

City of Barre, Vermont
Office of Planning, Permitting & Assessing
Services
6 N. Main Street, Suite 7
Barre, VT 05641
(802) 476-0245 ~ www.barrecity.org

BARRE CITY DEVELOPMENT REVIEW BOARD AGENDA
Regular Hearing held on Thursday, August 3, 2023 ~ 7:00 P.M.
City Hall Council Chambers

Hybrid Meeting (In-person and Virtual)

<https://us06web.zoom.us/j/84972830621?pwd=dzZCSnRZY3g4L1ZjOUVLYWsyUwQT09>

Meeting ID: 849 7283 0621 ~ Passcode: 445631

Dial by your location: +1 929 205 6099 US (New York; long distance, charges may apply)

1. Call to Order 7:00 pm
2. Welcome New Member
3. Adjustments to the Agenda
4. Visitors and Communications
5. Old Business
 - Consideration of Minutes from July 20, 2023 Hearing
 - Consideration of Decision from July 20, 2023 Hearing
6. New Business

240 N Main LLC, 240 North Main Street. Seeks design review approval for façade, conditional use for distinctive sign and variance on principle entrance; Design Review Overlay District, Industrial Zoning District.

6. Deliberative Session
7. Other Business
8. Roundtable – as needed
9. Executive Session – as needed
10. Adjourn

Participation Note: Under Chapter 117 Title 24 of the Vermont State Statutes, *participation in these proceedings is a prerequisite to the right to make any subsequent appeal.* You will lose the right to appeal the final decision unless you participate in the process by offering, through oral or written testimony, evidence or a statement of concern related to the application being reviewed. Oral testimony must be given at the public hearing. Written testimony must be submitted prior to the close of the public hearing.

Development Review Board hearings are open to the public.
For questions about accessibility or to request accommodation, please call (802) 476-0245.

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE REGULAR HEARING
THURSDAY, July 20, 2023
DRAFT**

A special meeting of the Barre City Development Review Board held in person and video conference. Linda Shambo asked for Vice Chair Jeffery Tuper-Giles to lead the hearing. Hearing was called to order by Vice Chair Jeffrey Tuper-Giles (Ward I) at 7:00 pm. In attendance, participating on video or in person, were Board Members Ward I member; Jeffery Tuper –Giles & Linda Shambo, Ward II member; Sarah Helman & David Hough (7:04pm), Ward III member; Katrina Pelkey; and At-Large member; 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, Michael Hellein

Vice Chair Jeffrey Tuper-Giles welcomed our returning members and announced our new member for Ward 3: Colin Doolittle

2. Adjustments to Agenda: None

3. Visitors and Communications: None

4. Old Business:

Consideration of June 1, 2023 Minutes:

- Motion to approve the minutes by Sarah Helman and seconded by Jessica Egerton, **motion carried unanimously.**

Consideration of June 1, 2023 Decision:

- Motion to approve the decision on 224 North Main Street and 83 Summer Street made by Sarah Helman and seconded by Katrina Pelkey, **motion carried unanimously.**

5. New Business:

The Vice Chair informed the applicant 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. David Frothingham representing the applicant & property owner chose to proceed with current members and all 3 present (David Frothingham –Engineer, Greg Lord –EF Wall Contractor & Mark Gherardi Applicant & Property Owner) were sworn in for testimony.

Buttura & Sons, Inc., 109 Boynton Street. Seeks major site plan approval for a 5,000 sf addition to an existing warehouse building and the relocation of an existing gravel drive; Industrial Zoning District.

- David Frothingham shared the proposed site plan with the Board, which each member had in the packets.
- Mr. Forthingham shared that the addition will be used for storage and does not require any additional employees or sewer demands.
- Mr. Forthingham shared that Stormwater Standards were part of the plans with a dry swell, sand and underdrain.

To be approved at the 08/03/2023 Hearing

- Mr. Frothingham shared that the building will be constructed with steel frame and concrete to match the existing building.

Vice Chair Tuper-Giles asked if there were any questions from the board members. Members had no questions except Katrina Pelkey who asked the thickness of the concrete. Mr. Frothingham informed the board it will be about 6 feet.

Vice Chair Tuper-Giles informed the attendees that the Board will go into deliberative session after the hearing and will make a decision. They can call the Permit Administrator, Michelle La Barge-Burke or Planning Director, Janet Shatney in the morning for the decision and they will receive a letter within the week.

6. **Deliberative Session:** Motion by Katrina Pelkey to go into deliberative session and invite Michelle La Barge-Burke & Janet Shatney into the session. Seconded by Sarah Helman at 7:10 pm, to enter Board Deliberative Session, **motion carried.**

Motion by Sarah Helman and seconded by Katrina Pelkey to leave Deliberative Session at 7:12 pm, **motion carried.**

109 Boynton Street: Motion by Chair Linda Shambo to approve site plan for 109 Boynton Street as presented and the Zoning Administrator is allowed to approve any immaterial and non-substantial changes to the site plan without coming back to the DRB. Seconded by Sarah Helman, motion carried unanimously 6-0-0.

7. **Other Business –**

Election of Officers

Janet Shatney noted Colin Doolittle & Michael Hellein are not present. All members present agreed to proceed with election of officers.

Clerk: Sarah Helman nominated Michelle La Barge-Burke, seconded by Jessica Edgerton, **motion passed unanimously.**

Chair: Jeffrey Tuper-Giles nominated Linda Shambo - she accepted, seconded by Katrina Pelkey, **motioned passed unanimously.**

Vice Chair: Linda Shambo nominated Jeffery Tuper Giles- he accepted, seconded by Katrina Pelkey, **motion passed unanimously.**

Potential Vacancy

Janet Shatney spoke to the DRB members about 3 unexcused absences in relation to Peter Fournier. Shatney and Chair Linda Shambo have been unable to reach Peter Fournier recently. Some knowledge was shared from last contact that he is ill and perhaps at the Barre Gardens.

Motion was made by Sarah Helman to have a letter written by the clerk to City Council requesting that Peter Fournier's At Large position should be reappointed, seconded by Chair Linda Shambo. **Motion passed unanimously.**

8. **Roundtable:**

- Edgerton – Commented that there are several organizations present to help with various part of disaster relief.
- Helman- Shared that there are supplies at the Hedding Church and flood buckets
- Tuper-Giles – Shared that there are still services up at the BOR, Free Pool day Saturday with Ben & Jerry's, FEMA etc.
- La Barge-Burke mentioned that there will be a DRB Hearing August 3rd as we have an applicant.

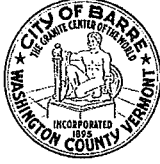
9. **Executive Session:** None

10. **Adjourn:** The meeting adjourned at 7:23 PM on motion from Helman, seconded by Edgerton, **motion carried unanimously.**

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

Respectfully Submitted,

Michelle La Barge-Burke,
Permitting Administrator



City of Barre, Vermont

"Granite Center of the World"

DEVELOPMENT REVIEW BOARD NOTICE OF DECISION FOR 109 BOYNTON STREET

I. STATEMENTS OF FACT

1. The City of Barre Development Review Board held a public hearing on July 20, 2023 to review the site plan for a 5,000 sf addition to an existing warehouse building and the relocation of an existing gravel drive for 109 Boynton Street.
2. The Owner of the subject property is Buttura & Sons Inc., and the applicant Mark Gherardi.
3. The subject property is located at 109 Boynton Street, tax map ID# 0220-0109.0000, SPAN # 036-011-10495 in the Industrial Zoning District.
4. The application consisted of the following:
 - a. Development Application dated June 2, 2023
5. The applicant has requested the following:
 - a. Site Plan Approval.
6. The hearing for the 109 Boynton Project occurred on Thursday, July 20, 2023, and was held both in-person and by electronic meeting software in accordance with Open Meeting Law.
7. The property at 109 Boynton Street is currently a granite plant, in the Industrial Zoning District, on 4.72 acres. The property is bounded by city streets & commercial buildings.
8. As of the date of issuance of these Findings of Fact and Order, the following person(s) participated in the hearing:
 - a. Mark Gherardi, Applicant
 - b. Greg Lord, Contractor
 - c. David Frothingham, Engineer
10. The Board utilized deliberative session and voted on the application. A motion was made to accept as presenting by Linda Shambo with the condition that the Zoning Administrator be allowed to approve any immaterial or non-substantial changes to the site plan without having to come back before the DRB for revision; seconded by Jessica Egerton. Motion passed 6 in favor, 0 opposed, 0 abstained, ***motion carried.***

II. BOARD FINDINGS

The Development Review Board has found that the applicant demonstrated that the request meets the applicable standard specified below:

Section 4305 – Site Plan Review

Figure 4-1 – Development Review Criteria

III. BOARD DECISION

Based upon the aforesaid Statements of Fact and Board Findings, the City of Barre Development Review Board hereby **approves** the Site Plan for 5,000 sf addition to an existing warehouse building and the relocation of the existing gravel drive at 109 Boynton Street as presented with the condition that the Zoning Administrator be allowed to approve any immaterial or non-substantial changes to the site plan without having to come back before the DRB for revision

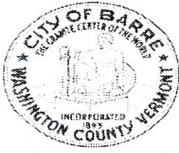
IV. APPEAL RIGHTS

The owner of the project property and interested persons have a right to appeal this decision, within 30 days of the date this decision is issued, to the Vermont Environmental Court, pursuant to 24 V.S.A. §4471 and V.R.E.C.P. in writing to the Vermont Environmental Court, 32 Cherry Street, 2nd Floor, Suite 303, Burlington, VT 05401 and a copy to the City of Barre Development Review Board at 6 N. Main Street, Suite 7, Barre, VT, 05641. The fee is payable to the Vermont Environmental Court. If you fail to appeal this decision within 30 days, you will lose your right to appeal at some future time. You will be bound by the decision, pursuant to 24 V.S.A. §4472(d) (exclusivity or remedy, finality). This also applies to any interested person(s) who may have had a right to appeal.

Dated at City of Barre, Washington County, State of Vermont this 27 day of July, 2023.

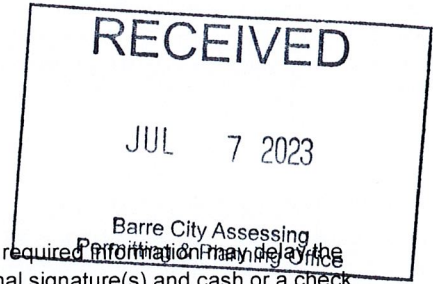


Jeffrey Tuper-Giles, Vice Chair of the Development Review Board, on behalf of the Board



PERMIT APPLICATION FORM COVER SHEET
6 N. Main Street, Suite 7, Barre, VT 05641

Office: (802) 476-0245



Please provide all of the information requested in this application. Failure to provide all the required information may delay the process for obtaining a permit. Submit one copy of the completed application bearing original signature(s) and cash or a check made payable to the City of Barre. Please contact the State of Vermont Permit Specialist at 802-505-5367 for any required state permits.

PHYSICAL LOCATION OF PROJECT (E911 address): 240 N. MAIN ST.

CONTACT INFORMATION (all correspondence will be with the Applicant unless otherwise specified)

APPLICANT W.J. DUPREY INC
MAILING ADDRESS 244 WASHINGTON ST.
Barre VT 05641

PROPERTY OWNER Elizabeth Manriquez
MAILING ADDRESS 115 Orange St
Barre, VT 05641

PREFERRED DAYTIME CONTACT
Phone 802 279-4233
email Wj.duprey@gmail.com

PREFERRED DAYTIME CONTACT
Phone 802 249 5529
email elizabeth@espressoavenue.com

PRESENT USE(S) OF PROPERTY

- Single Family, Single family w/access. Apt, Duplex, Multi-Family, Mixed Use, Vacant Land, Commercial/Industrial Bldg., Institutional, Vacant Bldg., Other

PROPOSED USE(S) OF PROPERTY

- Same as existing, Other

PERMIT(S) BEING APPLIED FOR

- Zoning, Building, Flood Hazard, DRB Decision

DESCRIPTION OF WORK PROPOSED

Seeking for design review approval.
And conditional use for signage,
And variance on principle entrance.

Applicant Received a Building Energy Code Handbook, if applicable for the project:

Date Received: Initials of Applicant:

The undersigned hereby certifies that the information on this application is true and accurate to the best of their belief, consents to its submission, and understands that if the application is approved, any permits issued, and any attached conditions will be binding on the property.

Further, the undersigned authorizes the Permit Administrator and/or the Building Inspector access, at reasonable times, to the property covered by the permit issued under this application, for the purposes of ascertaining compliance with said permit.

Signature of W.J. Duprey
APPLICANT SIGNATURE

7/7/23
DATE

agent for owner on file
PROPERTY OWNER SIGNATURE

DATE

Applications must bear original signatures of the Property Owner of Record, or accompanying Agent for Owner form

All activities approved with a zoning/flood hazard permit from this application must commence within 1 year of issuance, and be completed in 3 years, or the permit will be considered null and void.

All activities approved with a building permit from this application must commence within 1 year of issuance, and be completed in 3 years, or the permit will be considered null and void.

For Office Use Only:

Zoning District: D-1, D-2, Flood Hazard Area, Fees Received: \$
Review by Building Official, Referred to the DRB, Referred to the VTANR for Floodplain Review, Administrative Permit
Zoning Permit: Z, Bldg. Permit: B, Fld Haz Permit: F



City of Barre, Vermont

“Granite Center of the World”

Permitting Office in City Hall ~ 6 N Main Street, Suite 7, Barre, VT 05641

RECEIVED

JUL 7 2023

Barre City Assessing
Permitting & Planning Office

ZONING PERMIT APPLICATION

Check all activities involved in this application:

<input type="checkbox"/>	New Construction	<input type="checkbox"/>	Site Work
<input type="checkbox"/>	All other construction	<input type="checkbox"/>	Pool (if greater than 20' or 5' in depth)
<input type="checkbox"/>	Building Addition	<input type="checkbox"/>	Construction Job Trailer
<input type="checkbox"/>	Accessory Structure, greater than 40 sq. ft.	<input type="checkbox"/>	Permanent Sign
<input type="checkbox"/>	New apartment	<input type="checkbox"/>	Temporary Sign/Banner
<input type="checkbox"/>	Accessory apartment	<input type="checkbox"/>	Sandwich Board Sign
<input type="checkbox"/>	Building Alteration	<input type="checkbox"/>	Home Occupation
<input type="checkbox"/>	Interior Renovation (if change of use of room)	<input type="checkbox"/>	Home Business
<input type="checkbox"/>	Demo in Historic District (needs DRB approval)	<input type="checkbox"/>	Boundary Line Adjustment
<input type="checkbox"/>	Dec – porch – steps – ramp	<input type="checkbox"/>	Subdivision
<input type="checkbox"/>	Handicapped ramp	<input type="checkbox"/>	Parking Lot
<input type="checkbox"/>	Change of Use	<input type="checkbox"/>	Soil / Sand / Gravel Extraction
<input type="checkbox"/>	Fence or Wall	<input checked="" type="checkbox"/>	Dimensional Waiver Request (DRB approval)
<input type="checkbox"/>	Temporary Structure	<input checked="" type="checkbox"/>	Appeal (DRB approval)
<input type="checkbox"/>	Certificate of Compliance	<input type="checkbox"/>	Variance Request (DRB approval)
<input type="checkbox"/>	Temporary Certificate of Compliance	<input type="checkbox"/>	Other: _____

ESTIMATED COST OF PROJECT: \$ _____

ZONING APPLICATION FEES (check all that apply)¹:

<input type="checkbox"/>	\$20	Residential 1-4 Units (\$1 - \$5,000)	<input type="checkbox"/>	\$40	Site Work
<input type="checkbox"/>	\$40	Residential 1-4 Units (\$5,001 - \$10,000)	<input type="checkbox"/>	\$40	Signs
<input type="checkbox"/>	\$75	Residential 1-4 Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$40	Sandwich Board Sign
<input type="checkbox"/>	\$100	Residential 1-4 Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$30	Temporary Sign/Banner
<input type="checkbox"/>	\$150	Residential 1-4 Units (\$150,000 +)	<input type="checkbox"/>	\$40	Change of Use
<input type="checkbox"/>	\$50	Comm., Indus., Mixed Use, Res 5+ Units (\$1 - \$10,000)	<input type="checkbox"/>	\$40	Home Occupation
<input type="checkbox"/>	\$100	Comm., Indus., Mixed Use, Res 5+ Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$20	Subdivision Sketch Plan Approval
<input type="checkbox"/>	\$200	Comm., Indus., Mixed Use, Res 5+ Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$50	Subdivision Final Plat Approval
<input type="checkbox"/>	\$300	Comm., Indus., Mixed Use, Res 5+ Units (\$150,001 - \$350,000)	<input type="checkbox"/>	\$40	Boundary Line Adjustment
<input type="checkbox"/>	\$400	Comm., Indus., Mixed Use, Res 5+ Units (\$350,000 +)	<input type="checkbox"/>	\$40	Fences / Walls
<input checked="" type="checkbox"/>	\$175	Development Review Board Fee	<input type="checkbox"/>	\$30	Certificate of Compliance
<input type="checkbox"/>	\$20	Temporary Structure	<input type="checkbox"/>	\$15	Temporary Cert of Compliance (+\$10/mo up to an additional 12 mo.)

¹ If more than one category applies, the higher fee is required of all checked.

ZONING PERMIT FEE TOTAL:
 Subtotal application fee from above: \$ 175.00 + ~~\$15~~ recording fee = \$ 175.00

This is an application for a local permit only. Other Permits may be NECESSARY. Please contact the Vermont Dept. of Public Safety at (802) 479-4434 for permitting requirements.

W.J. Duprey Inc.
William J. Duprey
284 Washington St
Barre, VT 05641
802-279-4233

1487
58-7268/2116

July 7 20 23


Pay to the
Order of

City of Barre

\$ 175.00

One Hundred Seventy five and 00/100

Dollars

 Security features
are included.
Details on back.

Northfield Savings Bank

PO Box 347
Northfield, VT 05663
www.nfsbvt.com

For 240 W. MAIN ST. DRB

WJ Duprey

⑆ 211672683⑆ 6030174681⑆ 1487

1095-0240-0000

240 NO MAIN LLC

N MAIN ST 0240

Printed 07/28/2023 Card No. 1

356

ADMINISTRATIVE INFORMATION

PARCEL NUMBER
1095-0240-0000
Parent Parcel Number

Property Address
N MAIN ST 0240

Neighborhood
21 Central Business

Property Class
356 Restaurants/Bars

TAXING DISTRICT INFORMATION
Jurisdiction 011

Area 036
District TIF

OWNERSHIP

240 NO MAIN LLC
115 ORANGE ST
BARRE, VT 05641
FORMER DINER-0.05AC
MAP X-13
TEMP EASEMENT TO CITY 1/29/10 Vol 257 pg 482

TRANSFER OF OWNERSHIP

Date	Owner
12/16/2022	MANRIQUEZ ELIZABETH Bk/Pg: 415, 261-262
05/02/2022	240 NO MAIN LLC Bk/Pg: 404, 59-60
08/13/2018	COLETTI JAMES E Bk/Pg: 338, 225
10/04/2012	NICHOLSON HOLDINGS LLC Bk/Pg: 272, 114
04/03/2012	GYPSCART REAL ESTATE LLC Bk/Pg: 269, 75

COMMERCIAL

VALUATION RECORD

Reason for Change	2002	2006	2006	2009	2013 Changes	2019
VALUATION	16170	16940	16940	29270	29270	29300
2006 Market	57500	101680	101680	108140	116450	0
	73670	118620	118620	137410	145720	29300

LAND DATA AND CALCULATIONS

Public Utilities: Water, Sewer, Electric	Street or Road: Paved, Sidewalk	Zoning: HC-1 Zoning District Flood Zone - Zone X (not in)	Legal Acres: 0.0500	Rating Soil ID -or- Actual	Measured Acreage -or- Effective	Table Effective Depth	Prod. Factor -or- Depth Factor	Square Feet	Base Rate	Adjusted Rate	Extended Value	Influence Factor	Value		
			1 Primary Commercial	G	2200.00	7.70	7.70	16940	1	20%	3	20%	7	20%	29270

G: GENERAL NOTES
2006 REAPPRAISAL
REMODELING & RENOVATIONS TO MAIN BUILDING COMPLETE
4/2014 TEMP SIGNAGE ADDED COMPLETE NCV
4/1/2018 APPRAISAL REVIEWED & REVISED FOR FIRE DAMAGE 3/18/18
2019 FIRE ?? REVISED FOR DESTRUCTION BLDG VALUE 0 LAND ONLY

Supplemental Cards
TRUE TAX VALUE
29270

Supplemental Cards
TOTAL LAND VALUE

PHYSICAL CHARACTERISTICS

ROOFING
Built-up

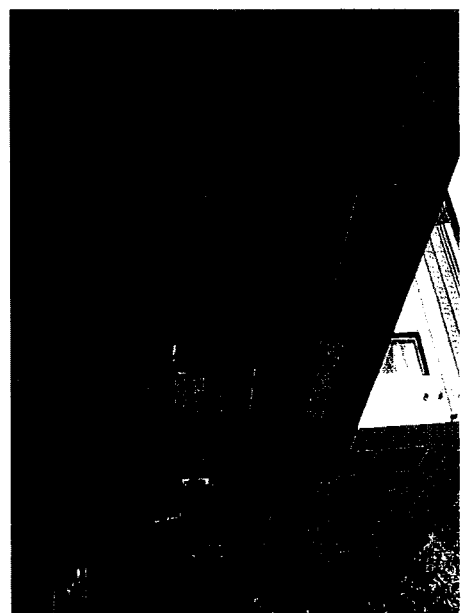
WALLS
Frame Yes B 1 2 U
Brick Yes 1 2 U
Metal
Guard

FRAMING
Wd Jst B 1 2 U
K Conc 0 1568 0 0
392 0 0 0

HEATING AND AIR CONDITIONING
Heat B 1 2 U
0 1056 0 0

PLUMBING Residential Commercial
TF # TF
Full Baths 2 4
Half Baths 2 4
Extra Fixtures 0 8
TOTAL 8 8

IMPROVEMENT DATA



1095-0240-0000 Property Class: 356
N MAIN ST 0240

SPECIAL FEATURES

Description Value

C RESTURNT 0.00 Avg 1930 1975 GD 0.00 N 0.00 1568 0 0 0 0 100 116450

SUMMARY OF IMPROVEMENTS

ID Use Stry Const Year Eff Base Feat- Adj Size or Computed Phys Obsol Market % Value
Type Grade Const Year Cond Rate ures Rate Area Value Depr Depr Adj Comp

(LCM: 95.00)

Data Collector/Date 01/01/1900 Appraiser/Date 01/01/1900 Neighborhood Neigh 21 AV Supplemental Cards TOTAL IMPROVEMENT VALUE 116450



240 North Main

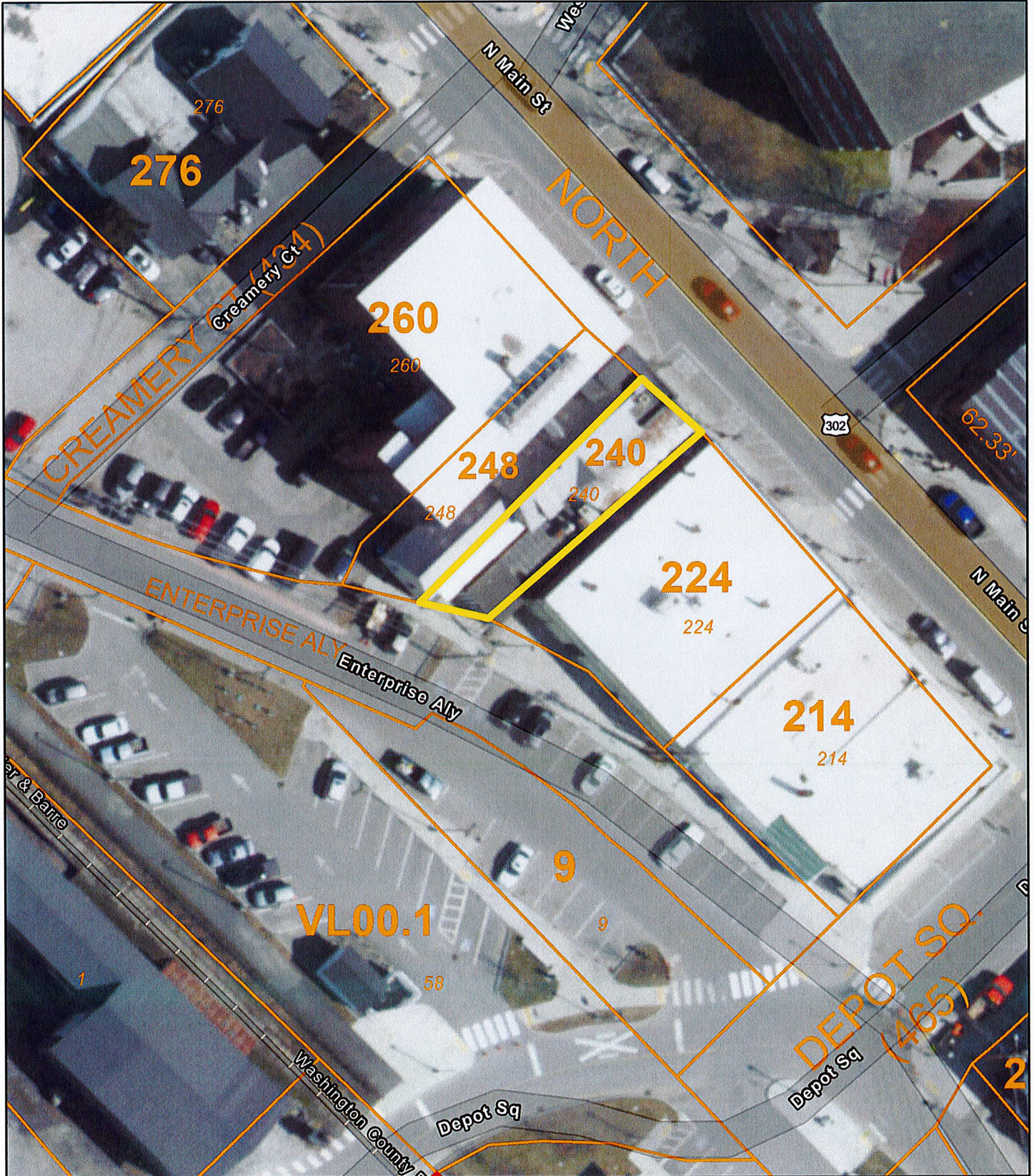
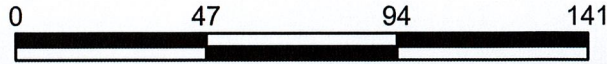
City of Barre, VT

1 inch = 47 Feet



www.cai-tech.com

July 28, 2023



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.

REGARDING 240 MAIN ST AND 248 MAINT ST (SAME OWNER)
PLEASE REVIEW FOR THE FOLLOWING CHANGES:

1. FRONT FACADE 240 MAIN W/ (VARIANCE ON 2201.E.4C)
 2. FRONT FACADE - INTERIOR SIGNAGE
 3. CORRUGATED SIDING ON ALLEY FACES OF 240 MAIN
 4. REAR FACADE OF 240 MAIN AND UPPER SECTION OF 248 MAIN
1. FRONT FACADE TO BE PARTIALLY RHEINZINK HORIZONTAL PANEL (PRE PATINA BLUE / GRAY) AND PARTIALLY PERFORATED METAL PANEL. (SEE PROPOSED RENDERING)
- FRONT DOOR IS IN ORIGINAL POSITION WHICH IS FLUSH WITH BACK SIDE OF EXISTING FACADE. BECAUSE THE BUILDING IS 18" HIGHER THAN SIDEWALK OUR NEW ADA COMPLIANT RAMP BRINGS PEOPLE 30' INTO THE PRIMARY RETAIL SPACE. RECESSING OUR DOOR INTO THE SPACE WOULD FURTHER EXAGGERATE THIS PROBLEM. WE WOULD LIKE A VARIANCE ON 2201.E.4C
- FACADE WILL BE LIT WITH EXTERIOR LED STRIP TO ALLOW WAY FINDING TO FRONT DOOR. LED WILL BE ON A DIMMER TO FACILITATE LUMEN OUTPUT COMPLIANCE. (SEE RENDERING)
- FRONT FACADE WILL SHOW THE BARREL SHAPE OF THE EXISTING ROOF (SEE RENDERING)

2. 3: BEHIND FRONT FACADE WINDOW WILL BE A NEON SIGN CUSTOM MADE TO THE PROPORTIONS OF THE WINDOW. THE SIGN WILL BE MADE TO CONFORM WITH 3107.3G 3A-1. SIGN WILL BE TURNED OFF WHEN BUSINESS IS CLOSED. (SEE RENDERING / PLAN)

3. THE EXTERIOR SIDES OF 240 MAIN ARE ONLY VISIBLE FROM A 2' WIDE ALLEY. THE BUILDING WAS WATER DAMAGED FROM EXISTING SIDING AND WE PROPOSE BLACK CORRUGATED SIDING ON THESE FACES. THE REAR FACADE AND SIDES 15' TOWARDS ALLEY ARE PAINTED CONCRETE AND WILL REMAIN. NEW CORRUGATED SIDING STARTS WHERE NOT VISIBLE TO PASSERSBY.

4. REAR FACADE OF 240 MAIN TO BE RE PAINTED AND A SIGN ADDED. A FENCE / SEMI TRANSPARENT PANEL WILL BE ADDED TO KEEP PEOPLE FROM ACCESSING THE ALLEY ON EITHER SIDE OF 240 MAIN. (SEE RENDERING).
UPPER SECTIONS OF 248 MAIN WILL BE RESIDED WITH BLACK CORRUGATED PANEL AS SHOWN (SEE RENDERING).

CONTACTS:

OWNER: ELIZABETH MANRIQUEZ 802 249 5529
BUILDER: BILL DUPREY 802 279 4233
DESIGN: DAVID BURKE 802 272 7632

248 MAIN
240 MAIN



B

David Urban Burke
davidburke@gmail.com
802 272 7632

DAMES

240 Main st
Barre, VT 05641

240 MAIN AS-IS

VERSION 1.1

CO1



RHEINZINK PANEL

LED STRIP LIGHT
UNDER OVER HANG
OF RHEINZINK PANEL

PERFORATED PANEL
(SET BACK ~6" FROM
RHEINZINK PANEL)

NEW BLACK PAINT
(248 MAIN)

EXPOSE SHAPE
OF BARREL ROOF
FRAMING

RHEINZINK PANEL
RETURNS BACK TO
MEET 248 MAIN

NEON LOGO SIGN
(SEMI-TRANSPARENT
CONCRETE BLOCKS
BEHIND - TO COMPLY
W/ STATE REGULATIONS
ON VISIBILITY TO
INTERIOR PROGRAM)

B

David Urban Burke
davidburke@gmail.com
802 272 7632

DAMES

240 Main St
Barre, VT 05641

240 / 248 MAIN PROPOSED - FRONT

VERSION 1.1

CO2

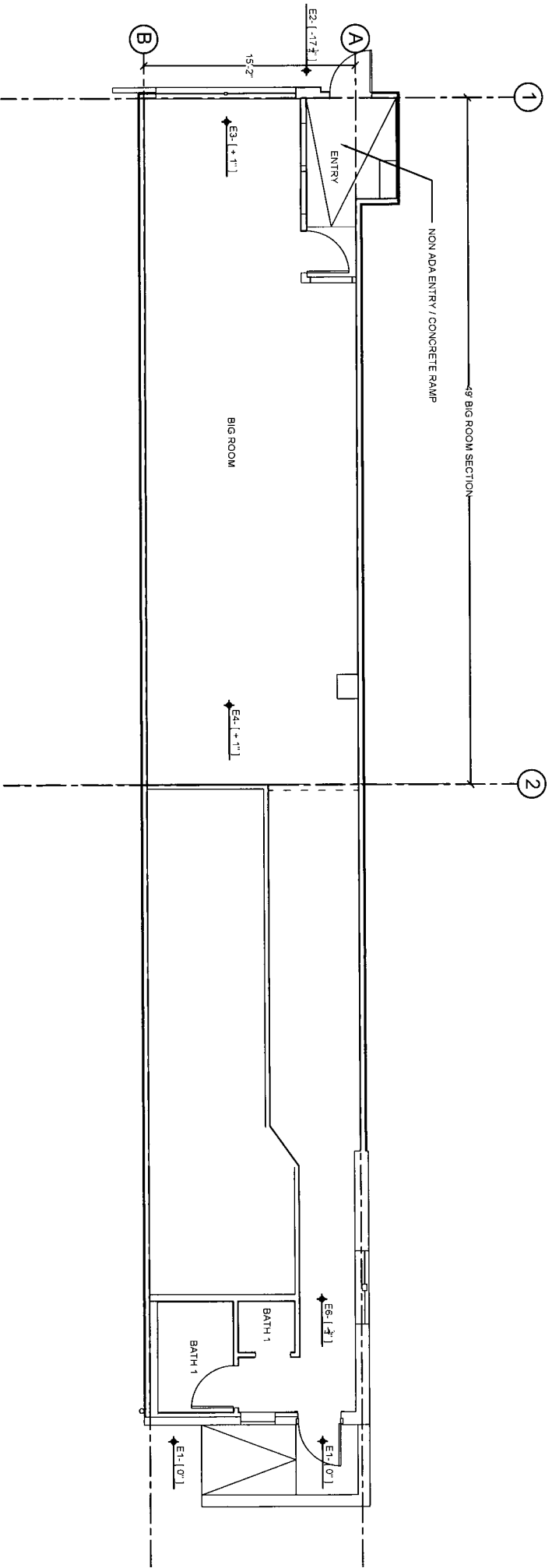
248 MAIN UPPER STORIES
NEW CORRUGATED
METAL SIDING (BLACK)

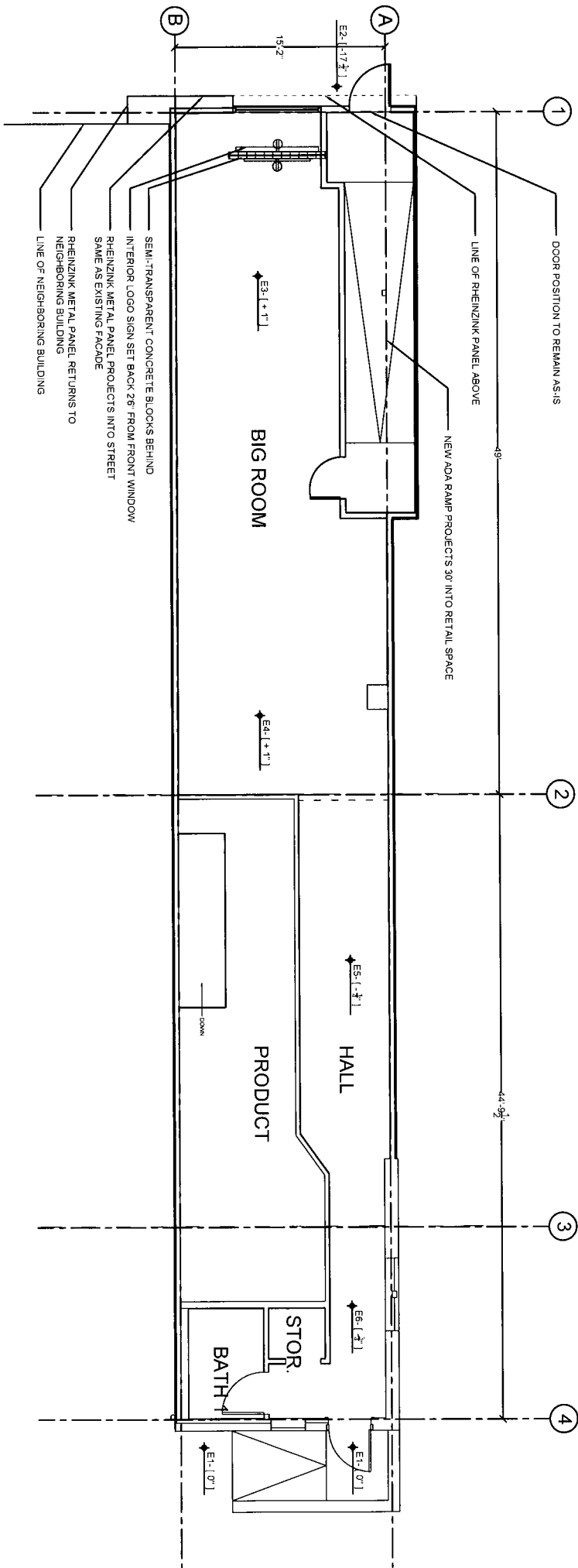
NEW SIGN "dames"
WHITE LETTERS DIRECT
TO BUILDING WALL
(MAX 2" PROJECTION)



NEW ALLEY FENCE
(PERFORATED PANEL)

RE-PAINT EXISTING
PAINTED CONCRETE





B

David Urban Burke
 davidburke@gmail.com
 802 272 7632

DAMES

240 Main st
 Barre, VT 05641

FLOOR PLAN - PROPOSED

VERSION 1.1

A1.2

NORTH MAIN ST

