



City of Barre, Vermont

March 14, 2024, 5:30 PM

Regular Meeting of the Barre City Planning Commission

Venue Options: **REMOTE VIA ZOOM ONLY**

Zoom:

<https://us06web.zoom.us/j/89301594299?pwd=MXkyVmV6VnVhUC9Obk1GaVhNMFFKUT09>

Meeting ID: 893 0159 4299 Passcode: 815236

Phone: 1 (929) 205-6099 US (New York – Long distance rates will apply)

Agenda

1. Call to order - 5:30 PM
2. Adjustments to the Agenda
3. Approval of Minutes
 - a. February 8, 2024 regular meeting
4. Public comment (for something not on the agenda)
5. Old Business
 - a. Interim Zoning Changes Discussion
6. New Business
7. Confirm date of next meeting – April 11, 2024
8. Staff updates – as needed
9. Roundtable
10. Adjourn

Barre City Planning Commission

February 8, 2024 Meeting Minutes

Present: David Sichel (Chair), Becky Wigg (Vice Chair), Joe Reil (Secretary), Rosemary Averill, Caitlin Corkins, Raylene Meunier

Absent: None

Staff: Janet Shatney (Director of Planning, Permitting & Assessing)

Visitors: None

1. Call to Order.

5:30pm.

2. Adjustments to the Agenda.

None.

3. Approval of Minutes.

a. December 14, 2023 regular meeting.

Meunier moves to approve, Corkins seconds, unanimous in favor.

4. Public comment (for something not on the agenda).

None.

5. Old Business.

a. Interim Zoning Changes Discussion – density and lot information

6. New Business.

a. Interim Zoning Changes Discussion – housing configurations

Discussion for Agenda Items 5a and 6a were intermingled. Shatney presented a draft of possible changes to the Unified Development Ordinance, as discussed in previous meetings and these were discussed.

Most discussion was around proposed density changes to R4, which could be difficult to administrate and allow construction out of step with current neighborhoods.

Possible solutions included adjusting or adding conditional restrictions, removing or clarifying density restrictions while maintaining existing dimensional requirements (ground coverage, setbacks, building height, etc.). Consensus was for the latter and Shatney will draft further changes for review and possible approval.

7. Confirm Date of Next Meeting.

- a. March, 14, 2024.

8. Staff Updates.

- a. Shatney gave some general updates, Assessors are catching up, buyouts are progressing. Possible energy grant to improve the Barre Auditorium.

9. Round Table.

Averill thanks Shatney for her efforts in representing the city.

Wigg asked for an update on the Summer Street plan, Shatney will check with VHB for an update and added that extensions for other grants are in progress.

10. Adjourn.

6:43pm, **Averall moves to adjourn, Corkins seconds, unanimous in favor.**

2115 Use Table

USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
RESIDENTIAL														
Single-family to Four-Family dwelling Use of a <u>single</u> structure for habitation by one <u>to 4</u> households that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation <u>and with each unit having a separate entrance from the outside or through a common vestibule.</u>	X	X P	P ¹	P	P	P	P	P	P	P	X	X	X	X
Two-family dwelling Use of a <u>single</u> structure for habitation by two households and neither is an accessory dwelling unit, each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, and with each unit having a separate entrance from the outside or through a common vestibule.	X	X	P ²	P	P	P	P	P	P	P	X	X	X	X
Three or four family dwelling Use of a structure for habitation by 3 or 4 households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, and with each unit having a separate entrance from the outside or through a common vestibule.	X	P	P	P	P	X	P	P	P	P	X	X	X	X
Multi-family dwelling (5+ units) Use of a structure or part of a structure for habitation by five or more households each in a unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation, or any dwelling unit in a mixed-use building. See Section 3201 .	P	P	P	P	C	X C	P	C	C	C	C	X	X	X
Accessory dwelling Accessory use of single-family residential property for a second dwelling unit that provides complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation. See Section 3202 .	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Home occupation Accessory use of single-family residential property for a small business that does not alter the residential character of the property. See Section 3203 .	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Home business Accessory use of single-family residential property for a small business that may alter the residential character of the property. See Section 3204 .	X	P	P	P	P	P	C	C	C	C	X	X	X	X
Family childcare home Accessory use of single-family residential property for a small daycare business that operates under state license or registration. See Section 3205 .	X	P	P	P	P	P	P	P	P	P	X	X	X	X
Senior housing Use of one or more structures to primarily house people age 55 or older that: (a) Contains multiple dwelling units each intended for habitation by one household and providing complete independent living facilities including permanent provisions for living, sleeping, eating, cooking and sanitation; and (b) May offer minimum convenience services to residents as an accessory use.	P	P	C	P	X	C	P	P	P	P	X	X	X	X
Assisted living Use of one or more structures to provide housing, board and care to residents who need assistance with daily activities such as dressing, grooming, bathing, etc. and that operates under state license. Includes residential care homes.	C	C	C	P	X	C	P	C	C	C	C	X	X	X
Skilled nursing service Use of one or more structures to provide housing and 24-hour skilled nursing care to residents and that operates under state license. This includes nursing or convalescent homes, and hospice or respite care facilities.	X	C	C	P	X	C	C	C	C	C	C	X	X	X
Group home Use of single-family residential property to provide housing to people with a handicap or disability that operates under state license or registration. See Section 1105 and Section 3206 .	X	X	P ¹	P	P	P	P	P	P	P	X	X	X	X
Single-room occupancy Use of a structure or part of a structure to provide housing to single individuals each in a single-room dwelling unit that is not required to include food preparation or sanitary facilities. See Section 3207 .	C	C	C	C	X	X	C	X	X	X	X	X	X	X
Emergency housing Use of structure or part of a structure to provide food, shelter, and other support services on a temporary basis to people who are homeless <u>in general or for specific populations of the homeless and that does not require occupants to sign leases or occupancy agreements,</u> or to victims of disaster. [A4]	C	C	C	C	X	X	C	X	X	X	X	X	X	X

P = Permitted Use | C = Conditional Use | X = Prohibited Use | All uses other than single- and two-family dwellings, and accessory uses to single- and two-family dwellings, require site plan review in accordance with [Section 4305](#). | ¹ Additional use standards apply (see zoning district section)

Scenario #1:

Density: We already meet the 4 dwelling units per acre requirement. R4, R-8, R-16 are all based on at least 4 dwelling units per acre.

Zoning District	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4
Existing Density	none	1 du/1200 sf	1 du/1800 sf	1 du/2700 sf	1 du/2700 sf	1 du/10,800 sf	1 du/2700 sf	1 du/3600 sf	1 du/5400 sf	1 du/10,800 sf
Equates to:	No max		24 du/ac	21 du/ac	16 du/ac	4 du/ac	16 du/ac	12 du/ac	8 du/ac	4 du/ac
Change needed to meet rule:	-	-	-	-	-	1 du/8700 sf	-	-	-	1 du/8700 sf

In order to meet the Home Act, only MU-3 and R-4 must change its density to meet 5 du/ac.

This will not necessarily allow for more infill, very few additional units might be allowed, but we would meet the rules when we make this change. Several lot scenarios prove that even by meeting the state requirements, we haven't allowed for more infill.

Scenario #2:

Leave the lot sizes as is, and remove density altogether. This would then allow for more dwelling units in several zoning districts.

Ex 1: VL00.1 on Arioli: 12,632 sf in R-4 district: currently only would allow for 1 SFH. If no density, the would allow for 1-4 dwelling units. In one building? In multiple buildings? In new or existing buildings?

Ex 2: 12 Eastern Ave: a current 3-unit building in the R-12 district. Lot allows for more building space; building might allow for reconfiguration. Currently at 0.24 ac, or 10,454 sf, with 1 du/3,600 sf only 3 units are allowed with no further expansion. If they wanted to reconfigure or expand, by eliminating density, this would be allowed, and the other items in zoning would then dictate the amount of room for any change: parking, lot coverage, setbacks, etc.

Ex 3: 61 Maple, currently a SFH on 0.20 acres or 8,712 sf in the R-16 district. If they wanted to make a duplex out of their home, at 1 du/2,700 sf, they could get 3 units under the current zoning – existing building, existing driveway, etc. if the density requirement were removed, all other items as listed above, such as dwelling unit size, etc. would dictate the number of units.

If we remove density, and allow for more infill in other areas of the city, we need to be mindful that the Commission looks at our zoning districts for the following:

R-16, closest to the downtown is for high density residential uses.

R-12 is next at moderate density for residential uses, and still close to the downtown.

R-8 is defined as moderate density for residential uses, but more owner occupied homes.

R-4 is our low density areas of the city designated for predominantly single family, owner occupied homes.

By removing density across the board, we are then changing the nature of most of our neighborhoods by allowing up to four units on a single lot. Does the Commission want to consider this?

Infill opportunities would widen for the R-4 zoning district, would allow for those existing buildings to be reconfigured if they can meet the dwelling unit size requirement of 150 sf for a studio; 220 sf for a 1-bedroom; 290 sf for a 2-bedroom, 360 sf for a 3-bedroom (adding 70 sf for each bedroom, etc.).

I have revised in draft the Use and Definition table and condensed single family to 4 family. There was little difference among the 3 definitions, predominantly including that likely a 2- to a 4-unit would need a statement as to the separate entrance or common vestibule.

Scenario #1

Note: Lot sizes are already based on acreage, meaning R-4 is 10,800 sf, or a 1/4 of an acre, and 1 du/10,800 sf is already 4 du/ac. similarly, as the zoning districts for ves state, R-16 means 16 du/acre already; R-12 means 12 du/ac already; and R-8 means 8 du/ac already

BARRE CITY UNIFIED DEVELOPMENT ORDINANCE
Effective July 16, 2019; revised 8/20/19; 1/07/20; 12/01/23

2. Zoning Districts
210. Base Zoning Districts

2116 Dimensional Table

USE & DEFINITION	UC-1	UC-2	UC-3	MU-1	MU-2	MU-3	R-16	R-12	R-8	R-4	GB	IN	CIV	CON
LOTS														
Minimum lot size Inclusive of all land within the property boundaries, but excluding any land within a street right-of-way.	2,000 sf	3,000 sf	3,000 sf	4,000 sf	4,000 sf	10,800 sf	4,000 sf	4,000 sf	5,400 sf	10,800 sf	10,000 sf	20,000 sf	20,000 sf	40,000 sf
Minimum lot frontage On a maintained public or private street, excluding any frontage on limited access highways, or Class 4 roads or unimproved rights-of-way.	15 ft	30 ft	45 ft	30 ft	30 ft	60 ft	30 ft	30 ft	45 ft	60 ft	60 ft	90 ft	90 ft	180 ft
Maximum lot coverage Total amount of impervious surface as a percentage of total lot area.	100%	90%	80%	80%	80%	50%	80%	70%	60%	50%	80%	80%	40%	20%
SETBACKS														
Minimum front setback Measured from the edge of the street right-of-way, or if no right-of-way from the front lot line. For accessory structures, also see Section 3005.	0 ft	0 ft	8 ft	8 ft	8 ft	12 ft	8 ft	12 ft	16 ft	16 ft	12 ft	16 ft	20 ft	40 ft
Minimum side setback Measured from the side lot lines. For accessory structures, also see Section 3005.	0 ft	8 ft	8 ft	8 ft	8 ft	12 ft	8 ft	8 ft	12 ft	16 ft	12 ft	16 ft	20 ft	40 ft
Minimum rear setback Measured from the rear lot line. For accessory structures, also see Section 3005.	0 ft	8 ft	8 ft	12 ft	12 ft	16 ft	12 ft	16 ft	16 ft	16 ft	12 ft	16 ft	20 ft	40 ft
BUILDINGS														
Build-to-line Measured as a line drawn the specified distance from and parallel to the street right-of-way.	8 ft	16 ft	24 ft	24 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum build-to-line coverage Percentage of the build-to-line that must be covered by a principal building.	80%	65%	50%	50%	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Minimum principal building height Measured from the average finished grade at the base of a principal building to the eaves or the roof deck if roof is flat.	18 ft	18 ft	18 ft	18 ft	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Maximum structure height Measured from the average finished grade at the base of the structure to the highest point of the structure, excluding architectural and roof-top elements listed in Paragraph 2005.G(3). For accessory structures, also see Section 3005.	72 ft	60 ft	48 ft	36 ft	36 ft	36 ft	36 ft	36 ft	36 ft	36 ft	48 ft	48 ft	36 ft	30 ft
DENSITY														
Maximum residential density Measured as number of dwelling units per square foot of total lot area, except that accessory dwellings in accordance with Section 3202 will not be included.	no maximum	no maximum	1 du per 1,800 sf	1 du per 2,100 sf	1 du per 2,700 sf	1 du per 3,700 sf	1 du per 2,700 sf	1 du per 3,600 sf	1 du per 5,400 sf	1 du per 3,700 sf	1 du per 2,100 sf	n/a	n/a	n/a

24 du/acre ↑

21 du/acre ↑

16 du/ac ↑

↑
@ 10,800sf, it was already 4 du/ac changing to 8,700, that equates to 5 du/acre

16 du/ac ↑

12 du/ac ↑

8 du/ac ↑

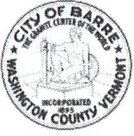
↑
Same as MU-3 already 4 du/ac @ 8,700 sf puts us at 5 du/ac

21 du/acre ↑

39

- Deleted: 1 du per 1,200 sf
- Deleted: 10,800
- Deleted: 10,800

By leaving lot sizes alone and only revising the density to meet the 5 du/acre, we only need to revise density in 2 districts. Everything else meets requirements.



Vacant lot-Burns St R-4

City of Barre, VT

1 inch = 34 Feet



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Scenario #1

March 11, 2024



*Example: R-4 district
lots 0.1722 acres
or 7,501 sf
falls under
small lot provision
as its not min. 10,800 sf
But all same rules apply.*

*if we change the
density requirement to
1 du/8700 sf, then
a house can be
built on this lot.*

*Conversely 20 Burns lot
is currently a SFH,
has 0.23 acres, or 10,019 sf
Proposed density at 8700 du/sf
this house could become
a true duplex.*

*On VL00.3, a SFH or
a house with an ADU;
But not a duplex.
Duplexes are allowed in R-4
But the lot size
and density
does not allow it.*

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Paper Street above John St R-4

City of Barre, VT

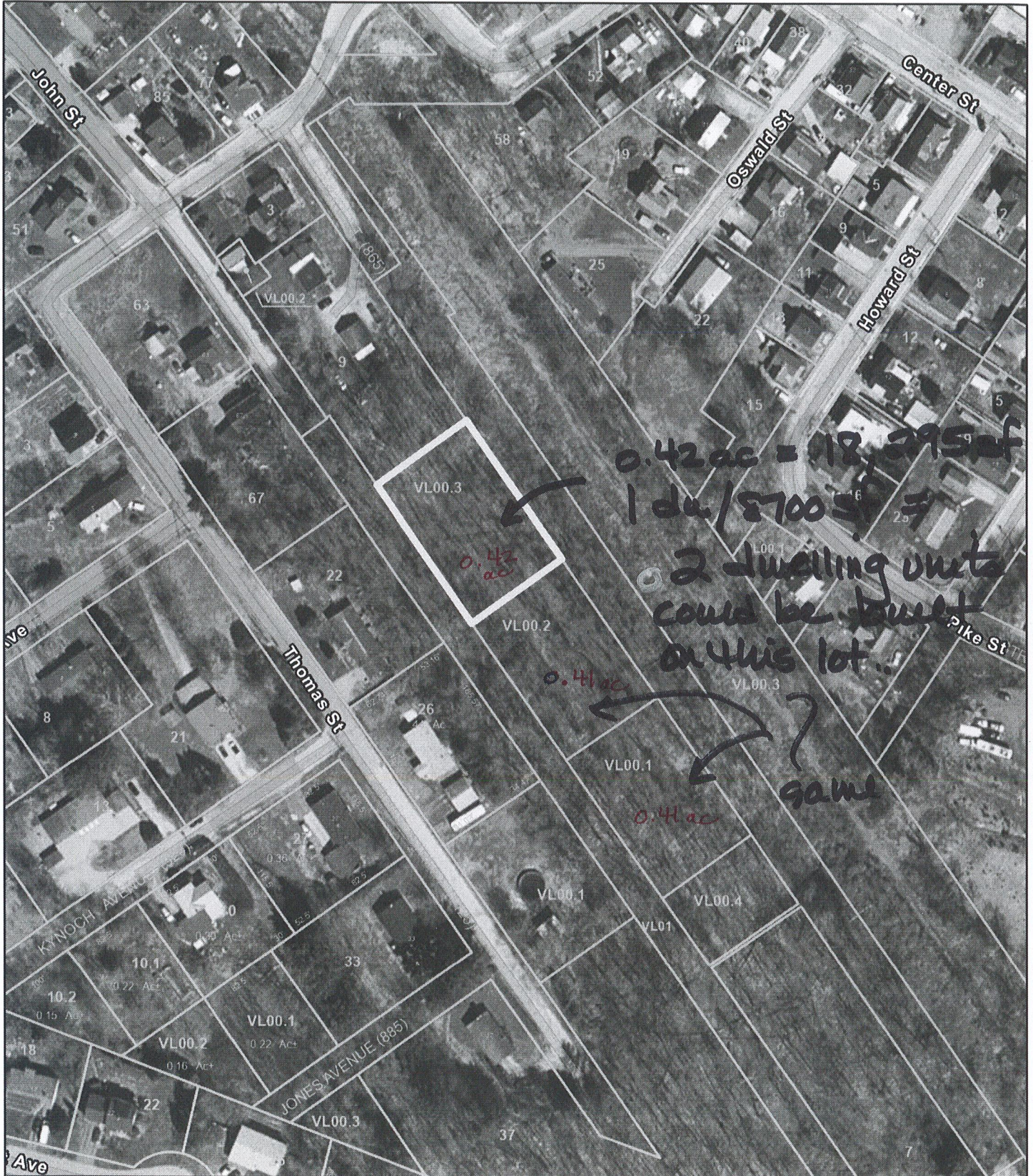
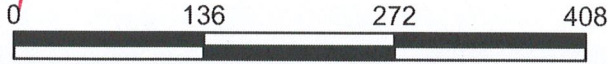
1 inch = 136 Feet



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March 11, 2024

Scenario #1



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Scenario #2

BARRE CITY UNIFIED DEVELOPMENT ORDINANCE
Effective July 16, 2019; revised 8/20/19; 1/07/20; 12/01/23

2. Zoning Districts
210. Base Zoning Districts

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Maximum lot coverage Total amount of impervious surface as a percentage of total lot area.	100%	90%	80%	80%	80%	50%	80%	70%	60%	50%	80%	80%	40%	20%
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Commented [A5]: Updates made to the minimum lot size and the density requirements based on the HOME Act requirements, and as proposed by PC.

Deleted: 1 du per 1,200 sf
Deleted: 10,800
Deleted: 10,800

Remove Density

leave lot sizes as is - would allow for more du's in each zoning district



Scenario #2

Vacant Lot R-4

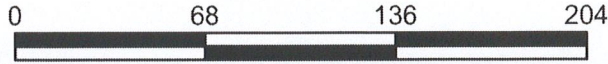
City of Barre, VT

1 inch = 68 Feet



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March 11, 2024



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Vacant Lot R-4

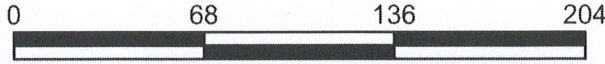
City of Barre, VT

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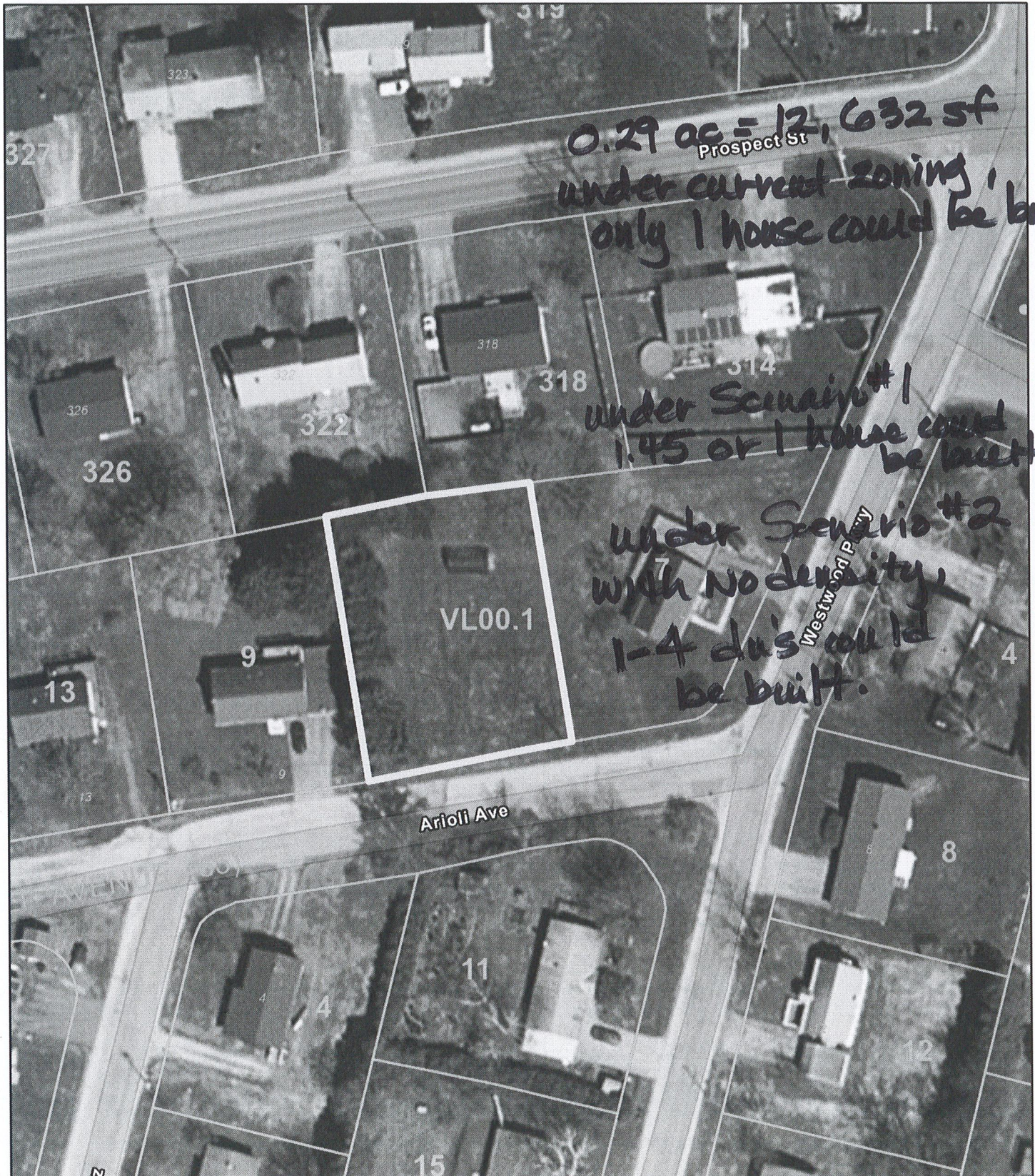


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March 11, 2024



*Both
Scenario #1 & #2*



*0.29 ac = 12,632 sf
under current zoning,
only 1 house could be built.*

*under Scenario #1
1.45 or 1 house could
be built.*

*under Scenario #2
with no density,
1-4 du's could
be built.*

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