

Barre City Planning Commission

June 12, 2025 Meeting Minutes

Present: David Sichel (Chair), Becky Wigg (Vice Chair), Joe Reil (Secretary),
Wendey Ducey, Raylene Meunier*

Absent: Caitlin Corkins

Staff: Janet Shatney (Director of Planning, Permitting & Assessing)

Visitors: None

1. Call to Order.

5:30pm.

2. Adjustments to the Agenda.

None.

3. Public comment (for something not on the agenda).

None.

4. Approval of Minutes.

a. March 13, 2025.

Wigg moved to approve, Meunier seconded, unanimous in favor.

5. Old Business.

None.

6. New Business.

a. Barre City Municipal Plan – planning process and expiration discussion.

The Current plan was adopted in September 2020 and can be maintained through September 2028.

Sichel notes that because the previous plan was largely just an update of the previous plan, as well as numerous changes since then (including Covid, Flooding, and Housing Challenges) that it would be worth looking at a more complete overhaul.

Shatney agrees that agrees with going ahead with an overhaul and also notes that a Consultant was hired for the previous plan and would recommend doing so again as there is a lot to consider when drafting a plan.

There was discussion of next steps in this process, including the timing of applying for a grant and putting out an RFP. We would also want to consider what the theme of the new plan should be. Other considerations are possibly coordinating with other City Committees and local organizations.

Immediate next steps are for Janet and David to draft a rudimentary work plan, considering the State grant process, and how long the process may take.

b. Proposed Wobby Park Subdivision – zoning district revision discussion

Barre City recently put out a letter of interest to build housing on part of the parcel that holds the public safety building, a section currently known as "Wobby Park".

Downstreet responded to the City's latter and current discussion is about how to lay out the space for four single-family homes.

There was discussion about zoning as the lot is currently zoned as "Civic" but cannot remain that way once sold. The site and surrounding areas were reviewed and various zoning options were considered. Sichel suggested that R12 may be the best option for four single-family homes. There was also a question about whether Downstreet would consider duplexes or an apartment building instead, which could impact the zoning decision. Shatney will engage in further discussion with Downstreet about these possibilities.

7. Confirm Date of Next Meeting.

Due to scheduling conflicts on July 11, 2025 (the regular meeting date), the back-up date of July 24, 2025 was selected for the next meeting.

8. Staff Updates.

Sichel had a question about an item on the Staff Updates section in the packet, "The 3 HMGP Applications...". Shatney clarified that these were consultants facilitating applications to help with flood mitigation.

There was another question about whether any ADU permits had been submitted, Shatney indicates there hadn't been many.

Wigg commended Janet's work on the Downtown Master Plan Project and looking forward to seeing what comes of it.

Shatney noted that Michelle La Barge Burke has accepted job as City's Rec Director.

9. Round Table.

Sichel noted that this was Wigg's last meeting on Planning Commission and thanked her for her time and that with this resignation there are two vacancies.

10. Adjourn.

6:25 pm, **Ducey moved to adjourn, Averill seconded, unanimous in favor.**