

## Barre City Planning Commission July 9, 2026 Meeting Minutes

Present: David Sichel (Chair), Wendy Ducey (Vice Chair), Cat Allen, Wilson Ballantyne, Erica Smith, Erica Rosset, Maddie Cobb

Staff: Janet Shatney, Planning Director

1. Call to Order: 5:30 pm.
2. Adjustments to the Agenda: None.
3. Public comment (for something not on the agenda): None.
4. Approval of Minutes for May 14, 2026 regular meeting:

**Allen moved and Smith seconded, unanimous in favor.**

5. New Business.

*a. Commission Welcome, Tools and Requirements*

Sichel welcomed the new members of the Commission, and with introductions:

Sichel: 20+ year member of the Commission, as a resident of Barre, has retired from the League of Cities and Towns and has multiple years of zoning and planning experience;

Rosset: 4-year resident, works for a global NGO, which overlaps into planning;

Ballantyne: 10-year area resident and co-owner of a downtown business;

Smith: 3-year resident, moved to be closer to work, works in community building and communications;

Allen: 4-year resident, is a public sector consultant, and an owner of a downtown business;

Cobb: resident of Ward 2, owner of a downtown business, has a degree in urban planning, wants what is best for the City;

Ducey: 16 ½ year resident, 2 years on the Planning Commission, works at AOT for 18+ years in research, materials and construction contracting.

Shatney went over the attachments included in the Commission Packet, and gave a brief overview of what is planning, why its done, the regulations we have and the various plans that the City has.

Sichel spoke regarding the Municipal Plan that the update will be being worked on and its very important to receive as much public input as possible; that the current plan is an update of the 2014 plan and hopes to have a fresh start; consultant RFP being worked on.

*b. Annual Election of Officers: Chair, Vice Chair and Secretary*

Sichel opened the floor for nominations for Chair for ensuing year:

**Ducey nominated Sichel as Chair, Ballantyne seconded, unanimous in favor.**

Sichel then asked for any nominations for Vice Chair for ensuing year:

**Allen nominated Ducey as Vice Chair, seconded by Smith, unanimous in favor.**

Sichel asked for any nominations for Secretary for ensuing year:

**Ballantyne offered, and was seconded by Allen, unanimous in favor.**

*c. CVRPC Regional Plan and Future Land Use Mapping with Housing Targets*

Christian Meyer, Executive Director of the CVRPC, and Brian Voigt, Land Use Planner explained briefly Act 181, that the Regional Commission has been charged with the map and the municipalities within the region, and how the land uses work. There are 4 land use districts, and different Tiers for municipalities to join. CVRPC came in front of the City Council earlier in the year, and with discussions over signing up for Tier 1A or Tier 1B, it made sense for the City to be in Tier 1B. This means largely that any housing unit project with 50 units or fewer will not need Act 250 permits. An application is made to the State's LURB (Land Use Review Board) to get the full Act 250 exemption, and the map shows where growth is desired.

Discussion about the draft map, certain properties on the map, elevations of land, wetlands, conserved properties, rural classes occurred.

CVRPC wants comments asap, as they meet with the LURB on July 23, 2026. CVRPC sees the need for a special use category, most especially for our North End area that is all in the floodplain, but could still experience growth. A resolution approved by City Council is needed by September 1.

6. Old Business.

With limited time remaining for the evening, no items under this section were discussed.

7. Confirm Date of Next Meeting: **August 13, 2026**

8. Executive Session: Not needed

9. Staff Updates: nothing in addition to what was in the packet.

10. Round Table: bring forward for discussion the alcohol and tobacco discussion for next meeting.

11. Adjourn: **Allen moved to adjourn at 7:27 pm, seconded by Rosset, unanimous in favor.**