

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE REGULAR HEARING
THURSDAY, June 1, 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 7:01 pm. In attendance, participating on video or in person were Board Members Ward I member Jeffery Tuper –Giles; Ward II member Sarah Helman; Ward III member Katrina Pelkey; and At-Large members Michael Hellein and Jessica Egerton, Also, in attendance was Janet Shatney, Planning Director and Michelle La Barge-Burke, Permit Administrator. The Chair determined a quorum was present.

Absent: At-Large Members: Ulysse “Pete” Fournier, Ward 2: David Hough

2. Adjustments to Agenda: None

3. Visitors and Communications: None

4. Old Business:

Consideration of April 6, 2023 Decision:

- Motion to approve the decision on 10 Jefferson Street made by Tuper-Giles and seconded by Helman, **motion carried unanimously.**
- Motion to approve the decision on 56 Depot Square final plat made by Tuper-Giles and seconded by Helman, **motioned carried unanimously.**

Consideration of April 6, 2023 Minutes:

- Motion to approve the minutes with 2 corrections made by Sarah Helman. Motion by Jeffery Tuper-Giles and seconded by Jessica Egerton, **motion carried unanimously.**

The Chair informed both applicants there was a quorum from the board and they had the option to postpone to allow more members to be present for a better outcome. Robert Chartier, Seiji & Jessica Ohasi and Peter Coleman all chose to proceed with current members and were sworn in for testimony.

5. New Business:

83 Washington LLC & The Meltdown LLC, 83 Washington Street. Seeks minor site plan approval for a new patio location variance; and to construct a roof over [existing patio]; MU-3 Zoning District, Design Review Overlay District.

- Chair Linda Shambo read the rescinded letter from John Hood and stated no further discussion on this matter.

Robert Chartier – 83 Summer Street. Seeks minor site plan approval for curb cut approval for 3-space parking lot on property for tenant use; MU-1 Zoning District, Design Review Overlay District.

Chair Shambo stated that all those present who plan to speak need to be signed in.

Chair Shambo swore in Robert Chartier.

- Chartier asked how the city is looking at the new law S100 that pertains to parking. Is that going to change any of the requirements for this permitting.
- Chartier informed the DRB that the father acquired the property in 1972 and used 2 parking spots in the back. The police informed the tenants they could no longer park in those spots due to plowing.
- Chartier stated that the plows now push the snow up against the house and shared photos of 6ft snow banks, which block the 2 emergency exits. He also stated there was water in the basement. He asked how this could be addressed.
- Chartier stated the proposed design was done by the former City Engineer for 3 parking spaces but still does not meet zoning. He will lose a lot of the lawn and trees & shrubs with this plan.
- Chair Shambo asked Shatney if there was anything to be read into the record for this application – Shatney stated no.
- Pelkey stated it was clear cut to provide parking off street.
- Discussion occurred over greenspace requirements.
- Chartier said his options are to find another parking space available in the neighborhood, which there are none or to purchase a parking permit for the city.
- Hellein asked for clarification that this is not what Chartier wanted and that Chartier would like to use the spaces as before. He stated the DRB cannot make a decision on parking in the street. The Planning Commission is working on changes but nothing will change currently.
- Helman asked about accessibility if the snow was on the same side, how would that change the problem.
- Chartier stated that for 5 years they plowed with a pay loader south on Bugbee Avenue and there was no issue for winging the snow and now with no cars the snow is pushing over further.
- Tuper-Giles stated snow and parking are separate issues.
- Pelkey asked if Chartier planned to pave the parking spaces.
- Chartier said no to allow the rain to drain.

Chair Shambo asked if there was anything else and informed from the board and notified Chartier that the Board goes into deliberative session after the hearing and will make a decision. He can call Shatney in the morning for the decision and he will receive a letter within the week.

224 North Main, LLC & Seiji & Jessica Ohashi, 224 North Main Street. Seeks Conditional Use for a bar; UC-1 Zoning District, Design Review Overlay District.

Chair Shambo swore in Peter Coleman, Jessica Ohashi & Seigi Ohashi.

- Coleman shared that he took over the space in December 2022 and has been talking the last 3 months with S. & J. Ohashi.
- S. Ohashi shared he wanted to make the space the Central Vermont living room that was clean, welcoming space; a rental event space too. There is a lack of event spaces. They want to provide analog games; billiards, shuffle board, scrabble & chess tournaments without being plugged in.
- J. Ohashi stated the Vermont winters are long and there needs to be a place to gather and meet up. She is an industrial designer and will focus on a welcoming space.
- S. Ohashi wants to be a part of the community and they currently feel they are as they come to Barre for events now.

To be approved at the 07/20/2023 Hearing

- J. Ohashi stated the space is great, right across from the movie theatre and people would be able to walk across the street and billiards.
- Chair Shambo stated the application was excellent and an informative plan.
- J. Ohashi shared that she plans to work with local artists (chair maker) and has a mural planned with another local artist. She also shared that this has been Seigi's dream for a long time.

Chair Shambo asked if there was anything to be read into the record, Shatney responded none.

Chair Shambo asked each member if they had further questions.

- Coleman added they will add a bathroom and small kitchen prep space and Chase & Chase has been engaged for the waste water permit.
- Pelkey said a social gathering place and what about the sound; interior acoustics, Chair Shambo stated this is outside the Board purview. Pelkey asked about bathrooms being gender neutral.
- Coleman stated gender neutral bathrooms with urinal & toilet in each.
- J. Ohashi state just hope to offer something different, they are not a sports bar, only 1 large TV for big events.

Chair Shambo thanked the applicants and said they could call Shatney in the morning and would receive a letter within a week with the decision.

6. **Deliberative Session:** Motion by Tuper-Giles and seconded by Pelkey at 7:31 pm, to enter Board Deliberative Session, **motion carried.**

7:32 pm Tuper Giles revised motion to invite Shatney & La Barge-Burke into deliberative session, Pelkey seconded, **motion carried.**

Motion by Tuper-Giles and seconded by Helman to leave Deliberative Session at 7:58 pm, **motion carried.**

83 Summer Street: Motion by Edgerton to approve site plan for 83 Summer St as presented and seconded by Pelkey, Hellein amended to specify that there may be 3 or fewer off-street parking spaces; they do not need to be the dimensions specified in the provided drawing; but that should be used as a guide; and the Zoning Administrator is allowed to approve any immaterial and non-substantial changes to the site plan without coming back to the DRB. Chair Shambo asked if mover & seconder approved friendly amendment, they did so. motion carried unanimously 6-0-0.

224 North Main: Motion by Tuper-Giles to approve the bar proposal as presented, seconded by Edgerton, motion carried unanimously 6-0-0.

7. **Other Business –**

- Chair Shambo expressed her distress for last month's meeting and felt the Board stood in the way and there is no excuse for not attending.
- Helman suggested that the Board ask the Council to please vet applicants around time requirements.

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- Hellein would like to see how the appointments go and if there is a problem we can request to reduce the # of members.
- Tuper-Giles stated it is in the Charter on the number of members and needs to go to the citizens for a vote.
- Chair Shambo shared that Shatney and City Manager would like to revise the Rules of Procedure from 3 consecutive to any 3 in a fiscal year. That will be coming.

8. **Roundtable:**

- Pelkey's DRB interview is Tuesday.
- Tuper-Giles - Interview June 20th.
- Chair Shambo asked if Hough submitted his application.
- Helman asked if it is Hough's 3rd consecutive absence?

9. **Executive Session:** None

10. **Adjourn:** The meeting adjourned at 8:12 PM on motion of Tuper-Giles, seconded by Helman, **motion carried unanimously.**

Re-open Session: Tuper-Giles motioned to go back in open session at 8:12pm to discuss July DRB Meeting, Helman seconded, **motion carried unanimously.**

- 2 applications for the next meeting.
- The meeting is scheduled currently during the 4th of July Holiday week.
- Chair Shambo, Hellein, Edgerton, Helman are available for July 7, 2023.
- Pelkey will be away in Ireland.

Tuper-Giles made a motion to move the DRB Hearing to the 3rd Thursday in July (Thursday, July 20, 2023), seconded by Helman, **motion carried unanimously.**

Adjourn: The meeting adjourned at 8:15 PM on motion of Tuper-Giles, seconded by Helman, **motion carried unanimously.**

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

Respectfully Submitted,

Michelle La Barge-Burke,
Permitting Administrator