



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, May 2, 2024 ~ 7:00 P.M.
City Hall Council Chambers

Hybrid Meeting (In-person and Virtual)

<https://us06web.zoom.us/j/84972830621?pwd=dzZCSnRZY3g4L1ZjOUVLYWsyyc0UwQT09>

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 April 4, 2024 Hearing
 - Consideration of Decision from April 4, 2024 Hearing
 - Consideration of DRB Operational Bylaws
5. New Business

Summer Street Holdings LLC, 16 Merchant Street. Seeks conditional use for partial demolition of commercial building; Design Review Overlay, UC-2 Zoning District

168 N Main St. LLC, 168 North Main Street. Seeks design review for façade; Design Review Overlay, Historical Review Overlay, Special Flood Hazard Area District, UC-1 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 5/02/2024 Hearing

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE REGULAR HEARING
THURSDAY, April 4, 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 6:59 pm., noting quorum was met.

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

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

Staff Present: Janet Shatney, Planning Director

Public Present (from presentations and Sign-in Sheet): Linda and Robert Nelson

1. **Adjustments to Agenda:** None.

2. **Visitors and Communications:** None.

3. **Old Business:**

a. *Consideration of January 4, 2024 Minutes:*

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

b. *Consideration of January 4, 2024 Decision:*

Motion to approve the decision for 60 Circle Street was made by J. Egerton and seconded by S. Helman, **motion carried unanimously 7-0-0.**

4. **New Business:**

Robert and Linda Nelson, 188 N. Main Street. Seeks site plan approval for addition of a pellet silo in the rear of the building off Merchants Row.

The Chair informed the Nelsons there was a quorum of the Board present and that in order to receive a positive outcome, there must be at least 5 votes in the affirmative. With 7 of the 9-member board present, there was an option to postpone to allow for a more full board to be present, the Nelsons chose to proceed.

The Oath was administered to both Robert and Linda Nelson who wished to address the Development Review Board.

The Chair called the opened the hearing at 7:05 pm, motion not taken.

To be approved at the 5/02/2024 Hearing

The Chair asked if the Nelsons had anything further they wanted to add to their application in addition to the written materials already provided; the following testimony was added:

- The electrical service is attached at 180 N Main Street, a building they own as well, which will need to be moved so the installation of the silo can occur. Green Mountain Power will move the service.
- There are 2 pellet bins in the building basement feeding the current boiler, that got wet from the flood in July 2023. They would like the new exterior pellet silo to keep pellets dry in the future from any flooding that may occur into their basement.

Chair Shambo asked J. Shatney if there was any documents needed to be read into the record, and an email from Caitlin Corkins, the Tax Credits and Grants Coordinator of the Agency of Commerce and Community Development was read stating that anything needing to be forwarded to the Barre Historical Society should be sent to her, and that her office had no comment on this project.

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

- S. Helman asked if the silo would be enclosed by fencing, and the Nelsons stated that whatever would be appropriate to screen the bottom portion of the silo they would do, which could also keep animals out, likely a 3-4 foot high wooden fence. S. Helman also asked about the glare from a metal structure, and R. Nelson stated that it is made from galvanized metal, not a shiny surface to begin with, and weather will continue to dull it over time.
- J. Egerton asked about signage and what would be needed; L. Nelson stated that the appropriate Dept. of Public Safety regulatory signage would be installed.
- Chair Shambo disclosed that both she and K. Schmidt completed a site visit earlier in the week, and asked about the shape of the concrete pad the silo would be installed on, and R. Nelson stated they were changing that shape to a square for ease of cleaning around.

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 can call the Permitting Office in the morning for the decision if rendered, and will receive a letter within two weeks.

Motion by S. Helman and seconded by J. Bauer to close the public hearing at 7:14 pm, **motion carried unanimously 7-0-0.**

5. **Deliberative Session:** Motion by C. Murray to go into deliberative session, seconded by K. Schmidt at 7:14 pm, with Chair Shambo inviting J. Shatney into the session, **motion carried unanimously 7-0-0.**

Motion by J. Bauer and seconded by S. Helman to leave Deliberative Session at 7:22 pm, **motion carried unanimously 7-0-0.**

Motion by S. Helman to approve the application as presented with (1) the applicant being allowed to erect a fence taller than the allowed height of 6 ½ feet but no taller than 10 feet if

To be approved at the 5/02/2024 Hearing

needed, before having to come back in front of the Board; and (2) the Zoning Administrator be allowed to approve any immaterial or non-substantial changes to the site plan without having to come back before the Board for revision: seconded by J. Egerton, **motion carried unanimously 7-0-0.**

6. **Roundtable:** C. Murray questioned the proposed change to the meeting start date, and it was noted that the Rules of Procedure will need revision and voting on at the May meeting for that to occur.
7. **Executive Session:** None.
8. **Adjourn:** The meeting adjourned at 7:32 pm on motion from S. Helman seconded by K. Schmidt, **motion carried unanimously 7-0-0.**

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

Respectfully Submitted,

Janet E. Shatney, Planning Director
Acting Recording Secretary

CITY OF BARRE, VERMONT
DEVELOPMENT REVIEW BOARD
HEARING: April 4, 2024
NOTICE OF DECISION FOR 188 N. MAIN STREET

I. INTRODUCTION and PROCEDURAL HISTORY

1. This proceeding involves a request for site plan approval in front of the Development Review Board (the DRB).
2. On February 20, 2024, Robert and Linda Nelson (the “Applicants”), owner of the property (the “Property”) at 188 N. Main Street, filed an application for site plan approval of a pellet silo off Merchants Row.
3. The property is located at 188 N. Main Street, tax map ID# 1095-0188.0000, SPAN # 036-011-12263. It is currently a mixed use structure with commercial/retail use on the first floor and apartments above, in the UC-1 Zoning District, in the Design Review Overlay District, in the Historic Review Overlay District, and in the Special Flood Hazard Area, on 0.12 acres. The property is bounded by city streets and other mixed use structures.
4. The April 4, 2024 Hearing was warned 15 days before in the Wednesday, March 20, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b).
5. On March 18, 2024, the Administrative Officer sent to adjoining property owners a copy of the agenda with memorandum notifying them of the public hearing for site plan approval. A notice for posting of the April 4, 2024 hearing with memorandum was also sent to the Applicants on the same day.
6. A hearing of the DRB was held on April 4, 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, Vice Chair	Jayme Bauer	Chrysta Murray
Jessica Egerton	Kendall Schmidt	Katrina Pelkey	

Absent was Colin Doolittle, and the vacant at-large seat.

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:

Robert and Linda Nelson

8. A presentation of the application was provided to the Board, and additional information was presented by the applicants. All application documentation, including a staff report prepared by the Administrative Officer 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 Applicant, the Board makes the following findings and conclusions.


1. The property is located in the UC-1 Zoning District as described on the City of Barre's official Zoning Map and included in the City of Barre Flood Hazard Area Regulations (the "Regulations", version date August 27, 2010).
2. 3. The Administrative Officer's Staff Report to the Board identifies those site plan standards, and describes the consistency of this request against those standards.
4. The Board 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 additional testimony was provided by the Owners/Applicants:
 - a. The electrical service is attached at 180 N Main Street, a building they own as well, which will need to be moved so the installation of the silo can occur. Green Mountain Power will move the service.
 - b. There are 2 pellet bins in the building basement feeding the current boiler, that got wet from the flood in July 2023. They would like the new exterior pellet silo to keep pellets dry in the future from any flooding that may occur into their basement.

III. DECISION and CONDITIONS

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

Approve the application as presented with (1) the applicant being allowed to erect a fence taller than the allowed height of 6 ½ feet but no taller than 10 feet if needed, before having to come back in front of the Board; and (2) the Zoning Administrator be allowed to approve any immaterial or non-substantial changes to the site plan without having to come back before the Board for revision.

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

Dated at Barre City, Vermont, this 16th day of April, 2024, by 
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
DEVELOPMENT REVIEW BOARD
OPERATIONAL BY-LAWS AND CONFLICTS OF INTEREST POLICY
Revised 11/03/05; Revised-11/01/18; 05/02/2024

ARTICLE I. Authority and Policy

The Development Review Board of the City of Barre has adopted these Operational Bylaws and Conflict of Interest Policy (hereinafter referred to as the Rules) in accordance with 24 V.S.A. § 4461(a) and 1 V.S.A. §§ 312(e), (f), and (h), and must conduct its proceedings in accordance with Vermont's Open Meeting Law.

These Rules are adopted to ensure consistent and fair treatment of applicants and interested persons, and participants, orderly and efficient public proceedings, and compliance with state and federal law. These Rules shall also ensure that no ~~Board~~DRB member will gain a personal or financial advantage from his or her service on the ~~Board~~DRB, so that the public trust in municipal government will be preserved. Anything not explicitly conveyed in these bylaws shall be governed by Robert's Rules of Order.

ARTICLE II. Definitions

The following definitions apply to these Rules.

1. ~~DRB~~Board— the City of Barre Development Review ~~DRB~~Board.
2. ~~DRB~~Board member — a regular or alternate member of the ~~DRB~~Board.
3. Conflict of interest— any one of the following:
 - a. A direct or indirect personal interest, and/or direct or indirect financial interest of a ~~Board~~DRB member, his or her spouse, household member, child, stepchild, parent, grandparent, grandchild, sibling, aunt or uncle, brother or sister in law, business associate, employer or employee, in the outcome of a cause, proceeding, application or any other matter pending before the ~~Board~~DRB.
 - b. A situation where a ~~Board~~DRB member has publicly displayed a prejudgment of the merits of a particular proceeding before the ~~Board~~DRB. This shall not apply to a member's particular political views or general opinion on a given issue.
 - c. A situation where a ~~Board~~DRB member has not disclosed ex parte communications with a party in a proceeding before the ~~Board~~DRB, pursuant to Section XII of these Rules.

4. **Deliberative session** — a private session of the **BoardDRB** to weigh, examine, and discuss the reasons for and against an act or decision, from which the public is excluded. There shall be no taking of evidence or submission of testimony, nor is a deliberative session required to be publicly noticed. The **BoardDRB** shall enter deliberative session by majority vote, and shall be deemed to be in deliberative session from the close of the final public hearing until the issuance of a written decision.
5. **Executive session** — a session of a public body from which the public is excluded, pursuant to 1 V.S.A. § 313. Such private session may only be held for one of the reasons permitted by the statute, and no binding action may be taken in executive session.
6. **Ex parte communication** — direct or indirect communication between a **BoardDRB** member and any party, party's representative, party's counsel or any person interested in the outcome of any proceeding before the panel, that occurs outside of a public proceeding, and concerns the substance or merits of the proceeding.
7. **Official act or action** — any legislative, administrative or quasi-judicial act performed by any **BoardDRB** member.
8. **Public deliberations** — the weighing, examining, and discussing, in a public proceeding, the reasons for and against an act or decision, but expressly excludes the taking of evidence and the arguments of parties.
9. **Recuse** — means to remove oneself from a particular **BoardDRB** proceeding because of a real or perceived conflict of interest.

ARTICLE III. Officers and Duties

The **BoardDRB** shall consist of nine (9) regular members with **three (3)** alternates appointed by the City Council. These memberships consist of two (2) from each Ward and three (3) at-large members **for the based Board, and an alternate from each of the three Wards**. Appointment to the **BoardDRB** shall be for a term of four (4) consecutive years. No more than one member from each ward shall be appointed in a given year, except to fill vacancies, and not more than three (3) members shall be appointed in any one given year, except to fill vacancies. Members may be appointed to successive terms without limitation. Any member desiring reappointment to the **BoardDRB** must apply to the Director of Planning in writing.

As soon as is practical following the annual City Council appointments, or as needed at other times throughout the year, ~~At a meeting in May of every year,~~ the **BoardDRB** shall hold an organizational meeting and elect by majority vote, a Chair and Vice Chair from its members, and shall elect a Clerk who may or may not be a **BoardDRB** member or a municipal employee. Vacancies in these offices may be filled for the unexpired terms only by majority vote of the **BoardDRB**.

1. The Chair shall preside at all meetings, hearings, and deliberative sessions, decide all points of order or procedure, and appoint members to any committee of the **BoardDRB**. The

Chair may administer oaths and may request the attendance of witnesses and the production of material germane to any issue under consideration.

2. The Vice Chair shall assume the duties and powers of the Chair whenever the Chair is absent, recused or at the Chair's request. In the event that both the Chair and Vice Chair are absent or recused, the remaining longest serving member of the BoardDRB shall assume the duties of the Chair.
3. Signature: The Chair or Vice-Chair of the BoardDRB shall sign all decisions of behalf of the BoardDRB.
4. Planning and Permitting Department staff shall assume the responsibilities of Clerk of the BoardDRB.
5. It shall be the duty of all the members to review the minutes and other official records of the BoardDRB meetings and actions, and correct and ratify these when appropriate and necessary.
6. Alternate members are appointed to temporarily serve as BoardDRB members in the event of a recusal or absence or vacancy of one or more regular members.
 - a. Whenever a regular member is recused or is expected to be absent from the BoardDRB, the Chair of the BoardDRB, or the designee, may request that an alternate serve as an active member of the BoardDRB by selecting an individual from the roster.
 - b. An alternate member who is called upon to serve shall be required to be a part of the BoardDRB until a final decision is made on an application heard by the BoardDRB while serving as an active member. Participation includes attending deliberative sessions and any continuance of a public hearing if the application has been tabled or adjourned to another date.
7. Upon majority vote, the BoardDRB may request that the City Council remove a BoardDRB member from the BoardDRB. BoardDRB members may be removed for cause by the City Council upon written charges and after a public hearing (24 VSA §4460(c)). The BoardDRB may also recommend to the City Council replacement of any member who has missed three (3) consecutive meetings without a reasonable justification, or in the course of 6 consecutive calendar months is absent for 40% or more of the total meetings and hearings held within that period.

ARTICLE IV. Meetings and Hearings

1. Regular meetings of the BoardDRB for the hearing of cases shall be held on the first Thursday of each month ~~beginning at 7 p.m.~~ in City Hall, or other publicly accessible location, as warranted based on the number of projects pending. If there are no cases

pending or there is no other business to transact, then no meeting shall be held. The Chair may cancel meetings at any time.

2. Special meetings may be called by the Chair, provided at least 24 hours' notice is given to each member, and the time and place of each special meeting is publicly announced at least 24 hours before the meeting.
3. A quorum shall consist of a majority of the entire Board~~DRB~~.
4. All meetings shall be open to the public unless the Board~~DRB~~ has entered a closed deliberative or executive session. The Board~~DRB~~ may only hold an executive session pursuant to the reasons permitted by 1 VSA §313, and only after a majority vote to enter executive session.
5. All business shall be conducted in the same order as it appears on the agenda, except the Chair may alter the order of items to be considered as needed, such as to accommodate a late or missing project applicant.
6. Each Board member who attends a meeting by electronic or other means shall identify themselves when the meeting is convened.
- 5.7. If a member is participating by electronic or other means, any vote of the Board that is not unanimous shall be taken by roll call.
- 6.8. The Chair shall rule on all questions of order or procedure and shall enforce these rules pursuant to 1 VSA §312(h).
- 7.9. At each meeting, speakers may participate on an agenda item but only when recognized by the Chair. Such comment may be limited to three (3) minutes per speaker, unless the Chair sets a different time limit.
8. The Board~~DRB~~ may recess a meeting or hearing if all applications cannot be disposed of on the day set to hear them. No further public notice shall be necessary provided that the date, time, and place of the recessed meeting or hearing shall be announced prior to adjournment.
9. Board~~DRB~~ members may participate by telephone or other communication device as long as the absent member can hear everything that is occurring at the meeting, and everyone present at the meeting can hear the Board~~DRB~~-member.

ARTICLE V. Proceedings and Order of Business

All meetings shall be conducted as quasi-judicial proceedings pursuant to 1 VSA §310(5)(B). Proceedings shall be publicly noticed in accordance with 24 VSA §4464(a)(1), (2), as amended.

The Chair shall conduct the proceeding in substantially the following manner:

1. Open the proceeding by reading the warning of the proceeding.
2. Review the order of events on the agenda, reminding all present that the proceeding will be conducted in an orderly manner.
3. Request disclosure of conflicts of interest and ex parte communication.
4. In accordance with 24 VSA §4471(a), ask all persons who are interested in an agenda item to identify themselves at the time of proceeding on the item of interest, and to provide contact information on the sign-in sheet provided. The list of who signed in and who participated in the hearing, either verbally or in writing shall be noted in the minutes. Only an interested person who has participated in this proceeding may appeal any decision issued from this proceeding.
5. Direct the applicant or their representative, and all persons wishing to participate in a proceeding to take the following oath: *I hereby swear or affirm that the evidence I give in the cause under consideration shall be the whole truth and nothing but the truth, under the pains and penalties of perjury.*
6. Accept written information presented to the ~~Board~~DRB, including but not limited to staff and other Boards/Commissions' recommendations.
7. Invite the applicant or the applicant's representative to present such application.
8. Invite ~~Board~~DRB members to ask questions of the applicant, applicant's representative, or of City Staff.
9. Invite the public to present information regarding the applicant's proposal. Such comments shall be limited to three minutes per speaker, unless approved by a majority vote of the ~~Board~~DRB-members present. The ~~Board~~DRB shall apply consistent time limits to all persons recognized to speak.
10. Invite the applicant, applicant's representative, city staff or members of the public to respond to information presented.
11. Invite ~~Board~~DRB-members to ask any additional questions or provide comments.
12. Allow final comments or questions from the applicant or applicant's representative.
13. Upon motion and majority approval, the Chair shall either adjourn the proceeding to a time certain, continue the proceeding without a time certain subject to additional public notice being provided as to the time and place of any future proceeding, or close the proceeding stating that this is the final public hearing on the matter.

14. Should new information become available, or the BoardDRB finds it needs more information to render its decision after the close of the proceeding, but before the BoardDRB decision, then the BoardDRB may re-open the proceeding. No information can be received after the proceeding has closed.
15. The BoardDRB shall deliberate and made a decision on an application in a closed deliberative session. Deliberative sessions are not open to the public and need not be warned.

ARTICLE VI. Executive Sessions

1. The BoardDRB may hold an executive session from which the public is excluded after the affirmative vote of a majority of its members present. A motion to go into executive session shall indicate the nature of the business of the executive session, and no other matter may be considered the executive session. Such vote shall be taken in the course of an open meeting and the result of the vote recorded in the minutes. No formal or binding action shall be taken in executive session. Minutes of an executive session need not be taken, but if they are, shall not be made public. The BoardDRB may not hold an executive session except to consider one or more of the following:
 - a. Contracts, mediation, civil actions, or prosecutions, where premature general public knowledge would clearly place the municipality at a disadvantage;
 - b. Discussion of the conduct of a BoardDRB member;
 - c. A clear and imminent peril to the public safety.
2. Attendance in executive session shall be limited to the members of the BoardDRB, and in the discretion of the BoardDRB, its staff, legal counsel, and persons who are subjects of the discussion or whose information is needed.

ARTICLE VII. Voting and Decisions

The BoardDRB will make decisions in deliberative session, which are not open to the public. Members of the BoardDRB who have not heard all testimony and reviewed all evidence submitted for a particular application or proposal shall not participate in that proceeding, unless such absent BoardDRB members review video or audio recordings of the proceedings.

1. The following rules shall apply to voting on decisions:
 - a. Motions shall be made in the affirmative.
 - b. All motions shall require a second for a motion to have the floor.
 - c. The chair has the same voting rights as all members and can make motions.

- d. All members present are expected to vote unless they have recused themselves.
 - e. Abstentions are strongly discouraged and shall not count towards either the majority or the minority.
 - f. No member shall participate in any official action where he or she has a conflict of interest in the matter under consideration. This provision does not prevent the member from providing testimony as a hearing participant and does not require the member to leave the hearing room.
2. For a motion to succeed, it must receive the concurrence of the quorum of the ~~Board~~DRB, or five (5) members of the ~~Board~~DRB, regardless of how many members are present. 1 VSA §172; 24 VSA §4461(a).
 3. The ~~Board~~DRB shall issue a written decision within 45 days of the close of the final proceedings.
 - a. In the case when a public hearing took place, a written decision signed by the Chair of the ~~Board~~DRB constitutes a final decision. This written decision shall include any conditions of approval.

ARTICLE VIII. Site Visits

~~Board~~DRB members are encouraged to visit each site individually, however, no testimony shall be taken and no ex parte communication shall occur. Site visits by a quorum of the ~~Board~~DRB shall be held pursuant to the following conditions:

1. If, prior to the hearing, the Chair determines that a site visit by quorum of the DRB will be necessary, the site visit shall be publicly noticed in accordance with 24 VSA §4464(a)(1), (2) if it is scheduled to occur before the hearing.
2. If necessary, the ~~Board~~DRB may recess and conduct a site visit at a property which is the subject of an application before them.
3. If necessary, the ~~Board~~DRB may adjourn a hearing to a time certain to conduct a site visit at a property which is the subject of an application before the ~~Board~~DRB.
4. The minutes of the proceeding shall reflect that a site visit was held, who was present, and the nature and duration of the site visit.

SECTION IX. Service List

Staff shall provide a sign-up sheet for individuals present at the hearing to provide contact information and to identify the agenda item of interest. A service list shall be prepared from the provided sign-up sheet and from any persons who provided testimony or requested to be

added on the service list in writing. All decisions of the BoardDRB, related to the particular agenda item, shall be mailed to those on the list.

Section X. Conflicts of Interest

Participation, disclosure of conflicts, and recusal shall be governed by the following procedures:

1. **Participation.** A BoardDRB-member shall not participate in any official action where he or she has a conflict of interest in the matter under consideration.
2. **Disclosure.** At all hearings, BoardDRB-members shall disclose all potential conflicts of interest. The nature of the conflict shall be noted in the minutes of the proceeding.
 - a. When recognized by the Chair, any person may request disclosure of potential conflicts of interest. Nonetheless, after disclosing a conflict or perceived conflict, if a member who believes that he or she is able to act fairly, objectively, and in the public interest, shall state on the record the nature of the potential conflict of interest, and the reason(s) why the member believes he or she is able to act in the matter fairly, objectively, and in the public interest.
3. **Recusal.** A BoardDRB-member shall recuse him or herself from any matter in which he or she has a conflict of interest, pursuant to the following:
 - a. The applicant or any person may request that a member recuse him or herself due to a conflict of interest. Such request shall not constitute a requirement that the member recuse him or herself.
 - b. The BoardDRB-may, by majority vote, (exclude or recuse) one of its members if there is reasonable public perception that a conflict of interest exists.
 - c. A BoardDRB-member who has recused him or herself from a proceeding shall not sit with the BoardDRB, deliberate with the BoardDRB, or participate in that proceeding as a BoardDRB-member in any capacity.
 - d. If a previously unknown conflict is discovered, the BoardDRB-may take evidence pertaining to the conflict, and if appropriate, adjourn to a short deliberative session to address the conflict.
 - e. The BoardDRB-may adjourn the proceedings to a time certain if, after a recusal, it may not be possible to take action through the concurrence of a majority of the BoardDRB. The BoardDRB-may then resume the proceeding with sufficient members present.

Section XI. Ex Parte Communications.

Ex parte communication is prohibited. Any ~~Board~~DRB-member who inadvertently conducts ex parte communication must disclose such communication.

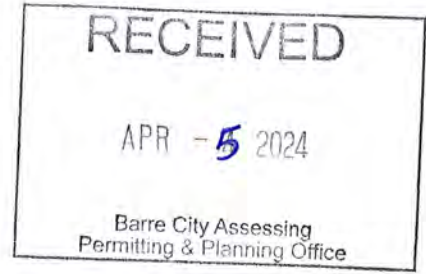
1. ~~Board~~DRB-members who have received written ex parte communications shall place in the record copies of all written communications received as well as all written responses to those communications. Members shall prepare a memorandum stating the substance of all oral communications received, all responses made and the identity of each person making the ex parte communication, which shall become a part of the record of the proceedings.

ARTICLE XII. Amendments

These operational bylaws may be amended at any regular meeting by an affirmative vote of a quorum of the ~~Board~~DRB-provided that such amendment has been presented in writing to each member at least 24 hours preceding the meeting at which the vote is taken.



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): 46 Summer (Merchant St) 16

APPLICANT	PROPERTY OWNER (if different than applicant)
Name: <u>Summer ST. Holdings LLC</u>	Name: <u>William Dorney</u>
Mailing Address: <u>P.O. BOX 215</u> <u>W. Danville VT 05873</u>	Mailing Address: <u>Mark Nicholson</u>
Daytime Contact Phone: <u>802 279-4233</u> <u>802 249-0123</u>	Daytime Contact Phone: <u>Same</u> <u>Wj.dorney@gmail.com</u>
Email: _____	Email: <u>mark.nicholson057@gmail.com</u>

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: \$ 10,000
 Adding Clean Fill <10 cy²

Parking Spaces added. How Many? _____
 Subdivision

Boundary Line Adjustment
 Other: _____

PROJECT DESCRIPTION

Remove garage and portion of structure and leaving 18x18 building for laundry building for tenant in 1 apartment on site. Building is not structurally sound and will leave room for needed parking.

Page 1 of 2 (over pls)

For Office Use Only:

Zone Dist: UC2
 DRO? Y N
 HRO? Y N
 Flood Area Zone: X
 Fees Rec'd: \$ 175.00

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

B 24 - 000023
 Z 24 - 000027
 F _____
 E _____

SITE PLAN

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

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

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

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

DISCLAIMER AND SIGNATURE

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

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

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

<u>William Dupree</u> APPLICANT (print)	<u>[Signature]</u> APPLICANT (signature)	<u>4/15/24</u> DATE
<u>[Signature]</u> PROPERTY OWNER (if different than Applicant-print)	<u>[Signature]</u> PROPERTY OWNER (signature)	<u> </u> DATE

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



City of Barre, Vermont

"Granite Center of the World"



ZONING PERMIT APPLICATION

Check all activities involved in this application:

<input type="checkbox"/>	New Home or Garage Construction	<input type="checkbox"/>	Site Work
<input type="checkbox"/>	All other construction/addition/alteration	<input type="checkbox"/>	Pool (if greater than 20' wide or 5' in depth)
<input type="checkbox"/>	Accessory Structure, greater than 120 sq. ft.	<input type="checkbox"/>	Construction Job Trailer
<input type="checkbox"/>	Interior Renovation (adding a bedroom)	<input type="checkbox"/>	Permanent Sign
<input type="checkbox"/>	New apartment	<input type="checkbox"/>	Temporary Sign/Banner
<input type="checkbox"/>	Accessory apartment	<input type="checkbox"/>	Sandwich Board Sign
<input type="checkbox"/>	Deck – porch – steps – ramp – handicapped ramp	<input type="checkbox"/>	Home Occupation/Business
<input type="checkbox"/>	Change of Use	<input type="checkbox"/>	Boundary Line Adjustment/Subdivision
<input 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: \$ 10,000.00

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 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.

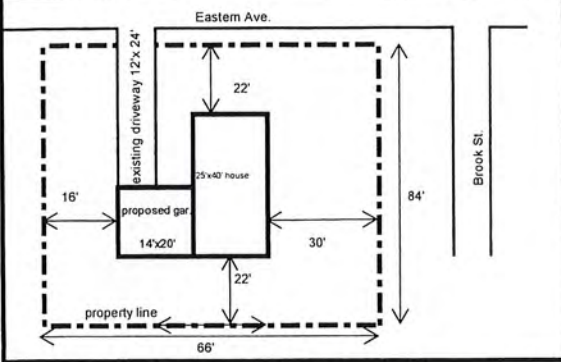
FEE SUMMARY:

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'

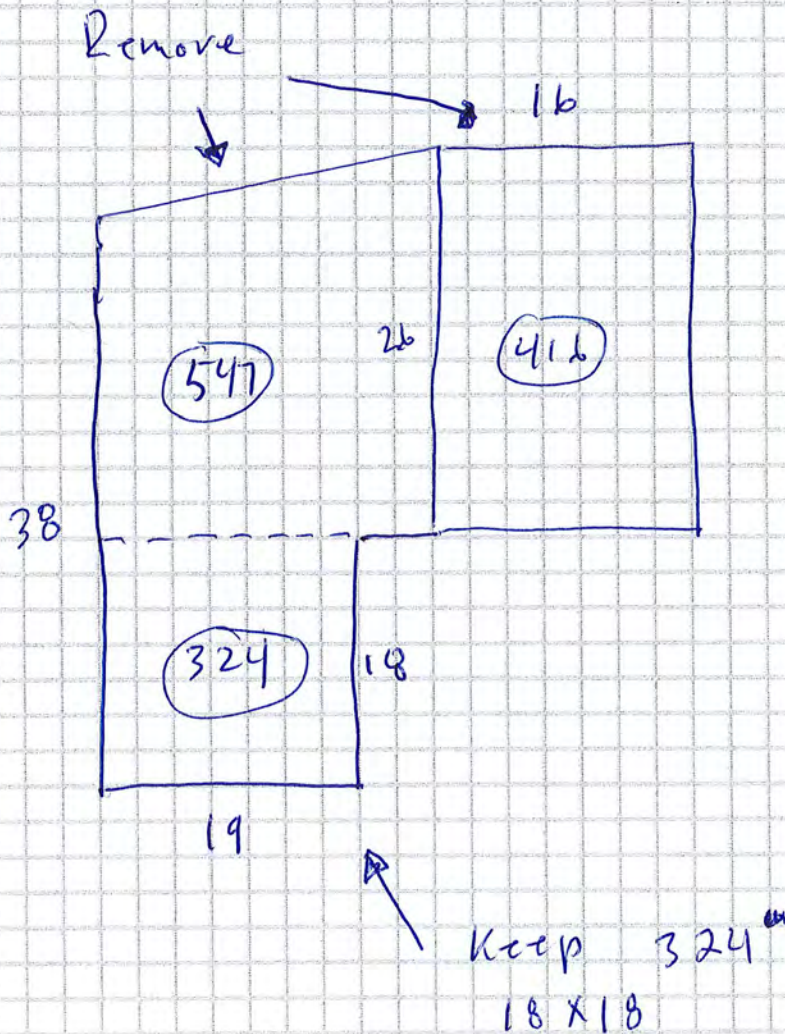


Provide a sketch below for your property and the proposed improvements for the following:

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

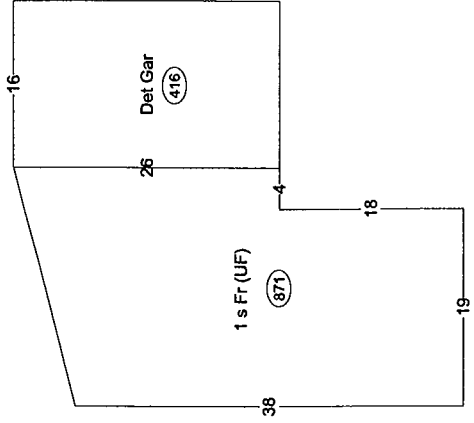
Additional information may be needed, so be as thorough as possible.

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



Physical Characteristics

Type: Commercial Use
 Occupancy: Other residential
 Primary Heat: Steam - oil
 Heating and Air Conditioning: Full Part
 Lower / Bsmt 1 Upper Upper
 PLUMBING
 Water Heat # TF
 TOTAL 1 1
 REMODELING AND MODERNIZATION
 Amount Date



Special Features

Description

Summary of Improvements

ID	USE	Story Height	Const Type	Grade	Year Cons	Eff Year	Cond	Size or Area
D 01	DWELL DETGAR	0.00 1.00	1	AVG AVG	1970 1970	1970 1970	AV AV	87 16x 2



46 Summer St

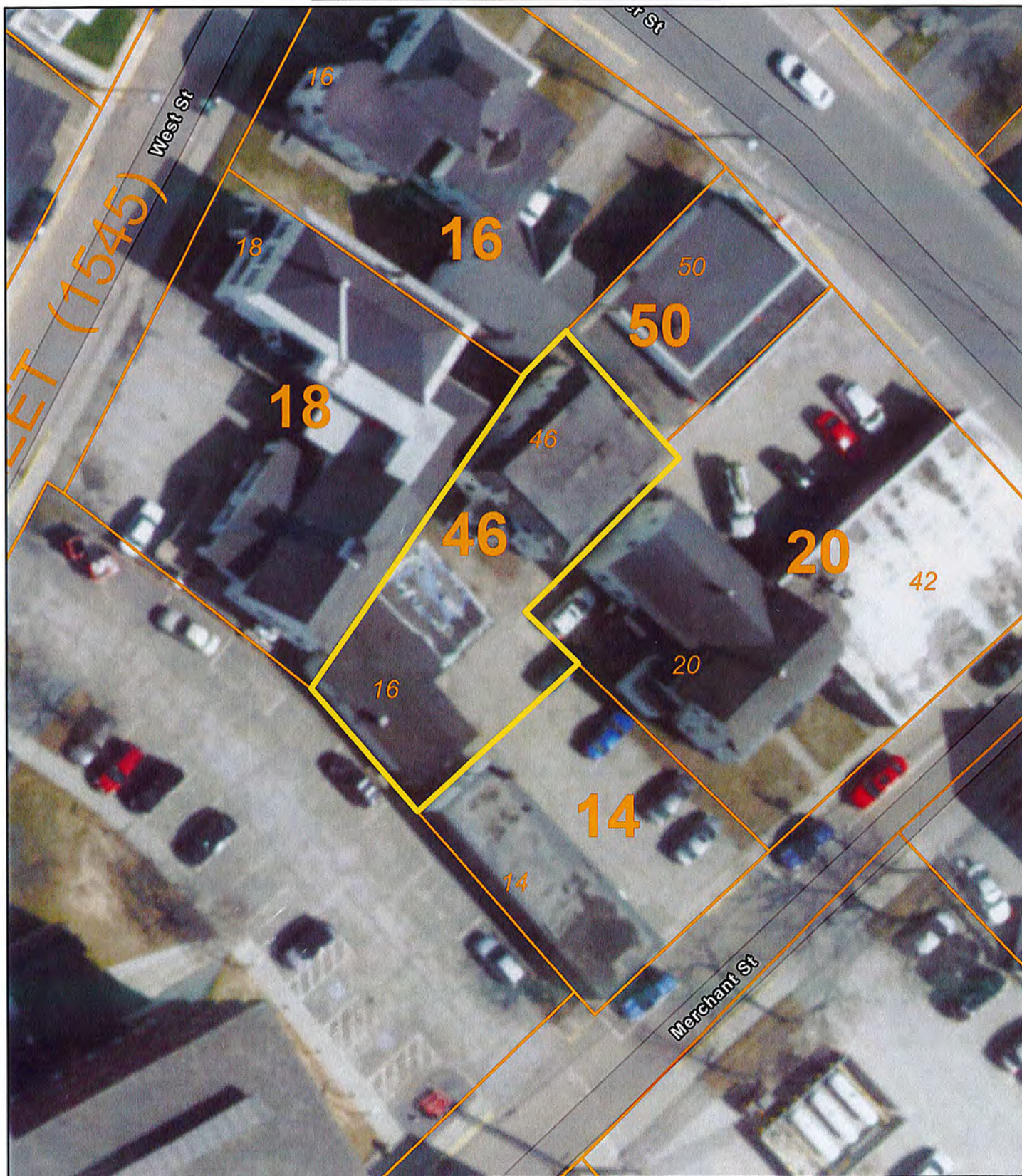
City of Barre, VT

1 inch = 34 Feet



www.cai-tech.com

March 26, 2024



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

CITY OF BARRE FIRE DEPARTMENT

CODE ENFORCEMENT



Office of the City Fire Marshal

www.BarreCity.org

15 Fourth Street * Barre * Vermont * 05641 * (802) 477-7833



Memorandum

Date: April 24, 2024

To: Janet Shatney – Planning Director
Michelle La Barge–Burke – Permitting Administrator

From: Nicholas R. Copping – Fire Marshal/ Health Officer

Re: 46 Summer Street- Garage

To whom it may concern,

At the request of the property owner, I have performed an inspection of the garage structure at 46 Summer Street. The owner of this building is requesting the demolition of the Garage as well as the a large section of the former office space beside it.

The exterior of the building is blighted from the lack of preventative maintenance over years. The roof is covered with tarps and tires, which are attempting to hold off further damage within the building. In open areas of the roof, you can see what appears to the sagging of the roof itself. The exterior covering has multiple areas of rotting wood and peeling paint.

Inside the building, you will not mold growth on the structural members, insulation, wall coverings and carpet. The floor in sections has become unstable and soft. All results of water damage.

The building itself is unsafe at this time for occupancy and rehabilitation efforts would be likely to match that of a full rebuild. Demolition of the building would increase the safety of the neighboring building, of a different owner, as it is set only a few feet away and does not currently have any fire protective features that would limit the spread of fire in that event.

Attached are images taken of the interior and exterior during my visit.

Respectfully,

Nicholas R. Copping
Fire Marshal







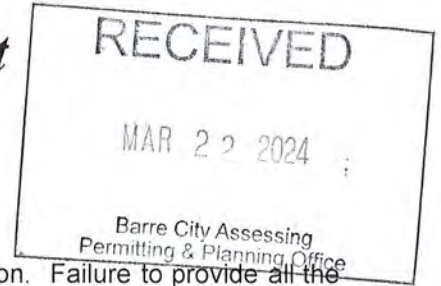






City of Barre, Vermont

"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): 168 N Main St. Barre VT 05641

APPLICANT		PROPERTY OWNER (if different than applicant)	
Name	<u>168 N Main St, LLC</u>	Name	<u>Mark Browning/Reuben Stone</u>
Mailing Address	<u>PO Box 766</u> <u>Barre VT 05641</u>	Mailing Address	<u>PO Box 766</u> <u>Barre VT 05641</u>
Daytime Contact Phone	<u>8022720321</u>	Daytime Contact Phone	
Email	<u>Mark@stonebrowningpm.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: _____

PROJECT DESCRIPTION

We are looking to paint building facade black as well as the trim, and replace the broken mosaic tile with a brick facade. See attached photo.

Page 1 of 2 (over pls)

For Office Use Only:

Zone Dist: UC1
 DRO? Y N
 HRO? Y N
 Flood Area Zone: FHA
 Fees Rec'd: \$ _____

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

B _____
 Z 24 - 000018
 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

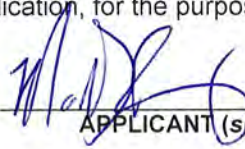
The undersigned hereby requests a permit for land development as described in the Project Description and certifies that the information presented is true and accurate to the best of my knowledge, and understands that if the application is approved, any permits issued, and any attached conditions will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

Mark Browning

APPLICANT (print)



APPLICANT (signature)

3/20/24

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"

RECEIVED

MAR 22 2024

Barre City Assessor
Committee & Planning

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 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: <u>Painting and re-doing of facade at 168 N Main St. Barre VT</u>		

ESTIMATED COST OF PROJECT: \$ 3500

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 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:	0.00	175.00
After-the-fact Fee (if applicable, \$150)	0.00	
Required Land Record Recording Fee (DRB exempt from this recording fee)	\$ 15.00 *	
Zoning Permit Application Fee Total:	0	175.00

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

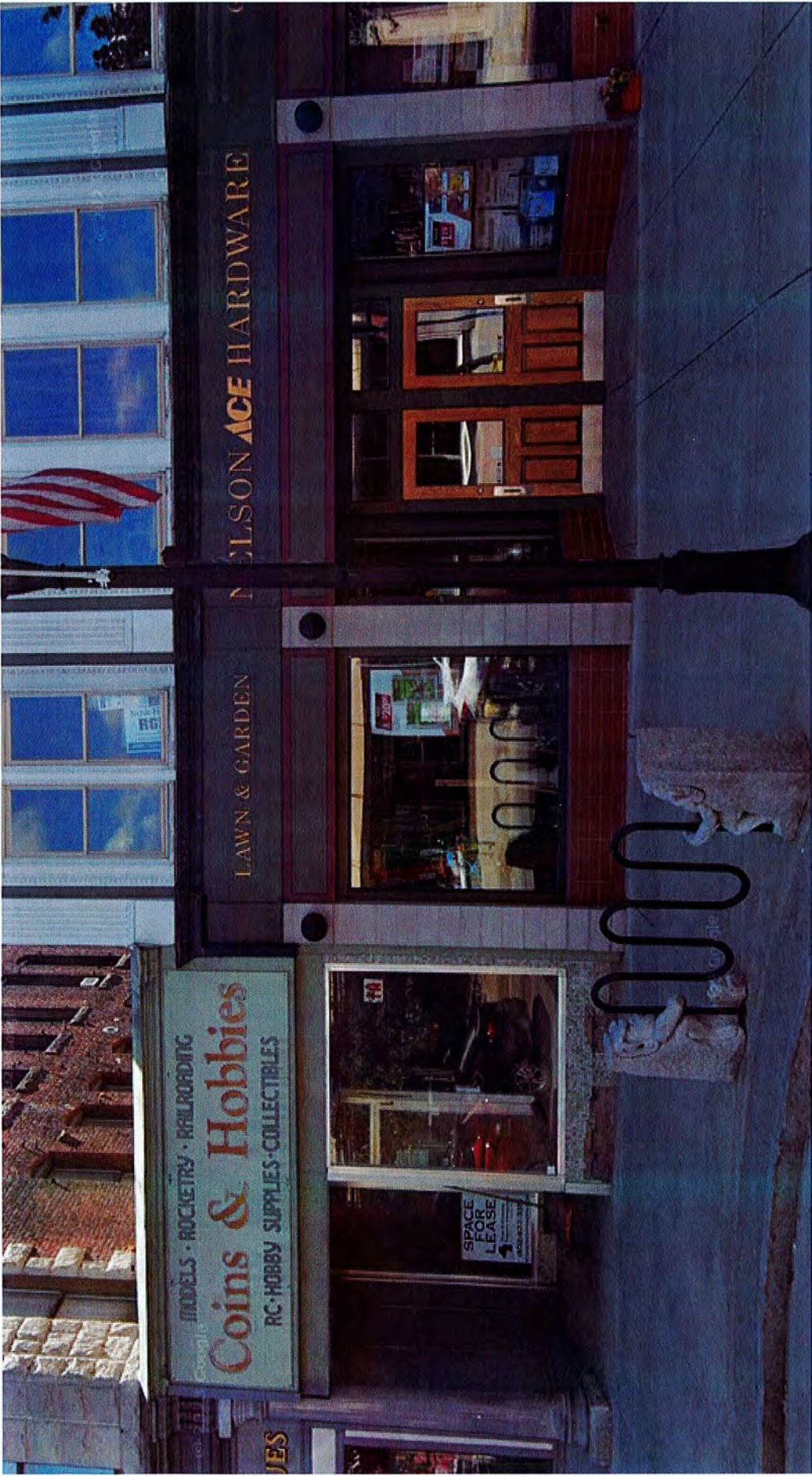


*Brick Veneer to be installed



*Front wall and trim to be painted black

* changed
to trimmed out panel
see rendering
provided



NELSON ACE HARDWARE

LAWN & GARDEN

MODELS • ROCKETRY • RAILROADING
Coins & Hobbies
RC • HOBBY SUPPLIES • COLLECTIBLES

SPACE FOR LEASE



TRANSMITTAL

ATTN: Michelle La Barge-Burke (she/her)
Permit Administrator - City of Barre
6 North Main St., Suite 7 Barre VT 05641
permitadmin@barrecity.org

Dear Michelle,

Please find included in this document package answers to your questions as well as a rendered image of the proposed façade renovations.

Application for Façade Renovations DRB 168 N Main St. - old Coins & Hobbies

168 N Main St. in Barre, formally known as the old *Coins & Hobbies* building, has been under recent renovations including but not limited to; updated flooring, painting and LED lighting. It is approximately 1,400 SF in area. The Owner of the building, Bob Nelson of Nelson Ace Hardware, plans to use the space once renovated. The exterior façade is also in need of renovations due to deteriorating finishes and peeling paint.

We are proposing to renovate the front façade in a manner that keeps its aesthetics similar to that of its adjacent buildings. The renovations will involve painting the front facade the same colors as the adjacent Miles Block Building, remove the old signage and patch the fascia as necessary and replace the mosaic tile finish with trimmed out paneling to match what is seen on both adjacent buildings.

In doing so, we will create a more cohesive and properly maintained aesthetic. Although, the mosaic tile is noted in the Historic Documentation of Downtown Bennington, we feel it would not be appropriate to replace it. Many reasons factor into this decision including that the tile was most likely hand crafted and an exact match would be very hard to purchase or find easily. Mosaic tile is also not a "Vermont Friendly" material on exterior facades (as seen from its constant deterioration from freeze/thaw). As this building is only noted as a "Contributing Resource" we also feel the mosaic tile was not original to the building and therefore does not provide any historic relevance.

(1) The proposed alterations are necessary to allow reasonable use of the property;
Yes, we feel that these alterations are necessary to spruce up the front of the building and help with overall downtown appearance and aesthetics.

(2) It is not feasible to earn a reasonable economic return from the property without making the proposed alterations; and
In doing these alterations, it will allow us to continue to maintain a beautiful storefront that matches the Miles Block building which we also own. Therefore enhancing our ability to offer quality commercial units which in turn will help the overall community.

(3) The alterations as proposed have minimized and mitigated any adverse impacts on the context, setting and integrity of the contributing historic structure to the maximum extent feasible. **Yes. The one change we are proposing is to the mosaic tile finish on the exterior.**

(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.

Our goal with this project is to have it meet and maintain historic standards. We are not planning to change any of the windows, doors, or entrances. Simply remove the existing Coins & Hobbies Sign, and paint a neutral color to match the Miles Block Building. In reference to the mosaic tile, please refer to the aforementioned reasoning behind our decision to change the material to one that will last longer and protect the integrity of the building better.

(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.

No Change to Existing.

(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.

No Change to Existing.

(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

No Change to Existing.

(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.

No Change to Existing.

(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.

No Change to Existing.

(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.

Yes, our plan is to use a high-grade exterior paint to ensure it lasts a long time.

(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.

We are keeping all features existing and not changing anything other than painting.

(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.

We plan to remove the existing Coins & Hobbies sign and just paint the front of the building.

(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.

No Change to Existing.

(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.

No Change to Existing.



Proposed Façade Changes Rendering

END OF LIST

In the event the contents of this package do not include the aforementioned contents, please contact me immediately for resolution.

Sincerely, Ryan Gariboldi
Head & Heart Design
RG@HD-HRT.com

22019

Reuben + Mark

RE: 168 N Main - Contributing or Non-Contributing Building

Colman, Devin <Devin.Colman@vermont.gov>

Wed 3/20/2024 1:39 PM

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

Hi Michelle,

This building is a contributing resource in the Barre Downtown Historic District:

28. Commercial Building, 168 North Main Street, c. 1900/c. 1950, contributing building

This single-story building fills the narrow space between the D.M. Miles Building (HD #27) on the south and the Quinlen Block (HD #29) on the north. Simply styled, it features an off-center recessed entry, large plate glass windows set in walls of small, square, mosaic tile, and a deep signboard. These changes appear to date from the 1950s. The plain cornice is at the same level as the shop cornice of the Miles Building. It initially was only about half the depth of the Miles Building, but was extended the full-length c. 1910 and housed a millinery store for many years. It stands in good condition.

In 1979, this building was classified as a non-contributing resource. It is, however, representative of not only an early commercial enterprise, but also the infill construction designed to maximize the use of limited space for small, cottage-type industries. It has retained its integrity since the original nomination and is a contributing resource.

The 2017 registration form is online here:

https://accdservices.vermont.gov/ORCDocs/Barre%20City_National%20Register_Nomination%20Form_96140-116.pdf

Thanks,
Devin

Devin A. Colman | State Architectural Historian

Vermont Division for Historic Preservation

1 National Life Dr, Davis Bldg, 6th Floor | Montpelier, VT 05620-0501

802-585-8246

accd.vermont.gov/historic-preservation

devin.colman@vermont.gov

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

Sent: Wednesday, March 20, 2024 11:19 AM

To: Colman, Devin <Devin.Colman@vermont.gov>

Subject: 168 N Main - Contributing or Non-Contributing Building

EXTERNAL SENDER: Do not open attachments or click on links unless you recognize and trust the sender.

Devin,

We have the owner of 168 N main coming before the DRB for a Facade change and realized we have conflicting information regarding if the building is contributing or not.

Our description and the chart that was done in 2017 by the Barre Area Development say it is non-contributing but the map they also provided indicates that it is contributing. It is the Old

Coins and Hobbies Store.

Can you provide some clarification or a contact that could help with the clarification as to it's contribution status?

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

PLEASE NOTE: I will be away May 10 - 27th, 2024 , please plan ahead for timely processing.

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From: Mark Browning <mark@stonebrowningpm.com>
Sent: Friday, April 5, 2024 8:30 AM
To: Michelle La Barge-Burke <PermitAdmin@barrecity.org>
Cc: Reuben Stone <reuben@stonebrowningpm.com>
Subject: Re: Fw: 168 N Main - DRB Application - Facade Change.

Hi Michelle,

I have everything completed to submit to you today. Under the mosaic tile is just exterior grade plywood.

On Fri, Apr 5, 2024 at 8:22 AM Michelle La Barge-Burke <PermitAdmin@barrecity.org> wrote:

Mark and Reuben,

Caitin from the Barre Historical Society is wondering if you can tell what is under the mosaic tiles? See email below from her.

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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