to deny the application with a roll-call vote with Helman and Shambo in favor, 4-2-0.

Vermont Granite Museum of Barre, Inc.: Motion by Tuper-Giles and seconded by Pelkey to approve the sketch plan as presented, motion carried unanimously 6-0-0.

7. **Other Business** – None.

8. **Roundtable:** Helman mentioned the Spaulding Girls basketball team playing the Division 2 championship game at the Auditorium, and on Friday the Spaulding Girls Hockey team game at 5 pm at the BOR, and don't forget to vote.

Shambo reminded those whose terms are up by June 30th of this year [Tuper-Giles, Hough, Pelkey] should be giving consideration as to whether or not they are going to seek another 4-year term on the DRB or not.

9. **Executive Session:** Motion by Helman and seconded by Tuper-Giles to enter executive session at 8:06 pm to discuss litigation with Shatney being invited in, **motion carried unanimously.**

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Motion by Tuper-Giles and seconded by Pelkey to leave Executive session at 8:19 pm, **motion carried unanimously.**

Chair Shambo polled the members asking if they were interested in hearing an application again, asking each member, all stated they did not.

Motion by Helman to instruct the City Attorney to inform the Environmental Court Judge that the Development Review Board is not interested in accepting a remand, seconded by Tuper-Giles, motion carried unanimously.

10. **Adjourn:** The meeting adjourned at 8:23 PM on motion of Helman, seconded by Hellein, **motion carried.**

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

Respectfully Submitted,

Janet Shatney, Planning Director

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