



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 1, 2024 ~ 7:00 P.M.
City Hall Council Chambers

Hybrid Meeting (In-person and Virtual)

<https://us06web.zoom.us/j/84972830621?pwd=dzZCSnRZY3g4L1ZjOUVLYWsyY0UwQT09>

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 July 12, 2024 Hearing
 - Consideration of Decision from July 12, 2024 Hearing
5. New Business

Capital Candy Company Inc., 20 Burnham Street. Seeks conditional use approval for demolition of historic building; Special Flood Hazard Area, IN Zoning 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 8/01/2024 Hearing

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE SPECIAL HEARING
Friday, July 12, 2024**

A special 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 after a few technical difficulties.

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

Absent: Ward III member; Colin Doolittle and; At-large Vacant Seat

Staff Present: Michelle La Barge-Burke, Permit Administrator

Public Present (from presentations and Sign-in Sheet): Luiba Destaulles, Constantin Copertino, Pavel Cherkosov,(in-person) and Andrea Poulin (online)

1. **Adjustments to Agenda:** None
2. **Visitors and Communications:** None
3. **Old Business:**
 - a. **Consideration of June 6, 2024 Minutes:**
Motion to approve the minutes was made by C. Murray and seconded by K. Pelkey, **motion carried unanimously 7-0-0.**
 - b. **Consideration of June 6, 2024 Decision:**
Motion to approve the decisions for 135 Berlin was made by K. Schmidt and seconded by J. Bauer, **motion carried unanimously 7-0-0.**
4. **New Business:**

The hearing began at 7:10 pm.

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

Andrea Poulin identified herself and wanted to speak to this hearing item. She offered her mailing address.

The Oath was administered by S. Helman, Vice Chair to Liuba Desautels and Constantin Copertino who wished to proceed with the current quorum.

- Liuba commented that they bought the duplex and moved in almost 3 years ago with only one driveway

- Luiba stated that at the time of purchase the tenants were using the driveway limiting access to the garage, which would require them to ask them to move cars.
- Luiba also stated that cars are parking on the lawn and they do not have enough room in the driveway for all the cars. Some were using the neighbor's driveway as well.
- Luiba tried sharing a few photos of the property to show the space but the "owl" was experiencing difficulty picking-up the sound and not zeroing in on the photos.

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 handed the meeting over to S. Helman to continue due to technical difficulty after asking a question:

- Chair Shambo asked about the 3 ft. site distance requirement being met. Michelle clarified that it is for hedges, scrubs, fences etc. near intersections.

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

- J. Bauer asked if there was a reason for the specific sized driveway and if they would be willing to do a 12'x20' driveway. Luiba responded that they are willing to work with that if required.
- C. Murray asked if the duplex is currently rented and if the location is the one with the tire garden. Luiba responded yes.
- S. Helman asked for clarification on the number of cars to fit from 2 to 4 cars
- K. Pelky asked which side of the house they live on. Luiba said the side closest to the current driveway. The tenants have a 3 bedroom and 3 cars and with guests more cars. Luiba confirmed the tree would have to be removed for the proposed driveway.
- J. Egerton asked if the applicants saw and had a chance to address the Director of Public Works comments. Michelle said no not at this time as they will need to obtain their curb cut permit from the Director of Public Works.
- S. Helman asked for the setbacks on a drive way. Permit Administrator shared 0ft
- L. Shambo asked why they were not given a chance to address Public Works comments. Permit Administrator clarified that they still need to go to Public Works to get their curb cut permit.

Vice Chair, Helman then asked if there were any additional comments or questions and invited Andrea Poulin to speak.

- A. Poulin identified herself as the owner of 9 Green St an adjoining neighbor.
- A. Poulin shared that the map in the application shows the current driveway is paved beyond the side of the garage and she will need to have it surveyed.
- A. Poulin expressed concern about the number of parked cars on the lawn as excessive (9 cars). She is also concerned that the 20'x 60' driveway would invite additional cars and it would detract from her property value and there will still be a problem with parking.

To be approved at the 8/01/2024 Hearing

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

A motion was made by C. Murray and seconded by K Schmit to end the hearing

The second hearing began at 7:38 pm at which time.

Emily Medley & Pavel Cherkasov, 821 N Main. Seeks sketch plan approval for a subdivision; R-4 Zoning District

The Oath was administered to Pavel Cherkasov by the Vice Chair Helman. P Cherkasov wished to proceed with the current quorum.

- P Cherkasov said he had a larger sketch if anyone would like to review as which time the board informed him they had one from the Permit Administrator to share.

Vice Chair Helman 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.

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

- L Shambo asked who would be responsible for placing the markers at which time P Cherkasov added that the Surveyor was going to and the Surveyor needed to notify the Town of Barre and the adjacent property owner that some of the current markers were incorrect.
- K. Pelkey asked for clarification on the lots and the numbers and P. Cherkasov directed the board to the location map to get a better sense of the breakdown.

Vice Chair Helman asked Michelle if there was anything to read into to record and Michelle had nothing at this time.

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

Vice Chair Helman entertained a motion to end the hearing. Motion was made by C. Murray and seconded by J. Bauer.

5. Deliberative Session

Motion by C. Murray and seconded by K. Pelkey go into deliberative session at 7:46 pm, **motion carried unanimously 7-0-0**. Vice Chair Helman asked M. La Barge-Burke to join them.

Motion by K. Pelkey and seconded by C. Murray to leave Deliberative Session at 8:17 pm, **motion carried unanimously 7-0-0**.

- **58 Circle St:** Motion by J. Bauer to approve the application with the condition that the curb cut be 12', driveway width 18' and 24' long and 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 K. Schmidt **motion carried 6-1-0**.
- **821 N Main:** Motion by C. Murray with a friendly amendment to approve the application 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 J. Egerton with amendment accepted **motion carried 7-0-0**.

6. **Roundtable:** None.

7. **Executive Session:** None.

8. **Adjourn:** The meeting adjourned at 8:25 pm on motion from J. Bauer seconded by K. Schimdt.

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

Respectfully Submitted,

Michelle La Barge - Burke, Permit Administrator
Recording Secretary

CITY OF BARRE, VERMONT
DEVELOPMENT REVIEW BOARD
HEARING: July 12, 2024
NOTICE OF DECISION FOR 58 CIRCLE STREET

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 June 3, 2024, Liuba Desautels (the “Applicant”) filed a City of Barre zoning application (the “Application”) and supporting documentation seeking approval for the proposed Curb Cut Variance, at 58 Circle Street (the “Project”). The owner of the subject property (the “Property”) is Liuba Desautels (the “Owner”).
3. The property is located at 58 Circle Street, tax map ID# 0705-0009.0000, SPAN # 036-011-12486. It is currently a duplex, in the R-4 Zoning District, on 0.12 acres. The property is bounded by city streets and residential homes.
4. The July 12, 2024 Hearing was warned 15 days before in the Wednesday, June 26, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
5. On June 26, 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 July 12, 2024 hearing with memorandum was also sent to the Applicant on the same day.
6. A hearing of the DRB was held on July 12, 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	Jayme Bauer	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:

Liuba Desautels	Owner/Applicant	Andrea Poulin	Hearing Participant
Constantin Copetino	Tenant/Sibling		

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. Owner purchased the duplex almost 3 years earlier with only one driveway, which the tenants used at the time before the owner moved into the duplex.
 - b. The owner hopes the addition of another driveway would prevent the parking of vehicles on the lawn and help with aesthetics. A
 - c. Owner would like to limit the amount of moving around of vehicles in the driveway to gain access to the garage.

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 12’ curb cut off from Circle Street. The driveway can be up to 18’ wide and 24’ long.
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.*

The motion passed by a vote of 6– 1 – 0 and is therefore **APPROVED**.

Dated at Barre City, Vermont, this 26th day of July, 2024.



Sarah Helman, Vice 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
DEVELOPMENT REVIEW BOARD
HEARING: July 12, 2024
NOTICE OF DECISION FOR 821 N MAIN STREET**

I. INTRODUCTION and PROCEDURAL HISTORY

1. This proceeding involves a request for a sketch plan approval for a subdivision from the Development Review Board (the DRB).
2. On May 30, 2024, Emily Medley (the “Applicant”) filed a City of Barre zoning application (the “Application”) and supporting documentation seeking approval for the proposed sketch plan for subdivision, at 821 N Main Street (the “Project”). The owner of the subject property (the “Property”) is Pavel Cherkasov & Emily Medley (the “Owner”).
3. The property is located at 821 N Main Street, tax map ID# 1095-0821.0000, SPAN # 036-011-12511. It is currently a single-family home with accessory dwelling unit/bike shop, in the R-4 Zoning District, on 4.66 acres. The property is bounded by city streets, residential homes and Barre Town.
4. The July 12, 2024 Hearing was warned 15 days before in the Wednesday, June 26, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
5. On June 26, 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 July 12, 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 July 12, 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	Jayme Bauer	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:

Pavel Cherkasov Owner

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 4-1 of the UDO is Development Review Criteria that the applicant must demonstrate the proposed development meets. Also, section 330 Subdivision Standards & Section 4308 Subdivision Review.
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:
 - a. Owner noted that the surveyor will add the lot markers and that the markers on the Barre Town side were incorrect and the surveyor notified the owner and the town.

III. DECISION and CONDITIONS

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

Approve sketch plan of subdivision as presented.

In addition, the DRB authorizes the Permit Administrator be allowed to approve any immaterial or non-substantial changes to the subdivision plan without having to come back before the DRB for revision.

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

Dated at Barre City, Vermont, this 26th day of July, 2024.



Sarah Helman, Vice 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

"Granite Center of the World"

RECEIVED

JUN 20 2024

Barre City Assessing
Permitting & Planning Office

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	PROPERTY OWNER (if different than applicant)
Name <u>Capital Campy Company</u>	Name <u>SAME</u>
Mailing Address <u>PO Box 767</u> <u>32 Burnham St. Barre, VT</u>	Mailing Address _____
Daytime Contact Phone <u>802-476-6689 x 226</u>	Daytime Contact Phone _____
Email <u>JThibeault@CAPITALCAMPY.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 ft²
 Removing Fill <10 cy²

Construction Cost Estimate: \$ _____
 Adding Clean Fill <10 cy²

Parking Spaces added. How Many? _____
 Subdivision

Boundary Line Adjustment
 Other: Demolition/Renove

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 make situation worse. No real

Maintenance or improvements to building in 40+ years, Also old fire Damage

Page 1 of 2 (over pls)

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 _____

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.

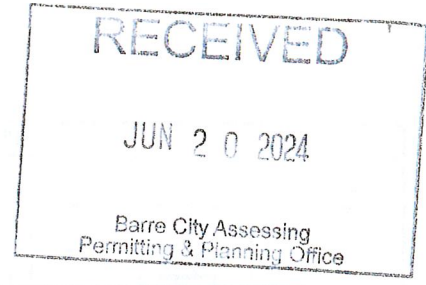
<p>JAMES B Thibeault _____ APPLICANT (print)</p>	<p><i>James B Thibeault</i> _____ APPLICANT (signature)</p>	<p>6/19/24 _____ DATE</p>
<p>George Kunes _____ PROPERTY OWNER (if different than Applicant-print)</p>	<p><i>George Kunes</i> _____ PROPERTY OWNER (signature)</p>	<p>6/19/24 _____ DATE</p>

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)¹:

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 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

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

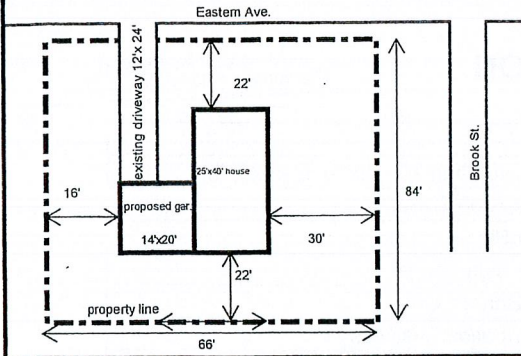
FEE SUMMARY:

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 *
Zoning Permit Application Fee Total:	175.00

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

Sample Site Plan

1" = 30'

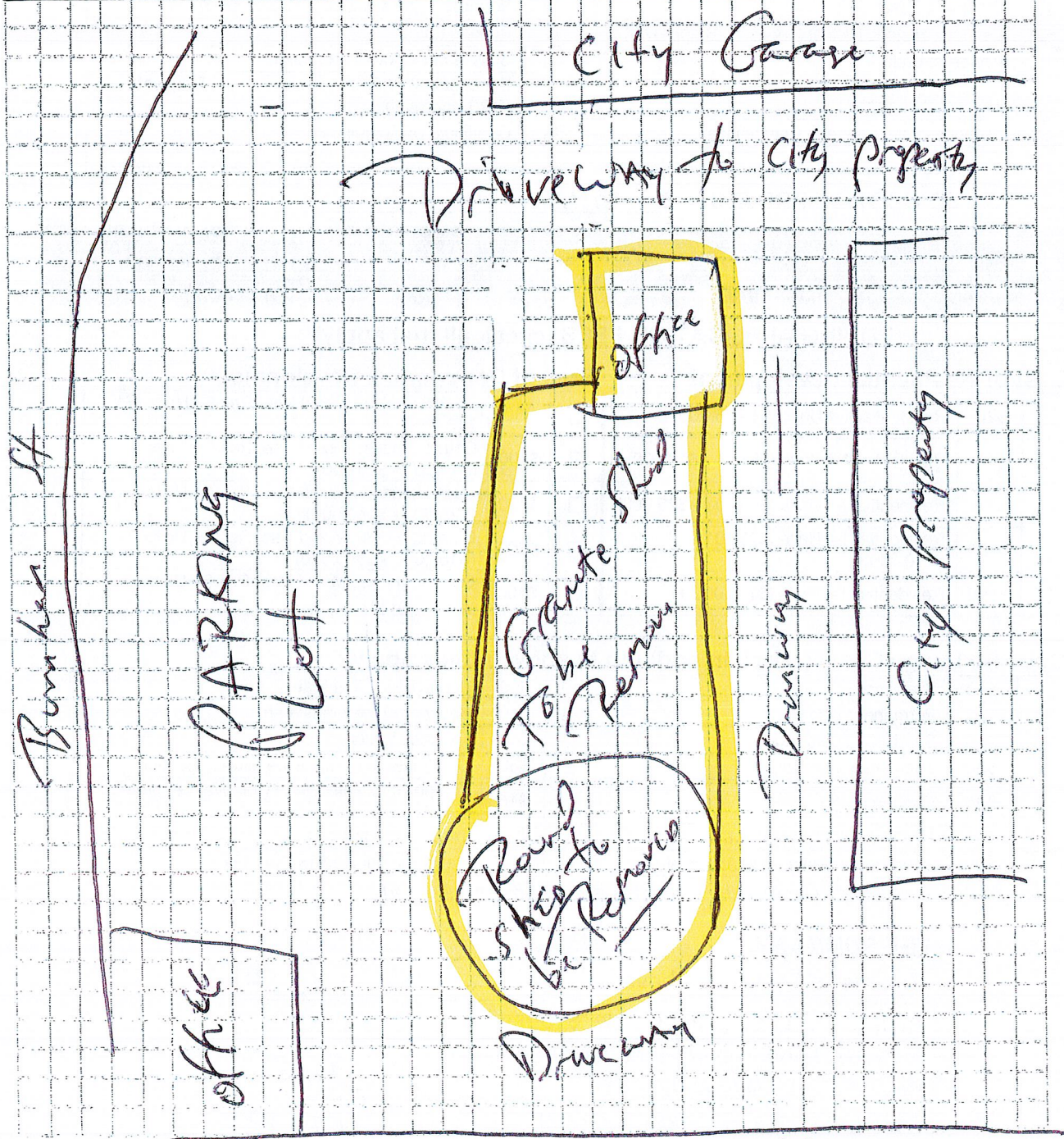


Provide a sketch below for your property and the proposed improvements for the following:

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.



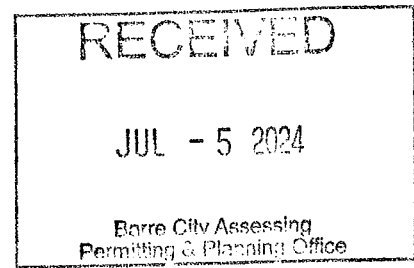
items to be removed

CAPITAL Candy 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 written in a cursive, flowing style.

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

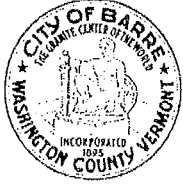
4304.A **Applicability.** The provisions of this section will apply to any application for a new or modified sign associated with an existing use or with a use not subject to site plan review. All other signs will be reviewed as part of the site plan review for the proposed development (see Section 4305).

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</u> and <u>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</u> and <u>3101</u> .	✓	✓	✓
7 The proposed development will implement appropriate erosion control and stormwater management practices that conform to the standards of <u>Sections 3014</u> and <u>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+/- year 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

Office: (802) 476-0245

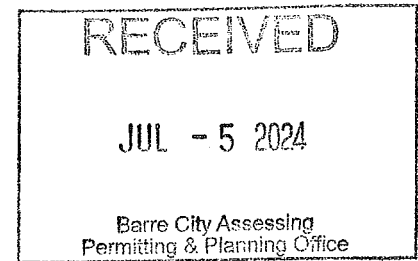
www.barrecity.org

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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 Bussard ceiling.



Additon w/ Fire Damage

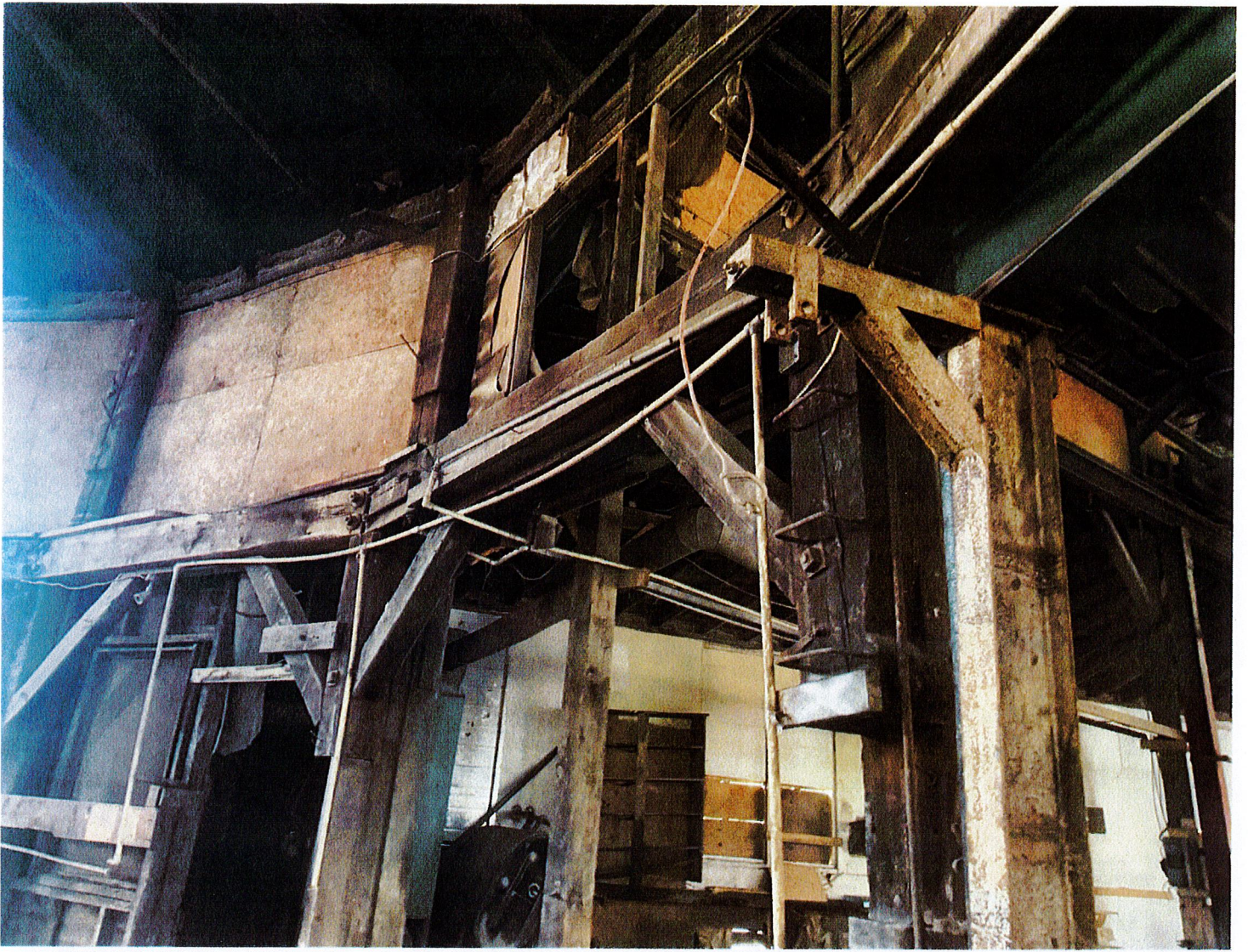








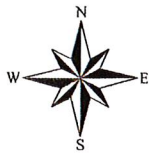




ORIGINAL Round Shed -
Notice fire Damaged Members on ceiling
Back Wall Removed



Original Buildings



20 Burham St

City of Barre, VT

1 inch = 68 Feet



www.cai-tech.com

June 20, 2024



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