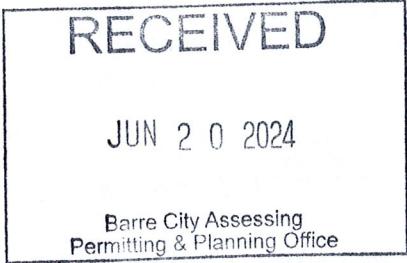




City of Barre, Vermont
"Granite Center of the World"



COVER SHEET

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.

20 Burnham St
224 N Main

PHYSICAL LOCATION OF PROJECT (911 address):

APPLICANT: Capital Carry Company, PO Box 767, 32 Burnham St, Barre, VT, 802-476-6689 x 226, JThibeault@CAPITALCARRY.COM
PROPERTY OWNER: SAME

Mail all permit Materials to: APPLICANT or OWNER (circle one)

PRESENT USE(S) OF PROPERTY: Comm/Mixed Use, National Register of Historic Building

PERMIT(S) BEING APPLIED FOR UNDER THIS PROJECT: DRB Decision

PROPOSED USE(S) OF PROPERTY: Demolition/Removal

PROJECT DESCRIPTION: Remove All Structures AND Foundations on 20 Burnham St AREA will be parking lot. Existing building is beyond repair from previous neglect. The flood made situation worse. No real Maintenance or improvements to building in 40+ years, Also old fire Damage

For Office Use Only: Zone Dist: IN, DRO? Y N, HRO? Y N, Flood Area Zone: FHA, Fees Rec'd: \$ 175.00, Code Enforcement Review, Administrative Permit, Referred to the VTANR for Floodplain Review, Referred to the DRB, B: TBD, Z: 24-000052, F: , E:

**SITE PLAN**

Is a site plan attached showing existing and proposed conditions?  Y  N

The minimum requirements for a site plan are property lines, streets, existing and proposed structures, setbacks from property lines of proposed structures, scale, north arrow.

Does your project involve new construction, addition, alteration, renovation or repair to a structure?  Y  N

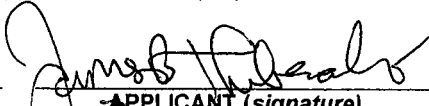
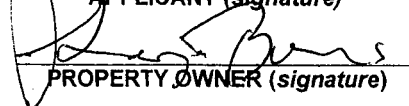
If yes, you may have to record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Building Certificate of Occupancy. Please contact Energy Code Assistance Center at (855) 887-0673 or on line at: <https://publicservice.vermont.gov/efficiency>.

**DISCLAIMER AND SIGNATURE**

The undersigned hereby requests a permit for land development as described in the Project Description and certifies that the information presented is true and accurate to the best of my knowledge, and understands that if the application is approved, any permits issued, and any attached conditions will be binding on the property.

I understand that permits run with the land, and that the compliance is ultimately the property owner's responsibility. I understand that if more information becomes available to staff, additional review and fees may be required. I also understand that this permit, if issued, will be deemed null and void in the event any material information upon which it is based is found to be incorrect or misrepresented.

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.

<u>JAMES B Thibeault</u> APPLICANT (print)	<u></u> -APPLICANT (signature)	<u>6/19/24</u> DATE
<u>George Burns</u> PROPERTY OWNER (if different than Applicant-print)	<u></u> PROPERTY OWNER (signature)	<u>6/19/24</u> DATE

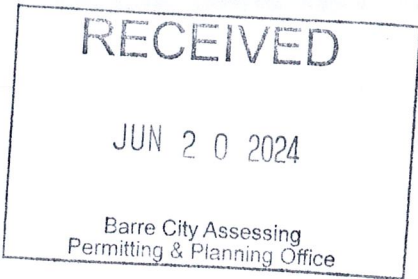
This cover sheet is for a local City of Barre, VT permits only. Your project may also require State permits. You retain the obligation to identify, apply for, and obtain relevant State permits. For potential Dept. of Environmental Conservation permits, you are advised to visit the Permit Navigator Portal at <https://dec.vermont.gov/permitnavigator>; You are also advised that State construction permits may be needed, and to check with the Department of Public Safety, at (802) 479-4434 to determine what permits, if any must be obtained by that Agency; <https://firesafety.vermont.gov/buildingcode/permits>.





# City of Barre, Vermont

"Granite Center of the World"



## ZONING PERMIT APPLICATION

Check all activities involved in this application:

<input type="checkbox"/>	New Home or Garage Construction	<input type="checkbox"/>	Site Work
<input type="checkbox"/>	All other construction/addition/alteration	<input type="checkbox"/>	Pool (if greater than 20' wide or 5' in depth)
<input type="checkbox"/>	Accessory Structure, greater than 120 sq. ft.	<input type="checkbox"/>	Construction Job Trailer
<input type="checkbox"/>	Interior Renovation (adding a bedroom)	<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"/>	Deck – porch – steps – ramp – handicapped ramp	<input type="checkbox"/>	Home Occupation/Business
<input type="checkbox"/>	Change of Use	<input type="checkbox"/>	Boundary Line Adjustment/Subdivision
<input checked="" type="checkbox"/>	Demo in Historic District (needs DRB approval)	<input type="checkbox"/>	Parking Lot
<input type="checkbox"/>	Fence or Wall	<input type="checkbox"/>	Soil / Sand / Gravel Extraction
<input type="checkbox"/>	Temporary Structure	<input type="checkbox"/>	Dimensional Waiver/Appeal/Variance Request (DRB approval)
<input type="checkbox"/>	Temporary Certificate of Compliance	<input type="checkbox"/>	Certificate of Compliance
<input type="checkbox"/>	Other: _____		

ESTIMATED COST OF PROJECT: \$ 150,000

**Fee for starting work without a permit is \$150**  
*If work has begun prior to applying for and receiving a permit(s), you are in violation of City Ordinance and are required to pay \$150 after-the-fact fee in addition to the subtotal fee calculated at bottom.*

### ZONING APPLICATION FEES (check all that apply)<sup>1</sup>:

#### Cost of Residential Development:

<input type="checkbox"/>	\$20	Residential 1-4 Units (\$1 - \$5,000)
<input type="checkbox"/>	\$40	Residential 1-4 Units (\$5,001 - \$10,000)
<input type="checkbox"/>	\$75	Residential 1-4 Units (\$10,001 - \$25,000)
<input type="checkbox"/>	\$100	Residential 1-4 Units (\$25,001 - \$150,000)
<input type="checkbox"/>	\$150	Residential 1-4 Units (\$150,000 +)

#### Cost of Commercial Development:

<input type="checkbox"/>	\$50	Comm., Indus., Mixed Use, Res 5+ Units (\$1 - \$10,000)
<input type="checkbox"/>	\$100	Comm., Indus., Mixed Use, Res 5+ Units (\$10,001 - \$25,000)
<input type="checkbox"/>	\$200	Comm., Indus., Mixed Use, Res 5+ Units (\$25,001 - \$150,000)
<input type="checkbox"/>	\$300	Comm., Indus., Mixed Use, Res 5+ Units (\$150,001 - \$350,000)
<input type="checkbox"/>	\$400	Comm., Indus., Mixed Use, Res 5+ Units (\$350,000 +)

### Specific Usage Costs (check in addition to above if they apply):

<input type="checkbox"/>	\$40	Site Work	<input type="checkbox"/>	\$50	Subdivision Final Plat Approval
<input type="checkbox"/>	\$40	Permanent Signs	<input type="checkbox"/>	\$40	Boundary Line Adjustment
<input type="checkbox"/>	\$40	Sandwich Board Sign	<input type="checkbox"/>	\$40	Fences / Walls
<input type="checkbox"/>	\$30	Temporary Sign/Banner	<input type="checkbox"/>	\$30	Certificate of Compliance (project specific)
<input type="checkbox"/>	\$40	Change of Use	<input type="checkbox"/>	\$15	Temporary Certificate of Compliance (project specific; +\$10/mo up to an additional 12 mo.)
<input type="checkbox"/>	\$40	Home Occupation/Home Business	<input checked="" type="checkbox"/>	\$20	Temporary Structure
<input type="checkbox"/>	\$20	Subdivision Sketch Plan Approval	<input checked="" type="checkbox"/>	\$175	Development Review Board Fee

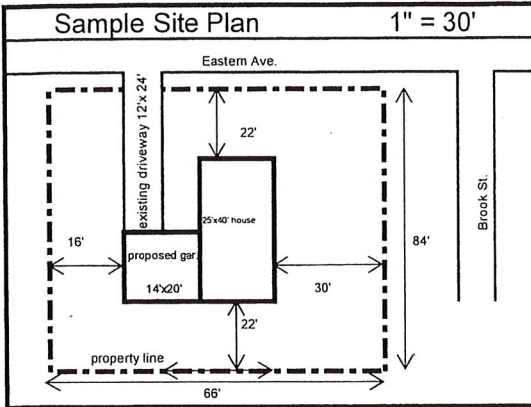
<sup>1</sup> If more than one category applies, the higher fee is required of all checked.

### FEE SUMMARY:

Subtotal of Fees from above:	175.00
After-the-fact Fee (if applicable, \$150)	
Required Land Record Recording Fee (DRB exempt from this recording fee)	<del>\$15.00*</del>
Zoning Permit Application Fee Total:	175.00

\* Development Review Board Hearing Fee ONLY \$175 (no recording fee required)



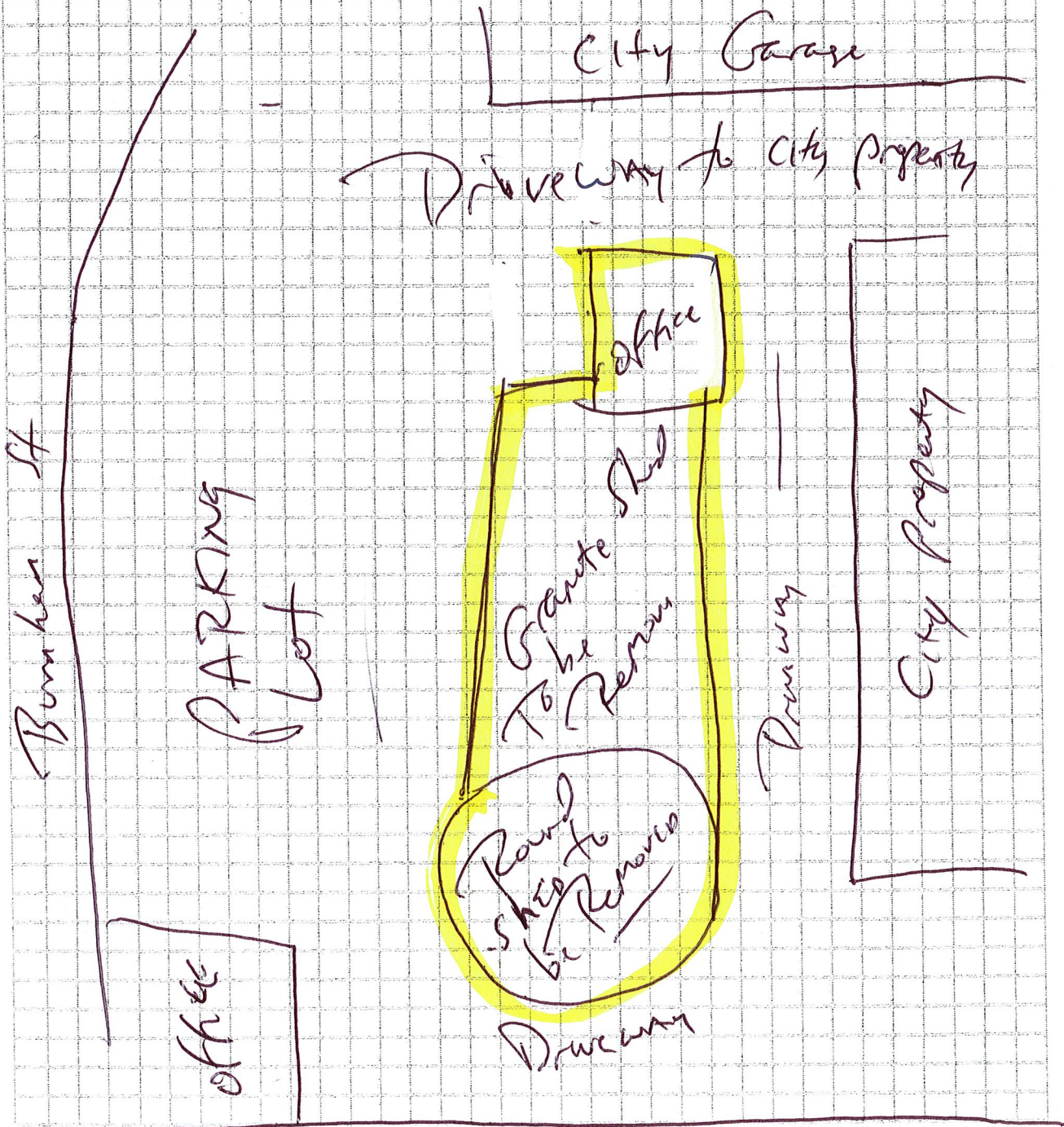


Provide a sketch below for your property and the proposed improvements for the following:

Location of all existing and proposed structures, dimensions, setback distances, etc.

Additional information may be needed, so be as thorough as possible.

Should you need to attach any further drawings or photos, additional sheets shall be no larger than 11x17 in size.



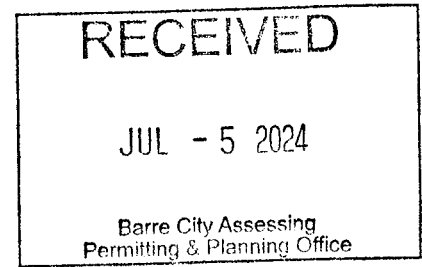
CAPITAL CARRY BUILDING





6/20/2024

In reference to review criteria 4303.D



The items listed 1 through 11 do not apply to this application as we are seeking approval to demolish and remove the existing structure, we are not seeking any additions or improvements to the structure.

This building suffers from decades of neglect and lack of maintenance as well as unrepaired fire damage from a long-ago fire, it is beyond saving. The flood in 2023 only caused more damage, with mud infiltrating the entire building and water several feet deep up the walls.

A handwritten signature in black ink, appearing to read "James B Thibeault". The signature is fluid and cursive, with a large initial "J" and "T".

James B Thibeault  
General Manager  
Capital Candy Co, Inc.

*Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.*

- (4) **Administrative Approval.** When the proposed development does not need a development approval from the Development Review Board, the Zoning Administrator will review and act upon the application in accordance with Subpart 100. The Zoning Administrator may deny or condition approval of an application based on the Design Review Advisory Committee's recommendations. The applicant may appeal those conditions to the Development Review Board as specified in Section 4402.
- (5) **Development Approval.** When the proposed development does require a development approval from the Development Review Board, the recommendations of the Design Review Advisory Committee will be forwarded to the Development Review Board with the application. The Development Review Board may deny or condition approval of an application based on the Design Review Advisory Committee's recommendations.

4303.D **Review Criteria.** Applications will be reviewed based on the following criteria:

- (1) **Historic Preservation.** Applicants must demonstrate that exterior modifications to contributing historic structures within the Historic Structure Overlay district are in conformance with the practices recommended in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.
- (2) **Location.** Applicants must demonstrate that new buildings will be sited and designed to be compatible with the setback of existing buildings from the street, spacing between existing buildings, and alignment of existing buildings in the immediate area.
- (3) **Height.** Applicants must demonstrate that the height of a new or modified building is appropriate in relation to the average height of existing adjacent buildings.
- (4) **Proportion.** Applicants must demonstrate that the width and height of the front elevation of a new or modified building is appropriate in relation to the width and height of the front elevations of existing adjacent buildings; and
- (5) **Fenestration.** Applicants must demonstrate that the fenestration pattern of the front elevation of a new or modified building is appropriate in relation to the fenestration pattern of the front elevation of existing adjacent buildings, and creates a compatible rhythm of alternating solid walls to window/door openings along the street.
- (6) **Roofs.** Applicants must demonstrate that the shape, pitch, and direction of the roof on a new or modified building is appropriate in relation to the design of roofs of existing buildings in the immediate area.
- (7) **Materials and Textures.** Applicants must demonstrate that the proposed exterior



materials and textures on a new or modified building are high quality, durable and appropriate in relation to the materials and textures of existing buildings in the immediate area. Use of Barre granite as an exterior building material is strongly encouraged.

- (8) **Architectural Features.** Applicants must demonstrate that new or modified buildings incorporate architectural features that are raised above the wall plane to create shadow lines such as cornices, entablatures, friezes, pilasters, lintels or moldings and that are compatible with the architectural features of existing buildings in the immediate area.
- (9) **Signs.** Applicants must demonstrate that the type, size, location, design, materials and lighting of new or modified signs conforms to Section 3106 and will be complementary to the building (if building mounted), site (if free-standing) and neighboring properties. 3107?
- (10) **Utility Service.** Applicants must demonstrate that utility lines will be installed underground whenever feasible given site conditions, and that any above ground utilities have been located, designed and screened to minimize their visual impact from the street and neighboring properties.
- (11) **Accessory Structures.** Applicants must demonstrate that the materials, scale, design, and placement of accessory structures on the site is complementary to the principal building and neighboring properties.

**4304 Sign Review**

4304.A **Applicability.** The provisions of this section will apply to any application for a new or modified sign associated with an existing use or with a use not subject to site plan review. All other signs will be reviewed as part of the site plan review for the proposed development (see Section 4305).

4304.B **Review Process.** The Zoning Administrator will act on sign applications as follows:

- (1) The Zoning Administrator must act on a complete sign application within 30 days.
- (2) The Zoning Administrator may approve, deny or refer sign applications to the Development Review Board.
- (3) The Zoning Administrator must refer any application for signs within the Design Review Overlay district to the Design Advisory Committee for design review in accordance with Section 4303 before acting on the application.
- (4) To approve a sign application, the Zoning Administrator must find that the proposed sign conforms to the standards of Section 3106. 3107?
- (5) The Zoning Administrator may approve a sign application with conditions as necessary to ensure compliance with this ordinance.
- (6) The applicant or other interested person may appeal any of the Zoning

Figure 4- 1: Development Review Criteria

CRITERIA	SITE PLAN	CONDITIONAL USE	PUD OR SUBDIVISION
1 The dimensional standards of the proposed development conform to the standards of the applicable district or of <u>Subpart 100</u> if a pre-existing nonconformity.	✓	✓	✓
2 The off-site impacts of the proposed development will not exceed the levels established in <u>Section 3105</u> .	✓	✓	-
3 The proposed development will provide safe and adequate access and circulation that conforms to the standards of <u>Sections 3002 and 3010</u> .	✓	✓	✓
4 The proposed development will provide sufficient parking and loading areas that conform to the standards of <u>Section 3104</u> .	✓	✓	-
5 The proposed development will provide exterior lighting where necessary for public safety and to facilitate nighttime use that conforms to the standards of <u>Section 3102</u> .	✓	✓	✓
6 The proposed development will include landscaping, screening and buffers to add visual appeal and mitigate off-site impacts that conform to the standards of <u>Sections 3020 and 3101</u> .	✓	✓	✓
7 The proposed development will implement appropriate erosion control and stormwater management practices that conform to the standards of <u>Sections 3014 and 3021</u> .	✓	✓	✓
8 Signs for the proposed development will conform to the standards of <u>Section 3106</u> .	✓	✓	✓
9 The proposed development will conform to city (or state, if applicable) specifications for construction of necessary improvements (streets, sidewalks, driveways, utilities, etc.), to city (or state, if applicable) building codes, and to city (or state, if applicable) standards for emergency service access.	✓	✓	✓
10 The demand for water supply, wastewater, educational and municipal services to serve the proposed development will be reasonable and will not create an undue adverse effect upon the capacity existing or planned community facilities.	-	✓	✓
11 The proposed development will be compatible with and will not have undue adverse effects on the character of the neighborhood as defined in <u>Paragraph 5003.C(2)</u> .	-	✓	✓
12 Traffic generated by the proposed development will not exceed the capacity of or create congestion or unsafe conditions on streets, highways and intersections in the vicinity.	-	✓	✓
13 The proposed development will avoid, minimize and/or mitigate (listed in order of preference) undue adverse effects on significant natural resources and environmental quality.	-	✓	✓
14 The proposed development will logically extend existing settlement patterns and create interconnected street networks to the maximum extent feasible given the terrain and other characteristics of the land.	-	-	✓
15 The proposed development will be designed and laid out to make efficient use of land and to minimize the amount of streets and other infrastructure necessary to serve the lots.	-	-	✓
16 Lots within the proposed development will vary in size and frontage, and buildings will vary in design (form, style, color, materials, etc.) and placement, to replicate the settlement patterns of the city's traditional neighborhoods (i.e., not a 'cookie-cutter' subdivision).	-	-	✓





# City of Barre, Vermont

*"Granite Center of the World"*

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

## CONDITIONAL USE REVIEW FORM

Conditional Use Review: The purpose of Conditional Use Review is to ensure that proposed development will not have undue adverse effects on the neighborhood, environment, and public infrastructure, facilities or services.

This form supplements the Zoning Permit Application. Please provide all of the information requested in all applications forms. We urge you to read the Zoning Regulations and familiarize yourself with them. Failure to provide all the necessary information may cause a delay in processing this application. Please use additional paper if necessary.

The proposed use or structure shall conform to the standards and requirements in Article 4306, Conditional Use Review of the Unified Development Ordinance, and meet any other applicable requirements. The proposed use or structure will not adversely affect:

1. Does the dimensional standards of the proposed development conform to the standards of the applicable district or of *Subpart 130 Nonconformities* if a pre-existing nonconformity? Explain:

*We would like to Demolish an Existing Structure,  
We will not be building anything new*

2. Will there be any off-site impacts of the proposed development that will exceed the levels established in *Section 3105 Performance Standards*? (*Purpose, Noise, Glare, Odors, Vibration, Electrical or Radio Interference, Waste and Material Storage, Particulate Matter and Airborne Solids and Flammable, Toxic or Hazardous Substances and Waste.*)

*No - Area will be leveled, covered with gravel*

3. Does the proposed development provide safe and adequate access and circulation that conforms to the standards of *Sections 3002 Access and 3010 Driveways*? Explain:

*yes - will wider parking and Driveways*

4. Will the proposed development provide sufficient parking and loading areas that conform to the standards of *Section 3104 Parking & Loading Areas*? Explain:

Yes - increased parking and open areas

5. Does the proposed development provide exterior lighting where necessary for public safety and to facilitate nighttime use that conforms to the standards of *Section 3102 Lighting*? Explain:

Yes, Street Lights are Existing as well as lighting on existing building

6. Will the proposed development include landscaping, screening, and buffers to add visual appeal and mitigate off-site impacts that conform to the standards of *Sections 3020 Riparian Buffers and 3101 Landscaping*? Please List:

When the building is gone the area will look better / will be easier to maintain than existing structure

7. How will the proposed development implement appropriate erosion control and stormwater management practices that conform to the standards of *Sections 3104 Parking & Loading Areas and 3021 Stormwater Management*?

There are existing storm drains already in place on all sides of the project

8. Signs for the proposed development will conform to the standards of *Section 3106 Screening*. Please give dimensions and placement:

N/A

9. The proposed development will conform to city (or state, if applicable) specifications for construction of necessary improvements (streets, sidewalks, driveways, utilities, etc.), to city (or state, if applicable) building codes, and to city (or state, if applicable) standards for emergency service access. Please provide detail:

Yes



10. How will the demand for water supply, wastewater, educational and municipal services to serve the proposed development be reasonable and not create an undue adverse effect upon the capacity existing or planned community facilities?

N/A

11. How will the proposed development be compatible with and how will it not create undue adverse effects on the character of the neighborhood as defined in Paragraph 5003.C(2) Definitions, Character of the Neighborhood?

The building in question has not been well maintained in decades, has not been used in 5+/- years and was in the 1900s - Making the situation worse

12. Will the traffic generated by the proposed development affect the capacity of or create congestion or unsafe conditions on streets, highways and intersections in the vicinity?

Nothing new

13. How will the proposed development avoid, minimize and/or mitigate (listed in order of preference) undue adverse effects on significant natural resources and environmental quality?

N/A

## 20 Burnham Demolition Questions

Michelle La Barge-Burke <PermitAdmin@barrecity.org>

Thu 6/20/2024 11:07 AM

To: James Thibeault <jthibeault@capitalcandy.com>

James,

I started reviewing your questions you left with again and realized they were the incorrect criteria as we are only doing demolition and not Design Review. I went back and reviewed demolition again and found I failed to give you the additional questions that go with the Conditional Criteria. See below:

**2202.G Demolition.** Demolition of a structure within this overlay district will require approval from the Development Review Board as a conditional use in accordance with the following:

- (1) The applicant must demonstrate that the proposed development meets the conditional use criteria ([see Figure 4-1](#)) and the following:
  - (a) It is not feasible to rehabilitate and/or re-use the structure in order to earn a reasonable economic return from the property;
  - (b) It is not feasible to move the structure to a new location on or off the property;
  - (c) The non-feasibility of rehabilitation, re-use or relocation is not due to his/her failure to perform normal maintenance and repairs as necessary to prevent structural damage and deterioration;
  - (d) The non-feasibility of rehabilitation, re-use or relocation is not due to his/her failure to set reasonable rents or sales price, and/or diligently solicit and retain tenants, as applicable;
  - (e) The demolition is not primarily intended to allow development of additional surface parking; and
  - (f) The demolition is necessary to allow him/her reasonable use of the property or demolition is part of a redevelopment plan that will provide a clear and substantial benefit to the community.

**PLEASE NOTE: I currently have Summer Hours Tuesday - Friday**

Kind Regards,

Michelle La Barge-Burke (she/her)

**Permit Administrator - City of Barre**

6 North Main St., Suite 7

Barre VT 05641

[permitadmin@barrecity.org](mailto:permitadmin@barrecity.org)

Office: (802) 476-0245

[www.barrecity.org](http://www.barrecity.org)

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7/3/24

In reference to 2202.G (Demolition) questions from figure 4-1



- (1) We fully intend and believe our plans meet conditional use criteria.
  - A) It is by no means feasible to rehabilitate or re use this structure for any purpose we would have, it is fair to say the building was sold by its previous owner due to the fact it was in such condition as it was no longer viable as a granite shed.
  - B) We contacted a Building moving company, they determined that the wall and Guard rails on the Prospect Street end of Burnham were too narrow. The Granite Street bridge too narrow and other streets exiting the area are too narrow and the bridge at Bellance Trucking is too low. The building would have to be dismantled if an interested party wanted it. A previous fire made this option impossible.
  - C) This building has not been maintained for decades when it was a granite shed. The structure is also not in the condition it was when built. The main structure has been altered beyond recognition from its original form years ago. The top cupola was burned off in a fire, the windows all removed and covered with siding the back end wall removed to make way for a more modern (at the time) structure and crane. Concrete pillars in the structure as well as water collection pits in the floors also make it difficult for re use.
  - D) N/A
  - E) With the removal of the building we will increase parking however this is not the primary purpose as the building is in very bad shape, cant logically be repaired and is unusable. With the building gone we will certainly have better access to our main facility by widening the road and increasing the corner size to allow better access for tractor trailers which is currently very difficult.
  - F) The demolition of this building will certainly allow us better access to our facility. We have always made decisions to stay in Barre as our previous two additions in 2016 and 2022 have shown. The structure in question could never be put in use for our business, the open space will certainly be useful in increasing efficiency of our property allowing for future growth which has always been a benefit to this community.



- Current - Now ORIGINAL Addition with Burned ceiling.





Additon w/ Fire Damage

























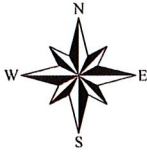
original Round Shed -  
Notice fire Damaged Members on ceiling  
Back Wall Removed





Original Building





# 20 Burham St

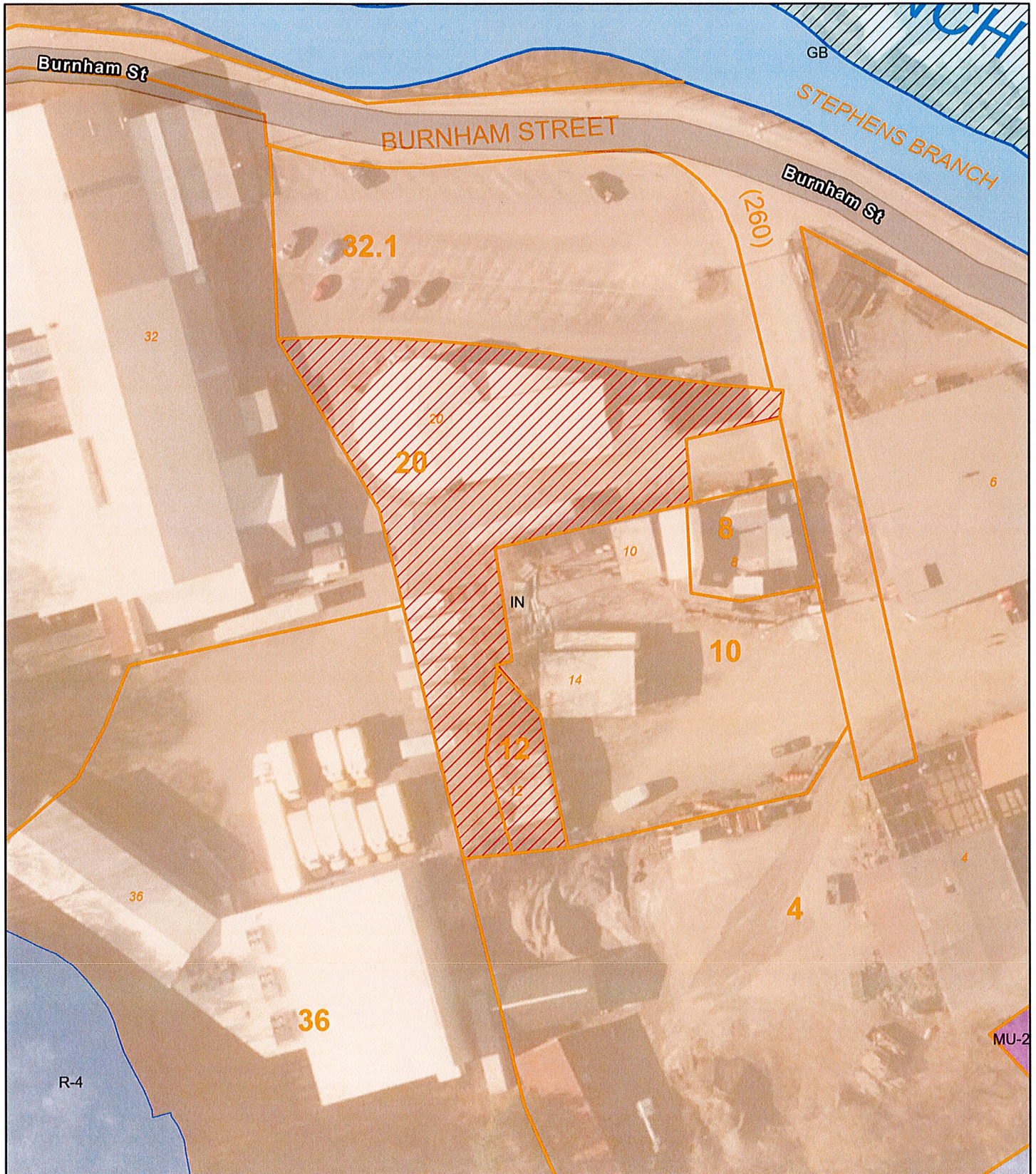
City of Barre, VT

1 inch = 68 Feet



www.cai-tech.com

June 20, 2024



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