

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

**BARRE CITY DEVELOPMENT REVIEW BOARD AGENDA**  
Regular Hearing held on Friday, July 12, 2024 ~ 7:00 P.M.  
City Hall Council Chambers

Hybrid Meeting (In-person and Virtual)

<https://us06web.zoom.us/j/84972830621?pwd=dzZCsnRZY3g4L1ZjOUVLYWsync0UwQT09>

**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. Adjustments to the Agenda
3. Visitors and Communications
4. Old Business
  - Consideration of Minutes from June 6, 2024 Hearing
  - Consideration of Decision from June 6, 2024 Hearing
5. New Business

**Liuba Desautels, 58 Circle Street.** Seeks curb cut variance; R-4 Zoning District

**Emily Medley & Pavel Cherkasov, 821 North Main Street.** Seeks sketch plan approval for a subdivision. UC-1 Zone District.

6. Deliberative Session
7. Roundtable – as needed
8. Executive Session – as needed
9. 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.*

To be approved at the 7/12/2024 Hearing

**DEVELOPMENT REVIEW BOARD  
MINUTES FOR THE REGULAR HEARING  
THURSDAY, June 6, 2024  
DRAFT**

A regular meeting of the Barre City Development Review Board was held in person and video conference. The hearing was called to order by Chair, Linda Shambo (Ward I) at 7:00 pm., noting quorum was met.

**Present:** Ward I members Linda Shambo and Chrysta Murray; Ward II members Vice-Chair Sarah Helman; Ward III members Katrina Pelkey and Colin Doolittle; and At-Large members Kendall Schmidt and Jessica Egerton.

**Absent:** Ward II member; Jayme Bauer At-Large Member; At-large Vacant Seat

**Staff Present:** Michelle La Barge-Burke, Permit Administrator

**Public Present** (from presentations and Sign-in Sheet): Benjamin Perry

**1. Adjustments to Agenda:** Sarah recommended to move Bylaws discussion down on the agenda between item # 6-7 in the interest of our applicants time. All agreed.

**2. Visitors and Communications:** None

**3. Old Business:**

a. *Consideration of May 2, 2024 Minutes:*

Motion to approve the minutes was made by S. Helman and seconded by K. Schmidt, **motion carried unanimously 7-0-0.**

b. *Consideration of May 2, 2024 Decision:*

Motion to approve the decisions for 16 Merchant Street and 168 N Main Street was made by C. Murray and seconded by S. Helman, **motion carried unanimously 7-0-0.**

**4. New Business:**

Motion made by C. Doolittle to enter into the first Hearing, seconded by K. Schmidt. **Motion carried 7-0-0**

The hearing began at 7:04 pm.

**Benjamin Perry, 135 Berlin Street.** Seeks curb cut variance; R-4 Zoning District

The Oath was administered to Ben Perry who wished to proceed and had nothing to add for the Development Review Board.

- Ben commented that the new driveway would be the best access to the front door.

Chair Shambo asked M. La Barge-Burke if there was any documents needed to be read into the record, M La Barge-Burke said, none at this time.

Chair Shambo then asked each of the Board members if they had any comments or questions.

- K. Pelkey asked if this new driveway would be the primary. Ben indicated that they currently use the lower driveway but only have room for 2 cars front to back and guests have to park on the lawn.

With no further comments from the Board, staff or the public, Chair Shambo stated that the Board would go into deliberative session after the hearing to make a decision, and he can call Michelle in the morning for the decision if rendered, and will receive a letter within two weeks.

## 5. Deliberative Session

Motion by C. Murray and seconded by K. Schmidt to close the public hearing and go into deliberative session at 7:08 pm, **motion carried unanimously 7-0-0**. Chair L. Shambo asked M. La Barge Burke to join them.

Motion by C. Doolittle and seconded by J. Egerton to leave Deliberative Session at 7:13 pm, **motion carried unanimously 7-0-0**.

- **135 Berlin St:** Motion by S. Helman to approve the application 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: S. Helman added additional conditions that regulations be adhered to for the storm water requirements. Seconded by J. Egerton **motion carried unanimously 7-0-0**.

### Old Business:

Consideration of the DRB Operational Bylaws.

L. Shambo – reappointment letters should go to the City Manager the same as for applicants.

Motion by S. Helman to accepted the Operational Bylaws with the change of the reappointment letters going to the City Manager. Seconded by C. Doolittle. **Motion carried unanimously 7-0-0**

### July Meeting

The date was discussed as the next meeting falls on Thursday, July 4. The following dates were offered: Wednesday, July 3, Friday, July 5, Wednesday, July 10 & Friday, July 12, 2024.

- Discussion was had by all members and the date that most members could be present was Friday, July 12, 2024

To be approved at the 7/12/2024 Hearing

Motion by C. Murray for a Special Meeting for Friday, July 12, 2024 at 7pm. Seconded by S. Helman

**6. Roundtable:**

J. Egerton asked if we still had a vacant seat. Chair; L. Shambo confirmed we have one At-Large seat vacant.

**7. Executive Session:** None.

**8. Adjourn:** The meeting adjourned at 7:25 pm on motion from K. Schmidt seconded by J. Egerton, **motion carried unanimously 7-0-0.**

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

Respectfully Submitted,

Michelle La Barge - Burke, Permit Administrator  
Recording Secretary

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**CITY OF BARRE, VERMONT**  
**DEVELOPMENT REVIEW BOARD**  
**HEARING: June 6, 2024**  
**NOTICE OF DECISION FOR 135 BERLIN STREET**

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**I. INTRODUCTION and PROCEDURAL HISTORY**

1. This proceeding involves a request for a Curb Cut Variance approval from the Development Review Board (the DRB).
2. On April 10, 2024, Ben Perry (the “Applicant”) filed a City of Barre zoning application (the “Application”) and supporting documentation seeking approval for the proposed Curb Cut Variance, at 135 Berlin Street (the “Project”). The owner of the subject property (the “Property”) is Ben Perry (the “Owner”).
3. The property is located at 135 Berlin Street, tax map ID# 0175-0135.0000, SPAN # 036-011-12579. It is currently a single-family home, in the R-4 Zoning District, on 0.37 acres. The property is bounded by city streets and residential homes.
4. The June 6, 2024 Hearing was warned 15 days before in the Wednesday, May 22, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
5. On May 21, 2024, the Zoning Administrator sent to adjoining property owners a copy of the agenda with memorandum notifying them of the public hearing on the Project’s request. A notice for posting of the June 6, 2024 hearing with memorandum was also sent to the Applicant and Owner on the same day.
6. A hearing of the DRB was held on June 6, 2024 in a hybrid format including in-person and digital participation. Present during the hearing were the following members of the DRB:  

Linda Shambo, Chair	Sarah Helman, VChair	Colin Doolittle	Chrysta Murray
Jessica Egerton	Kendall Schmidt	Katrina Pelkey	
7. At the outset of the hearing, the DRB afforded those persons wishing to achieve status as an interested party an opportunity to participate as outlined in Vermont Statute 24 VSA §4465(b). The list of persons attending the hearing is included in the Application packet, and listed:  

Ben Perry	Owner/Applicant
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8. A presentation of the application was provided by the Owner. All application documentation, including a staff report prepared by the Permit Administrator in connection with the consideration of the application, is on file in Barre City Hall.

## II. FINDINGS and CONCLUSIONS

Based on the application materials, testimony by the Owner, the DRB makes the following findings and conclusions.

1. The property is located in the R-4 Zoning District as described on the City of Barre's official Zoning Map and included in the Unified Development Ordinance (the "UDO", effective January 7, 2020).
2. Figure 4-2 of the UDO is Variance Review Criteria that the applicant must demonstrate the proposed variance meets.
3. The Permit Administrator's Staff Report to the DRB identifies those standards for variance and R-4 District standards, and describes the consistency of this request against those standards.
4. The DRB afforded those in attendance an opportunity to provide testimony or evidence during the public hearing to consider, prior to rendering a decision.
5. During the hearing, the following testimony was provided by the Owner/Applicant:
  - a. The proposed curb cut is the best access to the front door.

## III. DECISION and CONDITIONS

The DRB deliberated on the submission of the proposed variance. Based on the information presented in the application, at the hearing and discussed during deliberation, the DRB made the following motion:

***Approve Curb Cut Variance allowing a second curb cut off from Berlin Street.  
In addition, the DRB authorizes the Permit Administrator be allowed to approve any immaterial or non-substantial changes to the Variance without having to come back before the DRB for revision and the necessary storm water regulations to be adhered.***

The motion passed by a vote of 7 – 0 – 0 and is therefore **APPROVED**.

Dated at Barre City, Vermont, this 18<sup>th</sup> day of June, 2024.



Linda Shambo, Chair

## 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 Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.



City of Barre, Vermont
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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.

PHYSICAL LOCATION OF PROJECT (911 address): 58 CIRCLE ST, BARRE VT, 05641

Form with two columns: APPLICANT and PROPERTY OWNER (if different than applicant). Fields include Name, Mailing Address, Daytime Contact Phone, and Email.

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

PRESENT USE(S) OF PROPERTY. Grid of checkboxes for property types: Single Family, Duplex, Triplex, Quadplex, Multi-Family, etc.

PERMIT(S) BEING APPLIED FOR UNDER THIS PROJECT. Row of checkboxes for Zoning Permit, Flood Hazard Permit, Building Permit, Electrical Permit, DRB Decision.

PROPOSED USE(S) OF PROPERTY. Grid of checkboxes for building changes: Additional Bedrooms, Work within right-of-way, etc.

PROJECT DESCRIPTION. Text box containing: We're installing a 60ft by 20ft gravel driveway at 58 Circle St to improve access and parking for a duplex.

Page 1 of 2 (over pls)

For Office Use Only. Includes fields for Zone Dist (R-4), DRO?, HRO?, Flood Area Zone (X), Fees Rec'd (\$ 175.00), and checkboxes for Code Enforcement Review, Administrative Permit, etc.

**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**

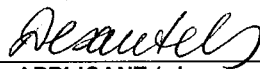
The undersigned hereby requests a permit for land development as described in the Project Description and certifies that the information presented is true and accurate to the best of my knowledge, and understands that if the application is approved, any permits issued, and any attached conditions will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

LIUBA DESAUTELS

APPLICANT (print)



APPLICANT (signature)

06/03/2024

DATE

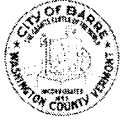
PROPERTY OWNER (if different than Applicant-print)

PROPERTY OWNER (signature)

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**  
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JUN - 3 2024

Barre City Assessing  
 Permitting & Planning Office

**ZONING PERMIT APPLICATION**

**Check all activities involved in this application:**

<input type="checkbox"/>	New Home or Garage Construction	<input checked="" 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 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: \$ 4000**

**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:**

**Cost of Commercial Development:**

<input checked="" type="checkbox"/>	\$20	Residential 1-4 Units (\$1 - \$5,000)	<input type="checkbox"/>	\$50	Comm., Indus., Mixed Use, Res 5+ Units (\$1 - \$10,000)
<input type="checkbox"/>	\$40	Residential 1-4 Units (\$5,001 - \$10,000)	<input type="checkbox"/>	\$100	Comm., Indus., Mixed Use, Res 5+ Units (\$10,001 - \$25,000)
<input type="checkbox"/>	\$75	Residential 1-4 Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$200	Comm., Indus., Mixed Use, Res 5+ Units (\$25,001 - \$150,000)
<input type="checkbox"/>	\$100	Residential 1-4 Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$300	Comm., Indus., Mixed Use, Res 5+ Units (\$150,001 - \$350,000)
<input type="checkbox"/>	\$150	Residential 1-4 Units (\$150,000 +)	<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 checked="" 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 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.

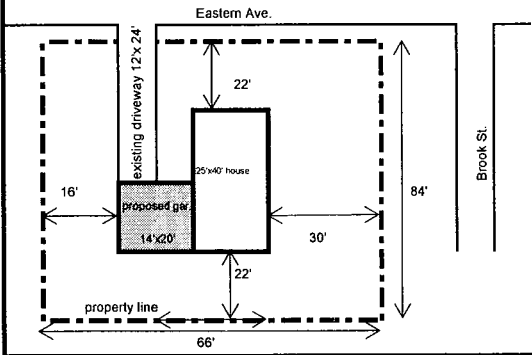
**FEE SUMMARY:**

Subtotal of Fees from above:	\$ 60.00
After-the-fact Fee (if applicable, \$150)	
Required Land Record Recording Fee (DRB exempt from this recording fee)	\$ 15.00 *
<b>Zoning Permit Application Fee Total:</b>	<b>\$ 60.00</b>

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

Sample Site Plan

1" = 30'

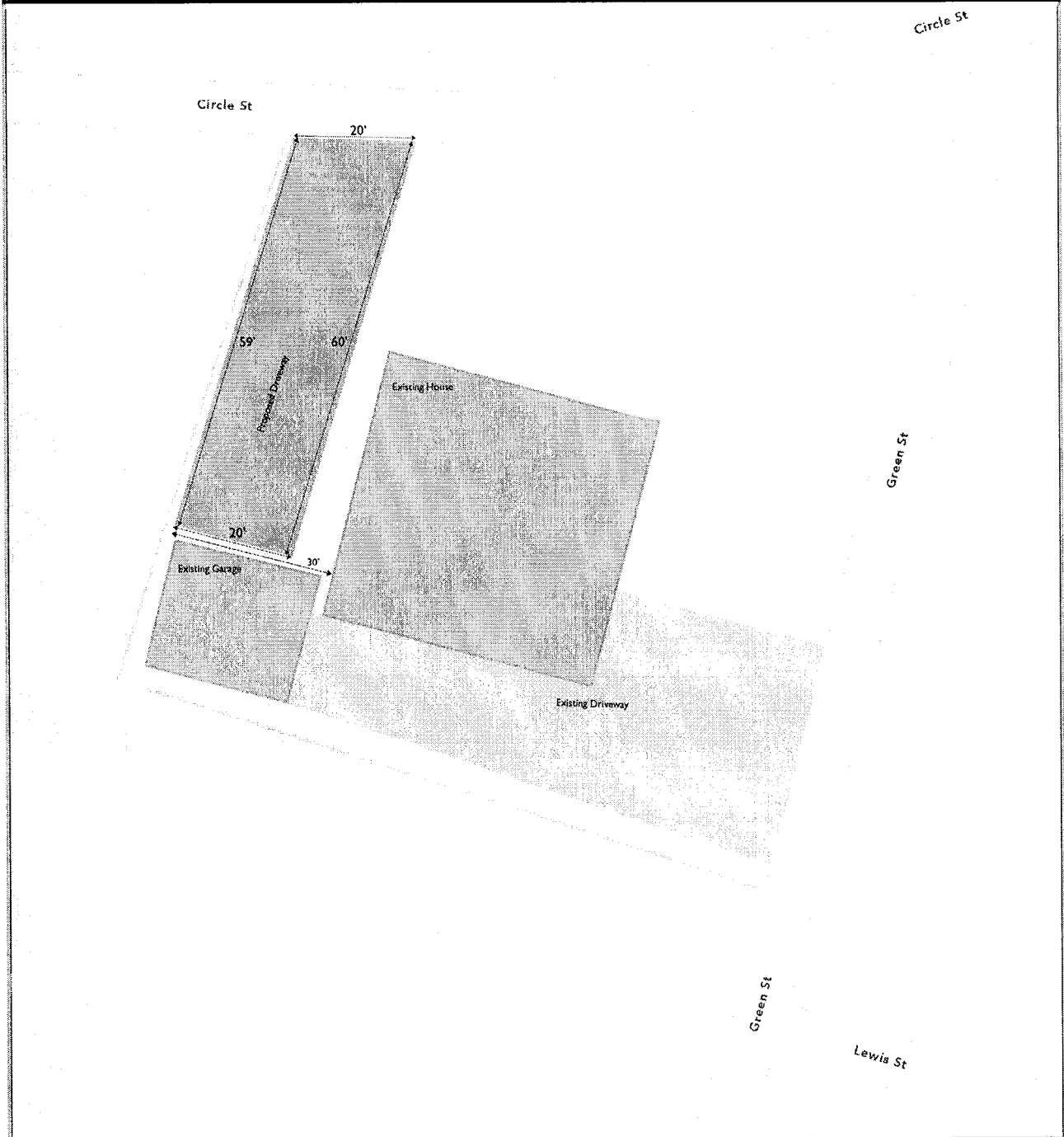


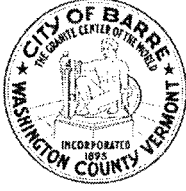
Provide a sketch below for your property and the proposed improvements for the following:

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.





# City of Barre, Vermont

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JUN - 6 2024

Barre City Assessing  
Permitting & Planning Office

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

## VARIANCE REQUEST FORM

This Variance Form supplements the Zoning Permit Application. Please provide all of the information requested in all application 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 purpose of a Variance is to address a hardship, related to the physical characteristics of a particular lot, which hampers the owner from enjoying the same property rights afforded to others in the District. The Appellant must meet all of the criteria below to be granted a Variance 24 VSA §4469(a).

1. The proposed development will not alter the essential character of the neighborhood in which the property is located;

A. How is your property currently being used (single family, multi-family, farm, retail store, commercial)?

Multi-Family

B. If the DRB grants your request, how will it change the neighborhood, or contribute to it, especially the adjoining property owners?

The proposed additional driveway will not change the essential character of the neighborhood. It will enhance the functionality and safety of the property, reducing the need for on-street parking and ensuring clear access to the garage. This change will alleviate parking congestion and prevent vehicles from blocking access, thus benefiting adjoining property owners by reducing potential conflicts and improving overall neighborhood aesthetics.

2. The proposed development will not substantially or permanently impair the lawful use of development of the adjacent property;

The additional driveway will not impair the lawful use or development of adjacent properties. It will be constructed within the property boundaries and designed to minimize any impact on neighboring properties. The development aims to enhance the usability of the applicant's property without encroaching on or affecting adjacent properties.

3. The proposed development will not be detrimental to public health, safety or welfare.

The additional driveway will improve safety by reducing on-street parking and ensuring unobstructed access to the garage. This development will enhance public safety by minimizing the risk of accidents caused by vehicles blocking the driveway or garage access.

4. The applicant has not created the unnecessary hardship.

A. Is the hardship due to the circumstances or conditions indicated in #6 below?

Yes     No (if No, please describe)

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B. What hardship would occur if you were unable to complete the work for which you have applied?

If unable to construct the additional driveway, the property will continue to experience significant access issues. Vehicles will frequently block the garage and driveway, leading to safety concerns, inconvenience for residents, and potential conflicts with neighbors due to inadequate parking space.

5. The applicant is proposing the least deviation possible from this ordinance that will afford relief.

A. Is there any way your project could be redesigned to eliminate its need, or decrease the amount of variance requested?

No. The current zoning regulations allow only one driveway per property. Given the layout and garage location, alternative designs cannot eliminate the need for the requested variance. Therefore, seeking approval from the Development Review Board is essential.

6. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of a lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property. These conditions, and not the circumstances or conditions generally created by the provisions of this ordinance in the district in which the property is located, have created an unnecessary hardship for the applicant. These physical circumstances conditions prevent the property from possibly being developed in strict conformity with this ordinance and a variance is necessary to enable reasonable use of the property.

A. Does your lot have any of the following – check all that may apply:

Steep slopes     rock or ledge     shallow lot depth(s)     stream, brook or other watercourse     any other unique physical circumstances     none of these

i. Do other properties in your neighborhood have the same physical features as above?     Yes     No

ii. Do these circumstances or conditions prevent you from carrying out the proposed work in compliance with the regulations?     Yes     No

If No, please describe:

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iii. When did you purchase the property? 10/01/2021

iv. At the time you purchased the property, were you aware of these circumstances or conditions you indicated as checked above?  Yes  No

If No, please describe:

At the time of purchase, we were not fully aware of the practical implications of the limited driveway space on daily use and access.

Are there any additional comments or responses you would like to add?

The additional driveway is necessary to accommodate modern vehicle ownership and ensure safe, convenient access to the property. The current driveway configuration results in frequent blockages, obstructing access to the garage. This often leads to frustration and inconvenience for residents, who must constantly move vehicles to allow for entry and exit. By adding a second driveway, these issues will be resolved, providing clear and organized parking solutions. This development will not only improve daily functionality but also enhance the overall value of the property. Furthermore, it will reduce the likelihood of conflicts among residents over parking spaces and ensure that emergency vehicles can access the property without obstruction. Overall, the additional driveway will contribute to a more harmonious living environment and align the property with modern standards of vehicle accommodation.

**SIGNATURE:**

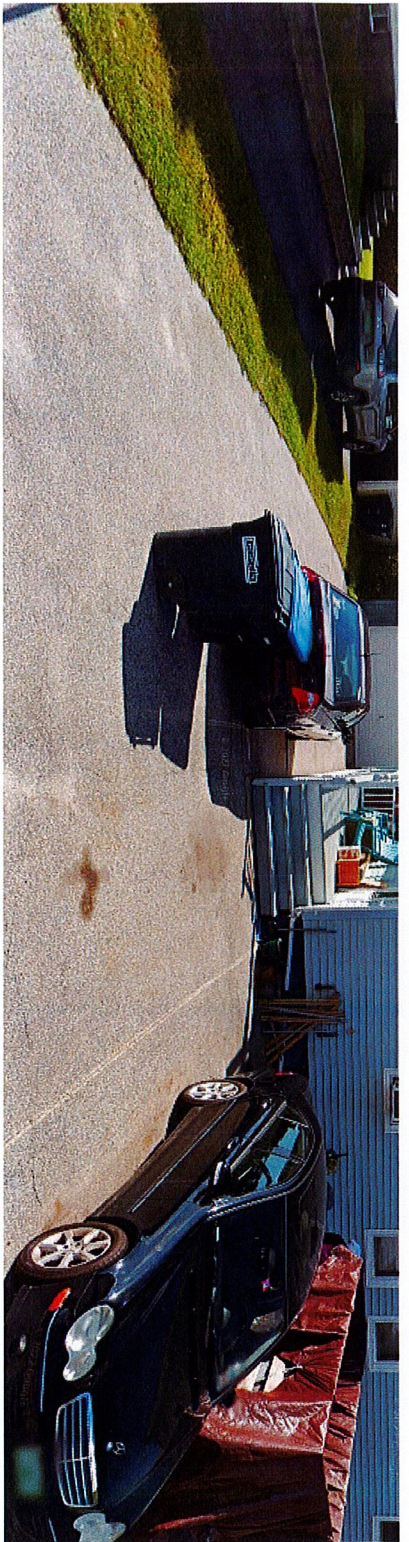
The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

Desautels

Applicant Signature

06/06/2024

Date







# 58 Circle Drive

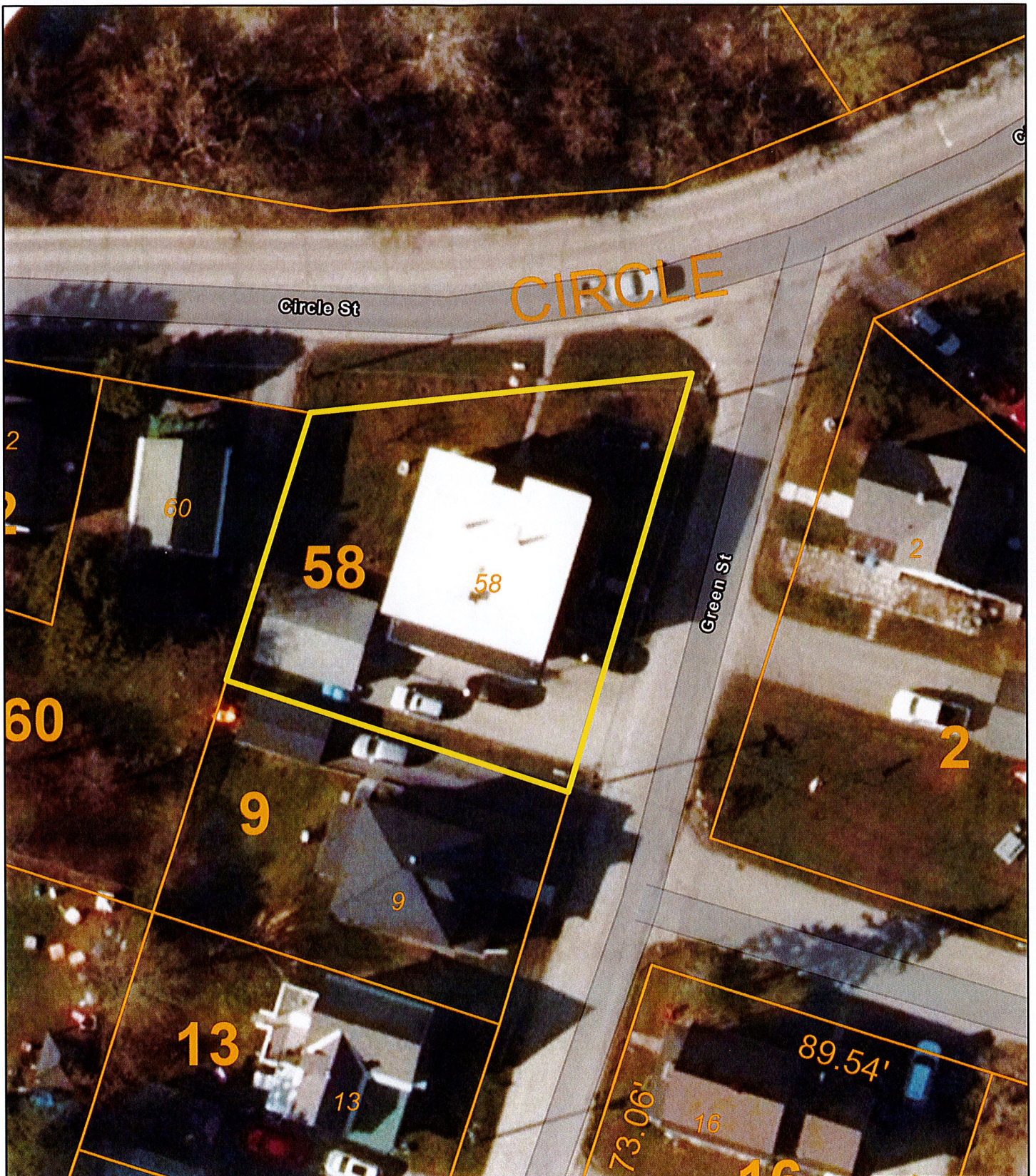
City of Barre, VT

1 inch = 34 Feet



[www.cai-tech.com](http://www.cai-tech.com)

June 20, 2024



Data 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.



Re: 58 Circle Street - Curb Cut

Brian Baker <PWdirector@barrecity.org>

Wed 7/3/2024 11:47 AM

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

Michelle,

City policy is 12-foot curb cut. In this location I do not see a need to be in excess of the 12-foot maximum width. If the property owner has a specific reason, I would be willing to revisit this opinion.

**Brian Baker**

Director, Public Works and Engineering  
(802) 476-0250

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

**Sent:** Wednesday, July 3, 2024 7:30 AM

**To:** Brian Baker <PWdirector@barrecity.org>

**Subject:** 58 Circle Street - Curb Cut

Brian ,

Could you please provide some input on 58 Circle Street. They are looking for a curb cut off from Circle Street. I am not sure if they have spoken to you as of yet. They are looking to put in a 60' x 20' gravel driveway to improve access and parking for their duplex. Per our zoning the max width of a curb cut is 12' for a single or two- family dwelling. The maximum driveway width is 24', exclusive of a turn around.

Please see attached proposed driveway/curb cut and provide your comments and thoughts.

**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)

Notice – Under Vermont’s Public Records Act, all email attachments as well as paper copies of documents received or prepared for use in matters concerning City business, concerning a City official or staff, or containing information relating to City business are likely to be regarded as public records which may be inspected by any person upon request, unless otherwise made confidential by law. If you have received this message in error, please notify us immediately by return email. Thank you for your cooperation.



# 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.

**PHYSICAL LOCATION OF PROJECT (911 address):** 821 N. Main Street, Barre, VT 05641

APPLICANT		PROPERTY OWNER (if different than applicant)	
Name	<u>Pavel Cherkasov &amp; Emily Medley</u>	Name	_____
Mailing Address	<u>1426 Darling Rd, West Berlin, VT 05663</u>	Mailing Address	_____
Daytime Contact Phone	<u>802-595-9891</u>	Daytime Contact Phone	_____
Email	<u>magicwheelvt@gmail.com</u>	Email	_____

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

**PRESENT USE(S) OF PROPERTY**

Single Family  
  Single Family w/ADU  
  Duplex  
  Triplex (3-unit)  
  Quadplex (4-unit)  
  Multi-Family (5 or more units)

Comm/Mixed Use  
  Industrial  
  Institutional  
  Vacant Building  
  National Register of Historic Building?  
  Other: \_\_\_\_\_

**PERMIT(S) BEING APPLIED FOR UNDER THIS PROJECT**

Zoning Permit  
  Flood Hazard Permit  
  Building Permit  
  Electrical Permit  
 DRB Decision

**PROPOSED USE(S) OF PROPERTY**

Same as Existing  
  Additional Bedrooms? Y  N

New Principal Building  
  Any work within the City right-of-way? Y  N

Major Renovation to existing principal building  
  Any change in water or sewer service? Y  N

Accessory Structure >120 ft<sup>2</sup>  
  Removing Fill <10 cy<sup>2</sup>

Construction Cost Estimate: \$ \_\_\_\_\_  
  Adding Clean Fill <10 cy<sup>2</sup>

Parking Spaces added. How Many? \_\_\_\_\_  
 Subdivision

Boundary Line Adjustment  
 Other: \_\_\_\_\_

**PROJECT DESCRIPTION**

To subdivide the existing land of Cherkasov/Medley which currently has 2 current/former residences into two lots. Lot 1 has 102' of frontage & 0.38 acres. Lot 2 has 160' of frontage & the remaining approximately 4.28 acres.

*For Office Use Only:*

Zone Dist: R-4  
 DRO? Y  N   
 HRO? Y  N   
 Flood Area Zone: X  
 Fees Rec'd: \$ \_\_\_\_\_

Code Enforcement Review  
 Administrative Permit  
 Referred to the VTANR for Floodplain Review  
 Referred to the DRB

B \_\_\_\_\_  
 Z 24 - 0000 44  
 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**

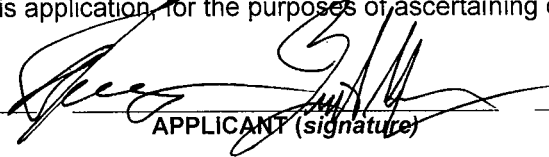
The undersigned hereby requests a permit for land development as described in the Project Description and certifies that the information presented is true and accurate to the best of my knowledge, and understands that if the application is approved, any permits issued, and any attached conditions will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

Pavel Cherkasov & Emily Medley

APPLICANT (*print*)



APPLICANT (*signature*)

5.30.24

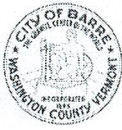
DATE

PROPERTY OWNER (*if different than Applicant-print*)

PROPERTY OWNER (*signature*)

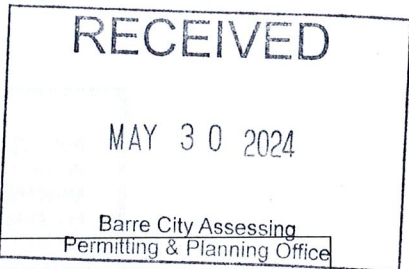
DATE

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 checked="" type="checkbox"/>	Boundary Line Adjustment/Subdivision
<input 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: \$ \_\_\_\_\_**

**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:**

**Cost of Commercial Development:**

<input type="checkbox"/>	\$20	Residential 1-4 Units (\$1 - \$5,000)	<input type="checkbox"/>	\$50	Comm., Indus., Mixed Use, Res 5+ Units (\$1 - \$10,000)
<input type="checkbox"/>	\$40	Residential 1-4 Units (\$5,001 - \$10,000)	<input type="checkbox"/>	\$100	Comm., Indus., Mixed Use, Res 5+ Units (\$10,001 - \$25,000)
<input type="checkbox"/>	\$75	Residential 1-4 Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$200	Comm., Indus., Mixed Use, Res 5+ Units (\$25,001 - \$150,000)
<input type="checkbox"/>	\$100	Residential 1-4 Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$300	Comm., Indus., Mixed Use, Res 5+ Units (\$150,001 - \$350,000)
<input type="checkbox"/>	\$150	Residential 1-4 Units (\$150,000 +)	<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 checked="" 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 type="checkbox"/>	\$20	Temporary Structure
<input checked="" 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:**

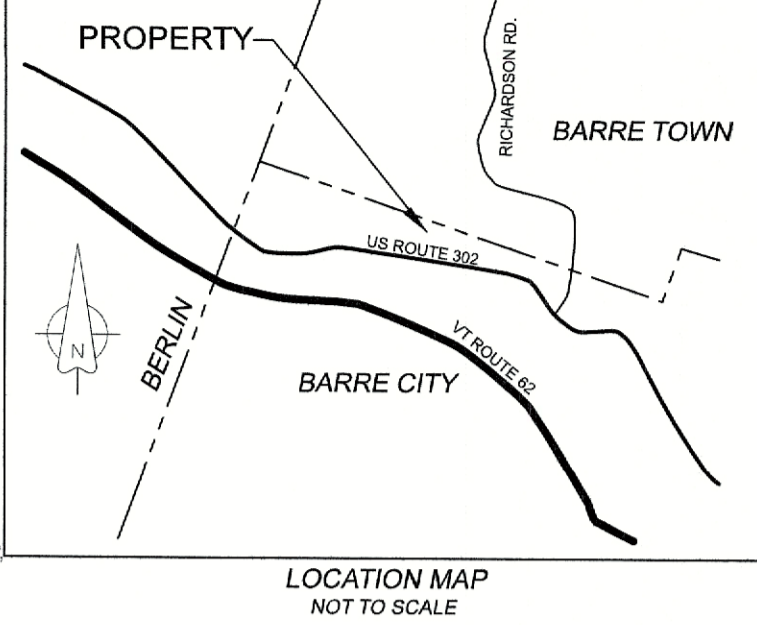
Subtotal of Fees from above:	\$ 175.00
After-the-fact Fee (if applicable, \$150)	
Required Land Record Recording Fee (DRB exempt from this recording fee)	\$ 15.00 *
<b>Zoning Permit Application Fee Total:</b>	<del>\$ 175.00</del> <i>okay</i>

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

NOTE: THIS LOCUS IS NOT A SURVEY AND SHALL NOT BE USED TO DESCRIBE PROPERTY FOR THE PURPOSE OF TRANSFER OF TITLE. ALL ABUTTER INFORMATION NOT IMMEDIATELY ADJACENT TO THE SURVEYED LOT IS BASED ON THE DATA EXTRACTED FROM THE CITY AND TOWN OF BARRE TAX MAP & GRAND LIST.

**LEGEND**

- LIMITS OF STREET LINE
- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - TOWN / CITY LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- - - THREAD OF BROOK
- - - DITCH LINE
- X - WIRE FENCE
- □ - WOOD FENCE
- - - OVERHEAD UTILITY LINE
- - - TIE LINE / DEED LINE / RECORD PARCEL
- ⊙ IRON ROD FOUND (DIA. , HT.)
- ⊙ IRON PIPE FOUND (DIA. , HT.)
- ⊙ DRILL ROD FOUND
- ⊙ GRANITE BOUND FOUND
- #5 REBAR SET W/ I.D. CAP
- ▲ UNMONUMENTED POINT
- ⊙ UTILITY POLE
- (D) PER DEED
- (BT) BARRE CITY LAND RECORDS
- (OTR) OLD TOWN RECORDS
- N/F NOW OR FORMERLY
- ⊙ SEWER MANHOLE
- ⊙ CATCHBASIN
- ⊙ FIRE HYDRANT
- ⊙ WATER GATE VALVE
- ⊙ WATER SHUT-OFF



- SURVEYORS NOTES:**
- THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 90 TOTAL STATION, A GEOMAX ZENITH35 PRO GNSS RECEIVER, OR A JAVAD TRIUMPH-LS PLUS GNSS RECEIVER WITH A PRECISION WITHIN ACCEPTED STANDARDS.
  - THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
  - ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
  - ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
  - BEARINGS SHOWN HEREON ARE STATE PLANE GRID NORTH (NAD 83, VT ZONE 4400) BASED ON POST-PROCESSED GNSS OBSERVATIONS ON FEBRUARY 9, 2024. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
  - THE RIGHT-OF-WAY OF NORTH MAIN STREET IS BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. NO OPINION IS OFFERED AS TO THE OWNERSHIP OF THE LAND BETWEEN THE RIGHT OF WAY LINE AS SHOWN HEREON AND THE CENTERLINE OF SAID ROAD. THE MATH OF REFERENCE #1 HAS BEEN PAGED ON TIES FROM 813 & 821 NORTH MAIN STREET BUILDINGS AS INDICATED ON GRANITE BOUND CARDS FOUND THE CITY ENGINEER'S VAULT. IT WAS THEN ROTATED TO A POINT 49.5' FROM AN EXISTING PIN FOUND AT THE SOUTHEAST CORNER OF THE GENINE TRUST PARCEL.
  - THE PROPOSED LOTS SHOWN HEREON HAVE BEEN DRAWN AS DIRECTED BY THE OWNER AND ARE BELIEVED TO BE IN CONFORMANCE WITH LOCAL REGULATIONS.
  - THE SUBJECT PARCEL WAS SUBDIVIDED FROM THE OTHER LANDS OF PROVENCHER BY DESCRIBING THE DIVISION LINE TO BE THE CITY/TOWN LINE. UNFORTUNATELY, AS THERE IS NOT AN EXISTING SURVEY ON FILE OF THE CITY LINE, THIS ADDS SOME AMBIGUITY TO THE DESCRIPTION. THE LAND OF PROVENCHER IN BARRE TOWN WAS SURVEYED IN 2021 AS SHOWN ON REFERENCE #5, BUT UNFORTUNATELY THE MATH ON SAID PLAN DOES NOT CREATE A CLOSED FIGURE. OUR MEASURED DISTANCES ALSO VARIED SOMEWHAT FROM THE MEASUREMENTS SHOWN ON SAID PLAN. ADDITIONALLY, IT APPEARS THAT CERTAIN EDSON PARCELS WERE INCLUDED IN THE LAND OF PROVENCHER. BASED ON THESE FINDINGS, AND THE FACT THAT NO DESCRIPTION OF HOW THE CITY LINE WAS DETERMINED ON REFERENCE #5, THAT SURVEY WAS NOT RELIED ON FOR THE LOCATION OF THE CITY LINE.
  - THE BARRE CITY / BARRE TOWN LINE SHOWN HERE IS BASED ON THE 1895 CHARTER OF THE CITY OF BARRE AS FOUND IN THE VERMONT HISTORICAL SOCIETY RECORDS. THIS PORTION OF THE LINE DID NOT CHANGE IN THE VERSIONS FROM 1904, 1945, OR 1955. THE DECLINATION, ONCE CALCULATED AND APPLIED, MATCHED VERY CLOSELY TO THE BEARING CALCULATED BETWEEN THE GRANITE BOUND FOUND AT THE SOUTH WEST CORNER OF ST MONICA'S CEMETERY TO AN IRON ROD FOUND ON THE WEST LINE OF THE GENINE PARCEL SHOWN ON REFERENCE #4. THESE MONUMENTS HAVE THUS BEEN HELD AS THE TOWN / CITY LINE.
  - ON NOVEMBER 25, 1952, ONE ADDITIONAL PARCEL WAS CONVEYED TO PHILIP & ANNA MAE PROVENCHER FROM THE ROULEAUS, RECORDED IN BOOK 66 PAGE 495 IN BARRE CITY. HOWEVER, DUE TO LATENT AMBIGUITIES IN THE DEED AN EXACT PLACEMENT ON THE GROUND IS QUITE DIFFICULT WITHOUT SEVERAL ASSUMPTIONS. WEIGHTING SOME OF THESE ASSUMPTIONS WITH LANGUAGE IN ABUTTING DEEDS AND IN CONJUNCTION WITH A 1962 AERIAL IMAGE PROVIDES A FAIRLY REASONABLE RESULT AS TO THE PLACEMENT.
  - ON APRIL 13, 1953, THE ROULEAUS CONVEYED ANOTHER PARCEL OUT TO THE EDSON CHAIN OF TITLE RECORDED IN BOOK 61 PAGE 507 IN BARRE CITY. THE STARTING POINT IS SOMEWHAT VAGUE AS IT IS BASED ON THE ABOVE MENTIONED PARCEL IN BOOK 66 PAGE 495. HOWEVER, THE DEED CALLS FOR A NEW FENCE AND FENCE IS STILL CURRENTLY ON THE GROUND. THE ABOVE MENTIONED 1962 AERIAL IMAGE ALSO CONFIRMS THE LOCATION.
  - PROPOSED 20' WATER AND SEWER SERVICE EASEMENT CENTERED ON SEWER AND/OR WATER LINE AS EXISTING. IN AREAS WHERE EXISTING BUILDINGS AND THEIR APPURTENANCES ARE OVERSHADOWED BY THE 20-FT EASEMENT, SAID EASEMENT WILL BE RESTRICTED TO THOSE PORTIONS NOT OVERSHADOWING SAID BUILDING OR APPURTENANCES.

**SUBJECT PROPERTY:**  
 PAVEL CHERKASOV & EMILY MEDLEY  
 PID: 1095-0821.0000  
 SPAN: 036-011-12511  
 DEED: BOOK 279 PAGE 851  
 KEY DEEDS: BOOK 54 PAGE 254  
 BOOK 66 PAGE 495  
 BOOK 81 PAGE 155

**ZONING INFORMATION**  
 ZONE R-4 - RESIDENTIAL 4 DISTRICT  
 (EFFECTIVE JANUARY 7, 2020)  
 MIN. LOT SIZE: 10,800 SQ. FT.  
 MIN. LOT FRONTAGE: 60'  
 SETBACKS:  
 FRONT: 16' (R.O.W.)  
 SIDE: 16'  
 REAR: 16'  
 MAX BUILDING HEIGHT: 36'  
 MAX LOT COVERAGE: 50%  
 MAX DENSITY: 1 DU PER 10,800 SQ. FT.

**TIE LINE TABLE**

From	To	Direction	Distance
6052	1206	N 75°04'22" W	425.17
1206	1204	S 55°00'59" W	185.21
5052	504	S 56°37'16" W	28.16
504	C	N 79°05'34" W	47.02
C	B	S 87°58'48" W	50.56
B	A	N 89°11'59" W	3.96
A	2056	S 15°21'50" W	8.47
504	D	S 79°05'34" E	9.72
1195	4061	N 68°25'05" E	205.20

- MONUMENT DESCRIPTIONS**
- 501 #5 REBAR SET WITH W.R.CHASE CAP, 10" REVEAL
  - 502 #5 REBAR SET WITH W.R.CHASE CAP, 12" REVEAL
  - 504 #5 REBAR SET WITH W.R.CHASE CAP, 6" REVEAL, IN CAIRN
  - 505 P.K. NAIL SET, #5 WITNESS REBAR SET 1' OFFSET N.E., 12" REVEAL
  - 1195 3/4" I.D. IRON PIPE FOUND, 10" REVEAL
  - 1211 #5 REBAR, W.D.LAWRENCE CAP, 5" REVEAL
  - 1213 1" I.D. IRON PIPE, 14" REVEAL
  - 1214 2" I.D. IRON PIPE, LEANING, HELD BASE, 7" REVEAL
  - 1225 2" I.D. IRON PIPE, BENT OVER, HELD BASE, 12" REVEAL
  - 2056 1" I.D. IRON PIPE, LEANING, HELD BASE, 14" BELOW GRADE
  - 4051 APPROXIMATE 2" FLAT BAR, LYING FLAT, 2" BELOW GRADE
  - 5052 #5 REBAR SET WITH W.R.CHASE CAP, 3" REVEAL
  - 7050 #5 REBAR SET WITH W.R.CHASE CAP, 12" REVEAL
  - 7052 #5 REBAR SET WITH W.R.CHASE CAP, 12" REVEAL
  - 7060 #5 REBAR SET WITH W.R.CHASE CAP, 12" REVEAL

- REFERENCES:**
- A RIGHT OF WAY PLAN FOR NORTH MAIN STREET APPROVED ON JULY 20, 1897 BY THE ST. COMMISSIONERS OF THE CITY OF BARRE AS FOUND IN THE FILES OF THIS FIRM. ADDITIONAL LAND TAKEN IN 1925 IS NOTED THEREON.
  - A PLAN ENTITLED "AUTO CREST BUILDING LOTS FOR D. A. PERRY, BARRE VT" BY WALKER, WALKER, & GOODRICH, DATED MAY 28, 1912 AS FOUND IN THE CITY OF BARRE LAND RECORDS, MAP BOOK A, PAGE 435.
  - A PLAN ENTITLED "ISABELLE PROPERTY, BARRE CITY, 1" = 20" DATED JANUARY 1974 AS FOUND IN THE CITY OF BARRE LAND RECORDS IN PLAT BOOK 2 PAGE 10 AND IN THE FILES OF THIS FIRM AS FILE C-15.
  - A PLAN ENTITLED "BOUNDARY SURVEY, ERNESTINE GENINE, 879 NORTH MAIN STREET, BARRE CITY, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, DATED MAY 12, 2009 AS FOUND IN THE CITY OF BARRE LAND RECORDS IN PLAT BOOK 6, PAGE 98.
  - A PLAN ENTITLED "PLAT OF LANDS OF PROVENCHER PROPERTY, LLC, 120 RICHARDSON ROAD, BARRE, VERMONT" BY VERMONT MAPPING & SURVEY CO., LLC, TERRY WILSON, DATED APRIL 2021 AS FOUND IN THE TOWN OF BARRE LAND RECORDS IN SLIDE 168C.

**CERTIFICATION**

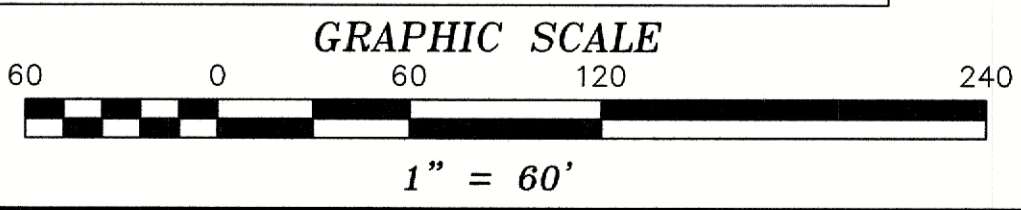
I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S.A. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

2/9/2024 *William R. Chase*  
 DATED: WILLIAM R. CHASE RLS. #542 VERMONT  
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

**SUBDIVISION SURVEY**  
**PAVEL CHERKASOV & EMILY MEDLEY**  
 821 NORTH MAIN STREET  
 CITY OF BARRE, VERMONT

SCALE: 1" = 60' DATE: 2/9/2024 PROJ.# 2023 243 DWG.# 23243A  
 DRAWN BY: TDM CHECKED BY: WRC FB/PG. EFB SHEET SUB1

**Chase & Chase**  
 301 North Main Street, Suite 1  
 Barre, Vt. 05641  
 802-479-9636  
 Surveyors & Septic  
 Designers, Inc







# 821 N Main

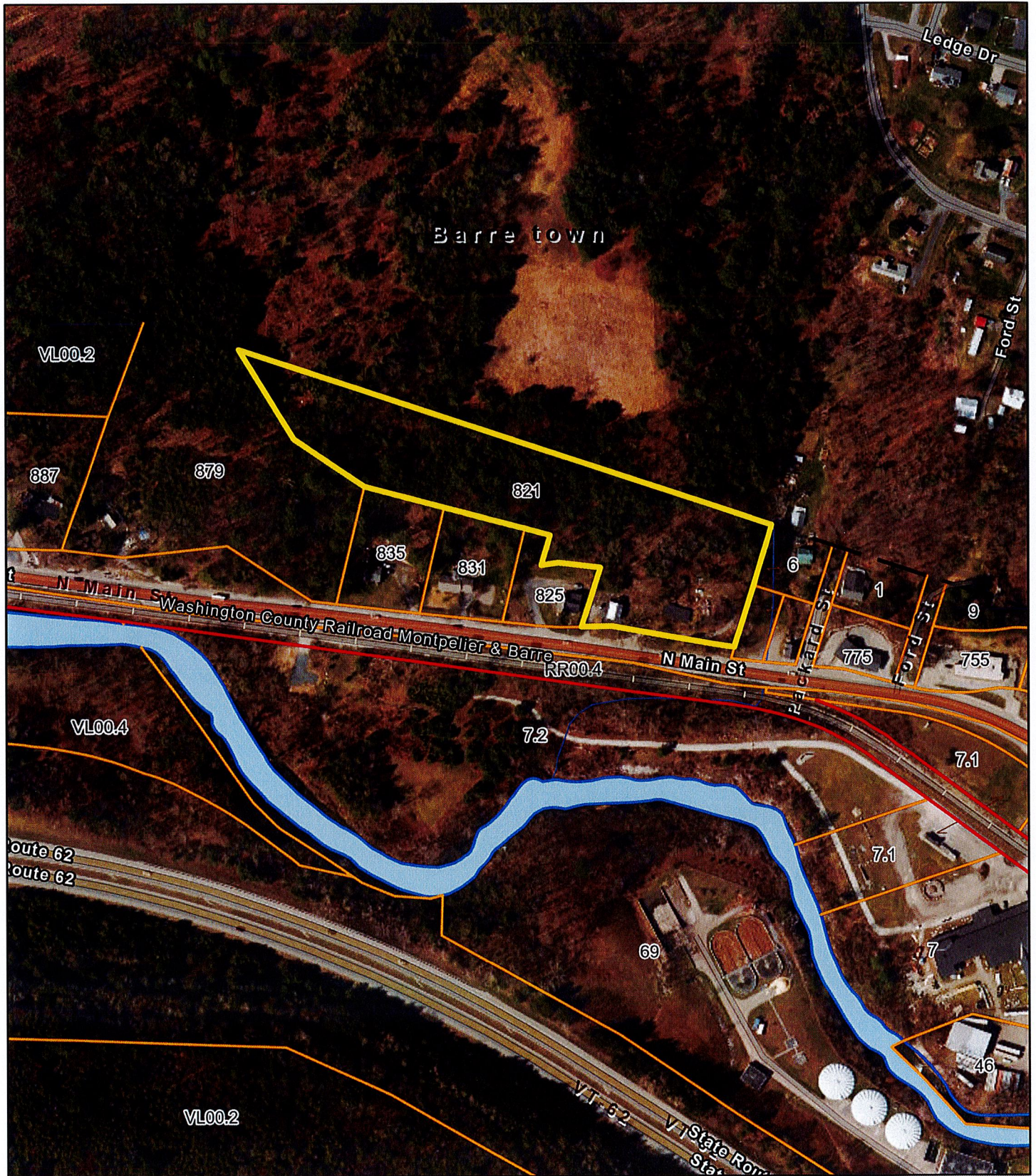
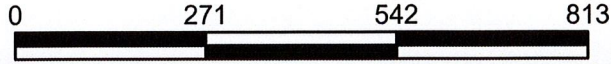
City of Barre, VT

1 inch = 271 Feet



www.cai-tech.com

June 20, 2024



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