

City of Barre, Vermont
"Granite Center of the World"

Agenda for the Planning Commission

Meeting held on Thursday, September 23, 2021 ~ 6:30 PM

Hybrid Meeting (in-person and Virtual)

Council Chambers in City Hall and Zoom Virtual meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/87952296021?pwd=dnFXT3hqUkg3OXVHa1M0OG9LYzBIQT09>

Meeting ID: 879 5229 6021

Passcode: 469486

Phone: 1 (929) 205-6099 US (New York – Long distance rates will apply)

1. Call to Order
2. Adjustments to the Agenda
3. Public Comment (*for something that is not on the agenda*)
4. Old Business:
 - a. Approve meeting minutes from August 26, 2021
5. New Business
 - a. Housing Density Discussion
6. Staff Updates
7. Roundtable
8. Adjourn

Planning Commission meetings are open to the public.

For questions about accessibility or to request accommodation, please call (802) 477-1465.

Barre City Planning Commission

August 26, 2021 Meeting Minutes

Present: David Sichel (Chair), Jackie Calder (Vice Chair), Michael Hellein (Secretary), Amanda Gustin, Thomas Lauzon, Jim McWilliam

Staff: Janet Shatney (Director of Planning, Permitting & Assessing), Heather Grandfield (Permit Administrator)

Visitors: Toby Bernier, J. D. Green

1. Call to Order

6:31pm

2. Adjustments to the Agenda

Sichel noted that Commissioner Rudi resigned from the Planning Commission and stated there will be an open seat and interested parties may contact the City Manager.

3. Public Comment

No public comment.

4. Old business

A. Approve meeting minutes of August 12, 2021

Motion: Lauzon, Second McWilliam, Approved

B. Final Review of Housing Whitepaper with next steps

Gustin reported that she made adjustments requested in the last meeting. Sichel explained he informed Mayor Herring to expect it soon. Shatney will schedule a presentation to Council at an upcoming meeting.

Motion to recognize the document as final and communicate the letter to City Council: Lauzon, McWilliam. Approved unanimously.

C. Signage Discussion

Sichel introduced the discussion by explaining that Shatney researched sign ordinances of other nearby communities with similar downtowns and prepared a report comparing them, which was included in the meeting packet.

Toby Bernier requested that the regulations of how much space should be allowed to be covered by a sign should be more lenient, without going overboard. Gustin asked him to give an argument for the benefit to the community, and Bernier said that it is hard for small signs to grab the attention of passing drivers. McWilliam said that he is appalled by the empty storefronts, and we should not have ordinances that get in the way of businesses succeeding. Bernier estimated that his signs covered more than 60% of the windows.

Lauzon stated that we cannot keep people from covering their windows. He brought attention to the fact that he owns a building where a tenant has violated the ordinance and has worked to bring them into compliance.

Hellein pointed out that we are trying to create rules that work for everyone, as Sichel noted at the last meeting, and that his recollection was that the rules were created as they are to prevent an arms race or bidding war for attention.

Bernier speculated that it may be possible to let new businesses have large signs and then enforce smaller signs as time passes.

Calder said that she recalled that it was requested specifically that we look closely at signage and create consistent rules because permitting was having a hard time with signage applications. She stated that we are currently getting enough information to make changes.

Lauzon suggested the Planning Department propose changes for the Planning Commission to review.

Sichel suggested that we could consider Conditional Use language, for new businesses for example, so the Development Review Board would have more leeway in making subjective judgements.

J. D. Green asked if the regulation referred to the shopfront percentage, and Shatney said she would have to check and her understanding was that his application was denied in part because of dimensions. He noted that Cody Morrison from the BADC visited him when he was starting his business but did not mention anything about the need for a sign permit.

Sichel said that he is on the BADC board, so he will make sure that Morrison knows about sign permitting to short-circuit any future confusion.

Shatney agreed that it would be useful to have some time to put together proposed changes to the ordinance, and that suggestions should be emailed to her. **She will update the City website to state that she is accepting comment.**

Lauzon mentioned that he suggested a hold on enforcement. Shatney said that there's effectively a hold on enforcement for Green's sign because of decisions made by City staff, but that any signs applications that do not conform to the ordinance will be denied.

Grandfield reiterated that the Planning, Permitting, and Zoning office is always available and is here to help.

5. New Business

No new business.

6. Staff Updates

Shatney mentioned there's been some talk with developers around dormant subdivisions.

7. Roundtable

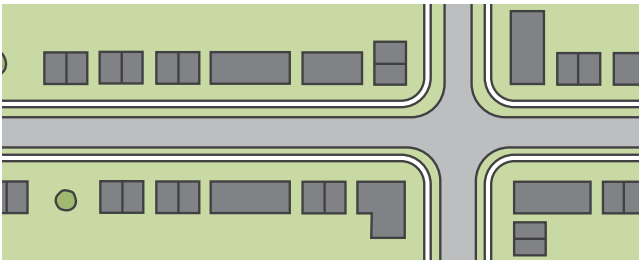
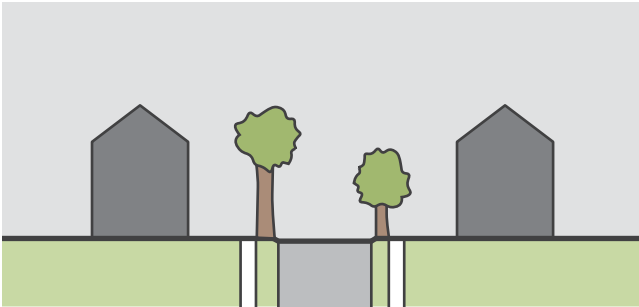
Sichel attended All in for Barre and thought it was an interesting process. He observed that there were a lot of high profile attendees who provided feedback to the community input.

Gustin noted that the next step is to create local task forces, and she hopes their members will read the plan, as 3/4 of the suggestions she heard were already in the Municipal Plan.

Lauzon would like housing density and green space to be on an upcoming agenda, bringing up the Ward 5 school as an example of a property that would be difficult to develop under the current ordinance.

8. Adjourn

7:50pm, **Motion Lauzon, Second Gustin, Adjourned**



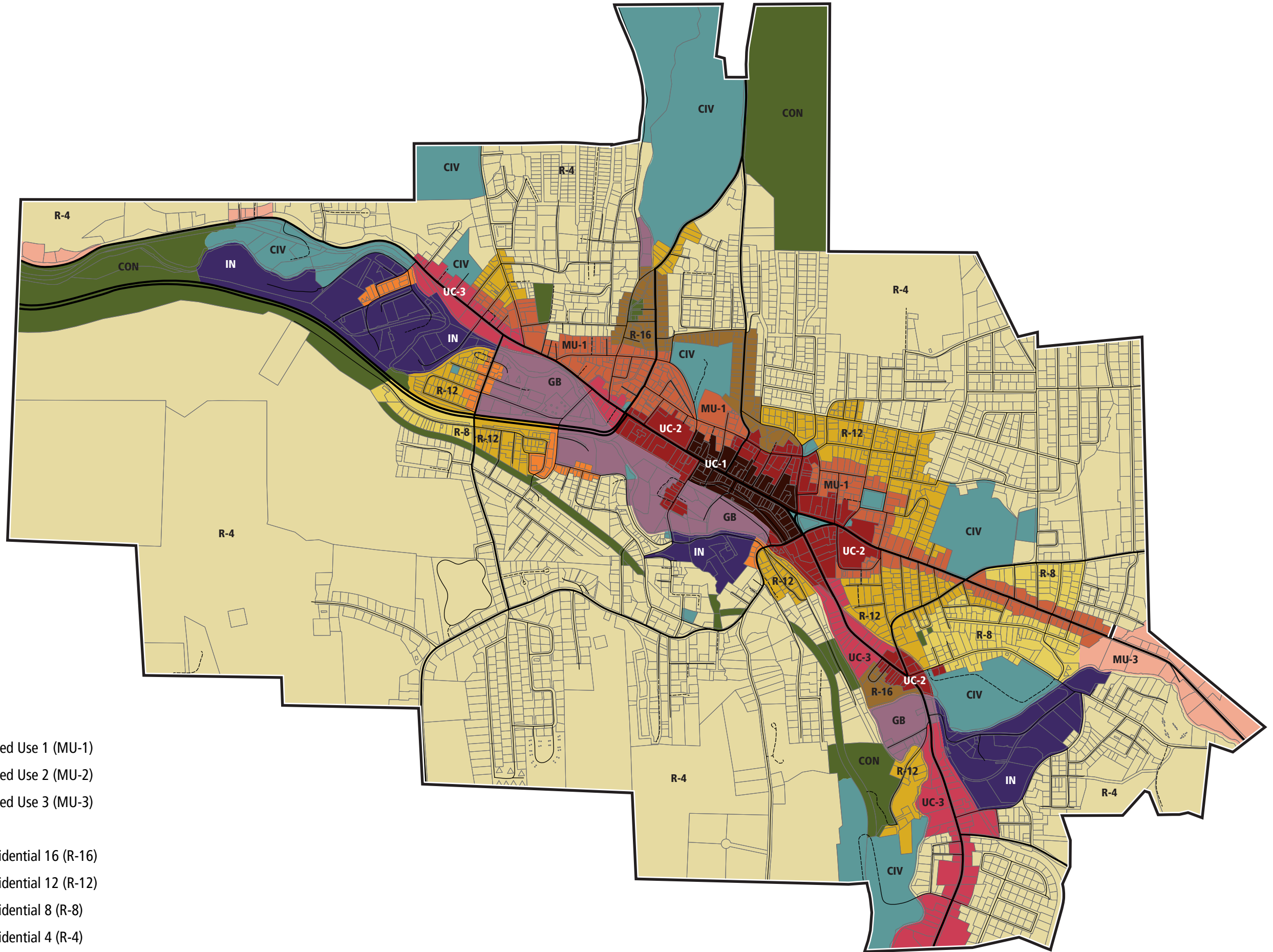
Neighborhood

Purpose: Enhance and create cohesive residential neighborhoods within walking distance of services.

The neighborhood area consists of medium-density development with both residential and commercial uses typically located within a city or town. In small towns without centralized water and sewer, residential densities may be as low as 3 units an acre; areas that do have centralized water and sewer should have higher densities. Buildings may include both single-family detached and multifamily attached types such as row houses and apartments. Lots may be small (3,500 square feet) and areas tend to resemble traditional neighborhoods built prior to 1950. Commercial activity, such as a corner store or barber shop, are concentrated at neighborhood nodes and may be mixed use. People may access jobs and amenities by walking and biking, and often using public transit. Most of these areas are typically walking distance (about ½ mile) from commercial cores of villages or downtowns.

BARRE CITY ADOPTED ZONING MAP

7 January 2020



ZONING DISTRICTS

- | | |
|-----------------------|-----------------------|
| Urban Center 1 (UC-1) | Mixed Use 1 (MU-1) |
| Urban Center 2 (UC-2) | Mixed Use 2 (MU-2) |
| Urban Center 3 (UC-3) | Mixed Use 3 (MU-3) |
| General Business (GB) | Residential 16 (R-16) |
| Industrial (IN) | Residential 12 (R-12) |
| Civic (CIV) | Residential 8 (R-8) |
| Conservation (CON) | Residential 4 (R-4) |



Old Ward 5 School

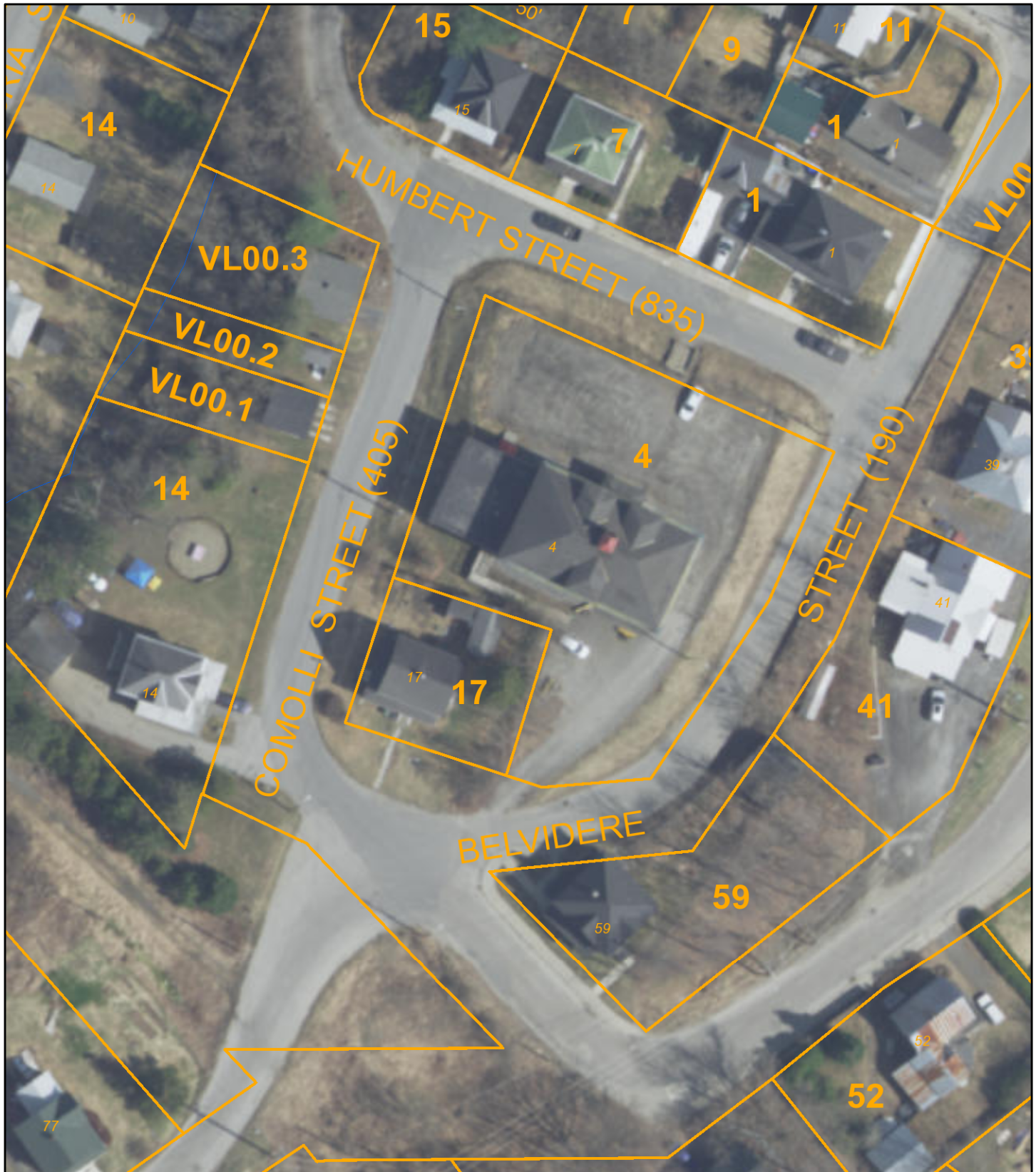
Barre City, VT



September 18, 2021

1 inch = 60 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 036-011-10180

Printed 09/18/2021 Card No. 1 of 1

TRANSFER OF OWNERSHIP

PARCEL NUMBER 0835-0004-0000
Parent Parcel Number

BARRE HOUSING AUTHORITY
30 WASHINGTON ST STE 1
BARRE, VT 05641
LOT # 11,12,13,14

Table with columns: Date, Description, Amount. Rows include 08/28/1997 CITY OF BARRE \$5000 and 04/22/1901 COMOLLI ET AL \$0.

Property Address HUMBERT ST 04
Neighborhood 6 Res#6
Property Class 740 Exempt-Local

TAXING DISTRICT INFORMATION
Jurisdiction 11 BARRE CITY, VT
Area 011

EXEMPT

VALUATION RECORD

Act 68 Value Allocations

Table with columns: Assessment Year, Reason for Change, Valuation, and Act 68 Value Allocations (Housesite, Non Residential).

Site Description

Public Utilities: Water, Sewer, Electric
Street or Road: Paved
Zoning: MU-2-Mixed Use 2
Not in Flood Zone
Legal Acres: 0.5400

LAND DATA AND CALCULATIONS

Table with columns: Rating, Measured, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value.

Example:
This property is in the MU-2 zoning district.
0.54 acres = 23,522 sf
MU-2 says 1 dwelling unit for every 2700 sf of property
therefore, zoning says this building can only have 9 dwelling units in it.
the first and second floors total 7,728 sf.
Zoning also says our smallest one-bedroom dwelling (not a studio) must be a minimum of 270 sf. Based on this calculation alone, there could be a potential of 28 dwelling units in the building, before we start ensuring adequate parking, storage, etc.

G: BLDG & LAND 0.54 ACRES
2006 REAPPRAISAL
4/1/2010 APPRAISAL REVIEWED & REVISED FOR DATA ENTRYS ON BLDG OMITTED, FOR BLDG HGTH, STY HGTH, BLDG SQ FT SIZE, INTERIOR & EXTERIORFINISHES, & LAND REVIEW
2011 ELECTRICAL & MISC WIRING COMPLETE NVC
4/2014 INSURANCE VALUE NOT FILED

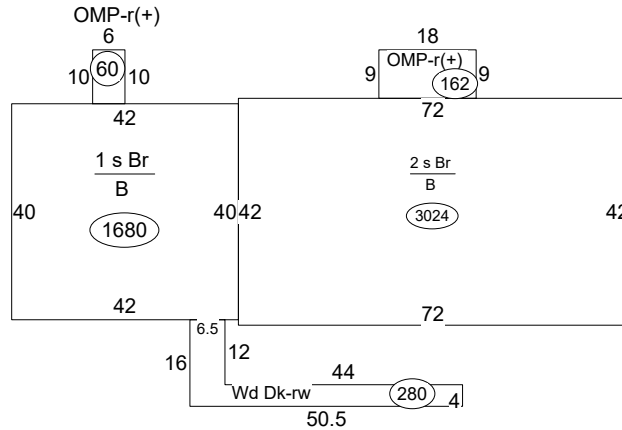
Supplemental Cards
TRUE TAX VALUE 43370

Supplemental Cards
TOTAL LAND VALUE

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING				
Built-up				
WALLS				
	B	1	2	U
Frame	Yes	Yes	Yes	
Brick				
Metal				
Guard				
FRAMING				
	B	1	2	U
F Res	0	4704	3024	0
R Conc	4704	0	0	0
HEATING AND AIR CONDITIONING				
	B	1	2	U
Heat	4704	4704	3024	0
Sprink	4704	4704	3024	0
PLUMBING Residential Commercial				
	#	TF	#	TF
Full Baths				
Half Baths			6	12
Extra Fixtures				8
TOTAL		0		20



Item Description	Units	Cost	Total	Pct
M & S Cost Database Date: 01/2006				
Base Cost	7728	95.97	741683	
Base Cost	7728	95.97	741683	
Base Cost	7728	95.97	741683	
Base Cost	7728	95.97	741683	
Exterior Walls	7728	22.67	175157	
Exterior Walls	7728	22.67	175157	
Exterior Walls	7728	22.67	175157	
Exterior Walls	7728	22.67	175157	
Heating & Cooling	7728	17.17	132693	
Heating & Cooling	7728	17.17	132693	
Heating & Cooling	7728	17.17	132693	
Heating & Cooling	7728	17.17	132693	
Sprinklers	7728	3.91	30217	
Sprinklers	7728	3.91	30217	
Sprinklers	7728	3.91	30217	
Sprinklers	7728	3.91	30217	
Basic Structure Cost	7728	139.72	1079750	
Basic Structure Cost	7728	139.72	1079750	
Basic Structure Cost	7728	139.72	1079750	
Basic Structure Cost	7728	139.72	1079750	
Unfinished Basement	4704	42.96	202084	
Unfinished Basement	4704	42.96	202084	
Unfinished Basement	4704	42.96	202084	
Unfinished Basement	4704	42.96	202084	
Heating & Cooling	4704	10.35	48686	
Heating & Cooling	4704	10.35	48686	
Heating & Cooling	4704	10.35	48686	
Heating & Cooling	4704	10.35	48686	
Sprinklers	4704	3.47	16323	
Sprinklers	4704	3.47	16323	
Sprinklers	4704	3.47	16323	
Sprinklers	4704	3.47	16323	
Building Cost New	7728	174.28	1346843	
Building Cost New	7728	174.28	1346843	
Building Cost New	7728	174.28	1346843	
Building Cost New	7728	174.28	1346843	
Physical	0	0.00	154893	11.50
Physical	0	0.00	154893	11.50
Physical	0	0.00	154893	11.50
Physical	0	0.00	154893	11.50
Functional	0	0.00	134685	10.00
Functional	0	0.00	134685	10.00
Functional	0	0.00	134685	10.00
Functional	0	0.00	134685	10.00
Depreciated Cost	7728	136.81	1057265	
Depreciated Cost	7728	136.81	1057265	
Depreciated Cost	7728	136.81	1057265	
Depreciated Cost	7728	136.81	1057265	
Rounded Total	0	0.00	1057270	
Rounded Total	0	0.00	1057270	
Rounded Total	0	0.00	1057270	
Rounded Total	0	0.00	1057270	
WDDK-RW	280	9.79	2740	
WDDK-RW	280	9.79	2740	
WDDK-RW	280	9.79	2740	
WDDK-RW	280	9.79	2740	
OMP-R	162	19.75	3200	
OMP-R	162	19.75	3200	
OMP-R	162	19.75	3200	
OMP-R	162	19.75	3200	
OMP-R	60	23.17	1390	
OMP-R	60	23.17	1390	
OMP-R	60	23.17	1390	
OMP-R	60	23.17	1390	
OMP-R	60	23.17	1390	
Total Exterior Features Value				7330
Total Exterior Features Value				7330
Total Exterior Features Value				7330
Total Exterior Features Value				7330
Neigh 6 F Depreciated Ext Features				6490
Neigh 6 F Depreciated Ext Features				6490
Neigh 6 F Depreciated Ext Features				6490

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Year Grade	Eff Year	Const Year	Cond	Base Rate	Feat-ures	Adj Rate	Depreciated Cost
		C	GENOFF	0.00		VGd	1920	1920	GD	0.00	N	0.00	1057265
													1057265
													1057265
													1057265
													1057270
													1057270
													1057270
													1057270

Data Collector/Date Appraiser/Date

Neighborhood

Neigh 6 F

7330
7330
7330
7330

6490
6490
6490

Staff Updates for September 23, 2021 meeting:

1. Masks are required to enter any city building (City Hall, Alumni Hall, Aud, etc.)
2. VCRD (Vermont Council on Rural Development) Step 2 is happening on September 29 at the Auditorium. This is an opportunity to participate in reviewing the action items, discuss what's most important, and vote on community priorities. Flyer is attached. Note – it is a hybrid meeting.
3. Turning Point Center of Central Vermont's application to purchase and improve the property at 18 S. Main Street was supported and approved by the City Council on Tuesday, September 14th.
4. The City Permit Administrator has recently taken another job within the City. Heather will be the city payroll clerk, therefore, I will be working with HR to start the hiring process to replace her. Until then, I will process permits one day a week and assist the public via phone, email and walk-in.
5. There are no DRB applications for the month of October.
6. The Ward 2 seat remains open on the DRB at this time: former member Pete Fournier has expressed interest in wanting to get back onto the DRB. He resides in Ward 1, therefore I will be asking 2 of the 3 at-large members who are in Ward II to see if they are willing to switch their status so that Mr. Fournier could take an at-large position.
7. Reminder that the Commission's Housing Whitepaper authored by Amanda Gustin is on the City Council agenda for Sept. 28th.
8. I and several staff members have been meeting with Fecteau Development to begin the work of planning for their existing subdivision off of Prospect Street. It consists of 34 acres, and has an existing, approved subdivision in place.

All In For Barre

Step 2: Voting priorities for action



<https://bit.ly/ForBarre>

Help shape
the future of Barre!!

This session will build on ideas, challenges, and opportunities presented by residents at the August forums. Come to:

- ✓ Review Action Items
- ✓ Discuss What's Most Important
- ✓ VOTE Community Priorities

For more info and the link to join the meeting: bit.ly/ForBarre

September
29

6:30-9 pm

Join in person at the
Barre Auditorium

(16 Auditorium Hill)

-or- online via Zoom

VCRD is partnering with CVTV to make this a **truly hybrid** community meeting event where **virtual and in-person participants can engage together** in discussion and voting.

 Reasonable accommodations available by request. Contact 802-223-6091 or nick@vtrural.org by September 22nd.

Everyone is welcome. Make sure your voice is heard!

Masks will be required for all in-person participants.

The All In For Barre Community Visit process is produced by the Vermont Council on Rural Development (VCRD). The Community Visit program is a way for towns to engage residents, set common goals and directions in a neutral and facilitated structure, and access resources that will help them take action on those goals. VCRD is a non-profit organization supporting the locally-defined progress of Vermont's rural communities. Learn more at vtrural.org/programs/Community-Visits or contact Nick at 802-223-6091 or nick@vtrural.org.



Vermont Council on Rural Development

This is an Equal Opportunity Program. Discrimination is prohibited by Federal Law.