



City of Barre, Vermont

“Granite Center of the World”

Planning, Permitting & Assessing Services

6 N. Main St., Suite 7
Barre, VT 05641
Telephone (802) 476-0245

Planning Commission Meeting Minutes September 14, 2017 at 6:30 P.M. Alumni Hall (20 Auditorium Hill)

A regular meeting of the Barre City Planning Commission was called to order by Commission Chair Jackie Calder at 6:31 pm at Alumni Hall. In attendance were Commissioners Dave Sichel, Jim Hart, Michael Hellein. Absent was Ken Lunde. Also in attendance were Janet Shatney, Planning Director, Heather Grandfield, Permit Administrator, and Brandy Saxton of PlaceSense. Chair Calder determined a quorum was present.

Adjustments to the Agenda: No adjustments to the Agenda were made.

Visitors and Communications: None.

Old Business: Consideration of the August 24, 2017 meeting minutes: A motion was made by Commissioner Sichel and seconded by Commissioner Hart to approve the minutes as printed, *motion carried.*

The PUD text was reviewed. There were 3 types drafted to the PUD language: Campus, Cluster and Conservation. A review of the Campus type would be good for a self-contained type development with multiple buildings or lots; Cluster would encourage development of pocket neighborhoods composed of small footprint, detached homes sited around a common open space; and Conservation would be for residential subdivisions in order to preserve natural resources and open space.

Campus PUD: Questions were asked about public sidewalks within a campus type PUD, the way the buildings would be faced, and any underlying standards. Commissioner Sichel asked about the potential for underground parking, and Ms. Saxton said she would find some language to add to differentiate between underground and surface parking.

Chair Calder asked about the underlying district requirements, and Ms. Saxton said she would ensure that the overlay district language would line up with this PUD drafted language.

Cluster PUD: as this type could work for small footprint, single family or two-family dwellings, and for “tiny” homes. This type would allow for a density bonus which is an incentive.

Talk of mobile home parks ensued, questions of where they could be built in the City; Ms. Saxton stated that these types are not being built much anymore, and being replaced with more modular type homes. Chair Calder said she spoke with a tiny House builder about these types of developments, and said that Morrisville has existing language in place.

Conservation PUD: drafted to be in R4 only; there is no density bonus; it was noted that the Perrin Farm would fall into this category, as well as the large piece of land that Fred Ford owns off Duffy Avenue. Commissioner Sichel wondered why there is no requirement for open space for community use and recreation in this language. Solar installations and farmland could be the open space requirements in this PUD. A question came up, if this would be an appropriate use in a Conservation District? This will need to be answered.

New Business: None.

Other Business: None.

The next regularly scheduled meeting on Thursday September 28th in Council Chambers where we will discuss the draft Administrative language. Much will be statutory in nature so we should be able to get through it fairly quickly. Ms. Saxton is working on drafting the overlay language currently.

A brief discussion on a design advisory committee ensued, and how our designated downtown and a committee would do.

Roundtable: Commissioner Sichel said that he participated in a Kiwanis's meeting where Barre Area Development Corp staff Joel Schwartz gave a presentation on the draft language we have out right now, and it will be a good idea to review his comments at our next meeting.

Motion to adjourn at 7:48 pm was made by Commissioner Hellein, and seconded by Commissioner Sichel, *motion carried*.

There is no audio recording of this meeting.

Respectfully Submitted,
Janet E. Shatney, Director