

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, October 3, 2024 ~ 7:00 P.M.
City Hall Council Chambers

Hybrid Meeting (In-person and Virtual)

<https://us06web.zoom.us/j/84972830621?pwd=dzZCSnRZY3g4L1ZjOUVLYWsyUwQ0UwQT09>

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 September 5, 2024 Hearing
 - Consideration of Decisions from September 5, 2024 Hearing
 - 58 Circle Street
 - 821 North Main Street
 - 20 Burnham Street
5. New Business

Jessamine Kelley, 2 North Street. Seeks Design Review and Historic Overlay approval for stairs; Design Review Overlay District, Historic Overlay District, MU-1 Zoning District.

6. Deliberative Session
7. Election of Officers: Chair, Vice Chair & Clerk
8. Roundtable – as needed
9. Executive Session – as needed
10. 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 10/03/2024 Hearing

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE REGULAR HEARING
Thursday September 5, 2024**

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 II) at 7:00 pm., noting quorum was met.

Present: Ward I members Chrysta Murray and Chair Linda Shambo; 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): In-person: Jim Thibeault, Prudence Fisher Burns, Peter Anthony, Pavel Cherkasov, Constantin Copetino and Brian Zola. Online: Liuba Desautels and Andrea Poulin

1. **Adjustments to Agenda:** None
2. **Visitors and Communications:** None
3. **Old Business:**

a. ***Consideration of August 1, 2024 Minutes:***

Motion to approve the minutes was made by J. Bauer and withdrawn. Another motion made by V Chair S. Helman to approve minutes with 2 corrections: Page 2, 6th bullet item “refurbished” and Page 3 at the top P Anthony “apologizes”, seconded by C. Murray, **motion carried unanimously 7-0-0.**

b. ***Request for Reconsideration by Poulin for 58 Circle St – Curb Cut Variance:***

Motion to open discussion by V Chair, S. Helman seconded by K Schmidt.

Motion carried unanimously 7-0-0

- M La Barge-Burke, clerk clarified that the discussion was only to determine if the Request for Reconsideration was worthy with sufficient grounds presented.
- S. Helman, K. Schmidt, J. Egerton and K. Pelkey expressed that they felt the information was worthy for reconsideration.

Motion to close discussion made by V Chair, S Helman seconded by C. Murray

Motion carried unanimously 7-0-0

Motion to reconsider by J. Bauer and seconded by K. Schmidt

Motion carried unanimously 7-0-0

4. **New Business:**

Motion to open hearing by V Chair, S. Helman and seconded by K. Pelkey.

Motion carried unanimously 7-0-0. Hearing opened at 7:15pm

The Chair informed the attendees 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, all applicants chose to proceed.

**Request for Reconsideration by Poulin for 58 Circle St – Curb Cut Variance:
R-4 Zoning District.**

The Oath was administered by Chair, L. Shambo, to Andrea Poulin, Luiba Destaules and Brian Zola.

Chair L. Shambo asked who would like to speak first and Luiba Destaules spoke first.

- L. Destaules stated she lives in Apt 1 and the tenants live in Apt 2. They simply want access to the garage. The initial rental agreement allowed Apt 2 the driveway parking leaving them the 2 front parking spaces.
- B. Zola supports the owners at 58 Circle St and stated they are kind people and just want access to their garage. He does not believe the addition of another driveway/curb cut would depreciate his home and he lives across the street.
- A. Poulin brought up the 5 unregistered and uninspected vehicles and wondered if the number of cars means it is used as a salvage yard, perhaps there is not really a parking issue. She is also concerned about the size of the driveway requested.
- A. Poulin stated statute requires all 5 conditions for the variance criteria must be met to grant the variance. She shared that they are not all met. There is no unique physical circumstances or conditions. There are several cases she found in Environmental Court and the Supreme Court supporting this requirement.
- A. Poulin requested that the Board follow and comply with State statute.
- B. Zola said the four unregistered and uninspected vehicles are gone. They just want a little driveway that will not take big vehicles to create and will allow them access to their garage.
- A. Poulin said 2 tenants can use the 2 spots out front and Luiba could use the driveway and park 6-8 cars.
- L. Destaules shared when they purchased the house both apartments were rented and the garage was not used. Apartment 2 got the driveway and apartment 1 got the 2 spots out front per the rental agreement. They want to use the driveway and have a little privacy.

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

- K. Pelkey asked which apartment was the 2 and 3 bedroom and L. Destaules stated the 2 bedroom is their apartment #1 and the three bedroom is the tenant's apartment #2.
- K. Pelkey asked what was allowed for parking in the rental agreement which L. Destaules said they inherited. L. Destaules shared 1 spot for each licensed driver and there are four in Apartment 2

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K. Pelkey said per zoning there is only 1.4 spaces for a 3 bedroom and S. Helman shared that it is the minimum required to offer to the tenants.

- C. Murray asked for clarification that the garage is accessed at the end of the driveway.

Chair, L. Shambo then asked if there were any additional comments or questions.

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

Motion to close the hearing by K. Schmidt and seconded by V. Chair, S. Helman

Motion carried unanimously 7-0-0 Hearing closed at 7:36 PM

Motion by V. Chair, S. Helman to open the hearing for 821 N Main, seconded by C. Murray

Motioned carried unanimously 7-0-0 Hearing opened at 7: 38PM

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

The Oath was administered by Chair, L. Shambo, to Pavel Cherkasov and restated the quorum needed for a decision. P. Cherkasov stated he was willing to proceed.

- P. Cherkasov had nothing new to add

Chair, L. Shambo then asked if there were any questions from the Board and there were none.

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

A motion was made by S. Helmen to close the hearing and seconded by J. Bauer.

Motion carried unanimously 7-0-0. Hearing ended at 7:40pm

A motion to open the hearing for 20 Burnham made by C. Murray and seconded by K. Schmidt.

Motioned carried unanimously 7-0-0. Hearing opened at 7:41pm

Capital Candy Company Inc., 20 Burnham Street. (continued) Seeks conditional use approval for demolition of historic building; Special Flood Hazard Area, IN Zoning District.

Chair, L. Shamboo asked the Clerk to read 2 exparte documents into the record.

- 1) Site Visit with George Burns by Chair L. Shambo and K. Schmidt.
- 2) Discussion with State Historic Colleagues by J. Bauer.

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The Oath was administered by Chair, L. Shambo, to Jim Thibeault, Prudence Fisher Burns & Peter Anthony.

Chair, L. Shambo asked P. Anthony to step up to the mic to speak.

- P. Anthony met with Mr. Messier and had a brief conversation with Mr. Burns. The Mayor suggested he talk with John Rogers another similar moving company. Unfortunately, it is a bad time of the year for contractors in this business.
- P. Anthony heard about this hearing late and tried to gather information and realized the Board would probably like to move on this. He tried to enlighten himself on moving the structure as his understanding and impression is that the owners would prefer not to use the building in place leaving very little options, but you need to verify with the owners.
- P. Anthony expressed more time would be a possible option. He was unable to meet with the movers and get an outline for the project which would entail the financials.

Chair, L. Shambo allowed Board member to ask questions of P. Anthony.

- C. Murray asked if he had a response from anyone in his August 20th letter to City Council that was cc'd and he stated no.
- J. Egerton asked if the Vermont Granite Museum would have enough space to take on the Round Granite shed and P Anthony said they have the space to take it but the fall is a busy season and he is not sure about the feasibility financially.

Chair L. Shambo asked Jim Thibeault to step up to the mic to speak.

- J. Thibeault said he provided the Connor Contracting letter, and requested criteria from last meeting and if someone wants the Round Granite Shed they are happy to give it away.

Chair, L. Shambo allowed Board members to ask questions of J. Thibeault.

- S. Helman asked who owned the building when the fire happened and J. Thibeault was unsure and he believed it happened in the 60's which P. Burns agreed.
- S. Helman asked if there was asbestos in the building which J. Thibeault responded yes in the window glazing, shingles, office linoleum, side shingling.
- C. Murray asked for confirmation that it is more costly to remove the asbestos. And J. Thibeault offered that they had a lengthy report done by Catamount Environment and it would be more costly.
- J. Bauer asked if it would be a hardship and J. Thibeault said they are fearful of arson
- S. Helman asked if there are liability concerns and J. Thibeault said yes.
- Shambo stated if there is any interest in removing the office and connector but leaving the Round Granite Shed for future plans as it has withstood, flood, fire and snow and is still standing with the oversized hand hewed beams. It is a one of a kind piece of history and potentially there could be fundraising.
- J. Bauer asked if the building was insured, which J Thibeault confirmed.
- Prudence Fisher Burns stepped up to the table to state she was born and raised in Barre and a 3rd generation granite shed worker and had been etching for 27 years. Her father had a shed back in the late 40's and early 50's. They have tried for years to give away the current

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Round Granitished and this is not a new issue for them. They had called the Shelburne Museum and no interest. She felt that it was not financially feasible for the Vermont Granite Museum. She stated, We cannot save everything. How long do we have to hold on to it; until it becomes like the Bono Corse arson? Because of the bridges in Barre the whole building cannot be transported and would need to be dismantled and put back together at it's final location. We can't use it and nobody wants it. I have a vested interest in the community but we need to look at the reality, the financial, the feasibility. To ask for any money during these hard times seems unreasonable.

Chair, L. Shambo allowed Board members to ask questions of Prudence Burns.

- J. Egerton asked about more discovery time and it sounded like Messier could move it but in pieces.
- P. Burns stated this has been going on for years and how much time would they have to wait as they fear vandalism or arson which could be harmful to their other buildings. The Vermont Granite Museum may not have the funds to support the finances to maintain the building.
- S. Helman pointed out that they had only hear about it last month.
- L. Shamboo pointed out that lots of people don't know about this historic structure and they know Prudence Burns is not taking it lightly.
- K. Pelkey thanked Mrs. Burns for the information shared.

Motion to close hearing by S. Helman and seconded by C. Murray at 8:15pm

Motion carried unanimously 7-0-0

5. **Deliberative Session**

Motion to go into deliberative session by C. Murray and a friendly amendment to add the Permit Administrator and seconded by S. Helman and accepted by C. Murray at 8:15pm,
motion carried unanimously 7-0-0

Motion by S. Helman and seconded by K Schmidt to exit deliberative session at 9:08 pm,
motion carried unanimously 7-0-0.

Chair L. Shambo asked M. La Barge-Burke to read into record the letter from the Barre Historical Society, which she did.

- **58 Circle Street:** Motion to decline application as presented as it does not meet the criteria to provide a variance by S. Helman and seconded by C. Murray, **motion carried unanimously 7-0-0**
- **821 North Main Street:** Motion to approve final plan by C. Murray and seconded by K. Schmidt, **motioned carried unanimously 7-0-0**

- **20 Burnham Street:** Motion to deny the application as presented as it does not meet the criteria for historic demolition, specifically 2202G. 1E. The demolition is not primarily intended to allow development of additional surface parking. The applicant has stated they plan to use it for additional parking and to widen the driveway. Other pieces that were not met are 2202 G. 1B & 1C due to the fact they have not provided enough documentation to meet the criteria by S. Helman and seconded by J. Egerton.

Chair L. Shambo opened for discussion.

- K. Pelkey expressed concerns about parking being listed first for reasons and not the other items.
- S. Helman expressed that the parking was a stronger reason as their plans were clear to make it into a parking lot and widen the driveway, the other items listed were for having not enough documentation.
- **Motion carried to deny 20 Burnham Street unanimously 7-0-0**

8. **Adjourn:** The meeting adjourned at 9:20pm on motion from C. Murray seconded by K. Pelkey

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: SEPTEMBER 5, 2024
NOTICE OF DECISION FOR 58 CIRCLE STREET**

I. INTRODUCTION and PROCEDURAL HISTORY

1. This proceeding involves a Request for Reconsideration 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”). Request for Reconsideration from Andrea Poulin was received August 1, 2024
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 September 5, 2024 Hearing was warned 15 days before in the Wednesday, August 21, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
5. On August 22, 2024, the Zoning Administrator sent to the adjoining property owners a copy of the agenda with the memorandum notifying them of the public hearing on the Project’s request. A notice for posting of the September 5, 2024 hearing with memorandum was also sent to the Applicant on the same day.
6. A hearing of the DRB was held on September 5, 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	Brian Zola	Hearing Participant

8. A decision to grant the Request for Reconsideration was given and a hearing was opened to reconsider the July 12, 2024 decision. The Owner, and 2 Hearing Participants spoke to the issue. All application documentation, including a staff report prepared by the Permit

Administrator and the Request for Reconsideration 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, hearing pa 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. When the Owner purchased the property and moved in, the tenants in Apt 2 were allowed per their rental contract to continue use of the driveway, and the Owner has the 2 front parking spaces but would like access to the garage to use it.
 - b. Apartment 2 is a three bedroom and their rental agreement allows them parking for all individuals who reside and have a driver's license, which is for four residents in apartment 2.
6. During the hearing, the following testimony was provided by the Hearing Participants:

Brian Zola (2 Green Street-Neighbor Across the road)

 - A. Supports the Owners/Applicant and has no problem with the additional driveway.
 - B. Does not believe it will depreciate the value of his home.
 - C. All the unregistered and uninspected vehicles have been removed.

Andrea Poulin (9 Green Street – Neighbor next door)

 - A. There was 5 unregistered and uninspected vehicles and perhaps not really a parking issue.
 - B. Requested the reconsideration and stated that not all 5 conditions were met for the variance and asked the Board to follow and comply with state statue.

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:

Deny Curb Cut Variance application as presented as it does not meet criteria to provide the variance.

The motion passed by a vote of 7-0-0 and is therefore **DENIED**.

Dated at Barre City, Vermont, this 16th day of September, 2024.



Linda Shambo, Chair

IV. APPEAL RIGHTS

The owner of the project property and interested persons have a right to appeal this decision, within 30 days of the date this decision is issued, to the Vermont Environmental Court, pursuant to 24 V.S.A. §4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

**CITY OF BARRE, VERMONT
DEVELOPMENT REVIEW BOARD
HEARING: SEPTEMBER 5, 2024
NOTICE OF DECISION FOR 821 N MAIN STREET**

I. INTRODUCTION and PROCEDURAL HISTORY

1. This proceeding involves a request for a final 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”). On August 28, 2024, Pavel Cherkasov (the applicant) provided the final plan for review
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 September 5, 2024 Hearing was warned 15 days before in the Wednesday, August 21, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
5. On August 22, 2024, the Zoning Administrator sent to the 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 September 5, 2024 hearing with the memorandum was also sent to the Applicant and Owner on the same day. Per ordinance, a notification was also sent to the Barre Town Clerk’s office on August 28, 2024
6. A hearing of the DRB was held on September 5, 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 final plan 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 there was nothing new to add and the final plan was submitted for signature, if approved.

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 final plan of subdivision as presented.

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

Dated at Barre City, Vermont, this 16th day of September, 2024.


Linda Shambo, Chair

IV. APPEAL RIGHTS

The owner of the project property and interested persons have a right to appeal this decision, within 30 days of the date this decision is issued, to the Vermont Environmental Court, pursuant to 24 V.S.A. §4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.

**CITY OF BARRE, VERMONT
DEVELOPMENT REVIEW BOARD
HEARING: SEPTEMBER 5, 2024
NOTICE OF DECISION FOR 20 BURNHAM STREET**

I. INTRODUCTION and PROCEDURAL HISTORY

1. This proceeding involves a request for a Conditional Use approval for demolition of Historical Building from the Development Review Board (the DRB).
2. On June 20, 2024, Jim Thibeault (the “Applicant”) filed a City of Barre zoning application (the “Application”) and supporting documentation seeking approval for the proposed Conditional Use approval for demolition, at 20 Burnham Street (the “Project”). The owner of the subject property (the “Property”) is Capital Candy Company Inc. also known as George and Prudence Burns (the “Owner”). Additional requested criteria from the DRB Hearing August 1, 2024 was submitted by Jim Thibeault (the “Applicant”) on August 28, 2024.
3. The property is located at 20 Burnham Street, tax map ID# 0260-0020.0000, SPAN # 036-011-11474. It is currently a commercial building, in the Industrial Zoning District, on 0.5499 acres. The property is bounded by industrial buildings and a parking lot.
4. The August 1, 2024 Hearing was warned 15 days before; in the Wednesday, July 17, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
5. The September 5, 2024 Continuance Hearing was warned 15 days before; in the Wednesday, August 21, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
6. On July 18, 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 August 1, 2024 hearing with the memorandum was also sent to the Applicant and Owners on the same day. The Barre Historical Society was also notified on July 11, 2024 with a memorandum and agenda notifying them of the public hearing per ordinance.
7. On August 22, 2024, the Zoning Administrator sent to the 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 September 5, 2024 hearing with the memorandum was also sent to the Applicant and Owners on the same day. The Barre Historical Society also was notified on the same day with the memorandum and agenda notifying them of the continuance public hearing per ordinance.
8. A hearing of the DRB was held on August 1, 2024 in a hybrid format including in-person and digital participation. Present during the hearing were the following members of the DRB:

Sarah Helman, VChair	Colin Doolittle	Chrysta Murray
Jessica Egerton	Kendall Schmidt	Katrina Pelkey

9. A hearing of the DRB was held on September 5, 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	

10. 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:

Jim Thibeault	Applicant	Peter Anthony	Hearing Participant
Prudence Fisher Burns	Owner		

11. A presentation of the application was provided by the applicant at the August 1, 2024 Hearing. All application documentation, including a staff report prepared by the Permit Administrator in connection with the consideration of the application and additional requested criteria from the DRB Hearing August 1, 2024, is on file in Barre City Hall.

II. FINDINGS and CONCLUSIONS

Based on the application materials, testimony by the Owner, the Applicant and Hearing participants and documents read into record, the DRB makes the following findings and conclusions.

1. The property is located in the Industrial 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 Conditional Use Criteria that the applicant must demonstrate the proposed variance meets. Also, Section 2202. G Demolition.
3. The Permit Administrator's Staff Report to the DRB identifies those standards for Conditional Use, Demolition and IN 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 and Hearing Participant:
 - a. Hearing Participant met with Messier Movers and spoke with John Rodgers but has not heard back with more details. The Granite Museum would be able to accommodate the

- building having the necessary acreage but not sure of the financial feasibility with maintaining the building.
- b. The Applicant states they are happy to give away the building. They have concerns regarding arson and vandalism. The building is insured currently.
 - c. A study and report was done by Catamount Environmental: there is Asbestos in the building in the window glaze, roof shingles, office linoleum and shingle siding.
 - d. The fire in the building was probably in the 60's and was prior to the current owners.
 - e. Owner communicated that they had approached the Shelburne Museum and the Vermont Granite Museum but no one wanted it. Due to the bridges in Barre the building would have to be dismantled if moved and put back together at its final placement.
 - f. Owner stated they cannot use it and no one wants it. How much time would they have to go with the concerns of arson or vandalism, as this has been going on for years.

III. DECISION and CONDITIONS

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

Deny application as presented as it does not meet criteria for historic demolition for the Round Granite Shed. Specifically 2202.G criteria 1.E which states the demolition is not primarily intended to allow development of additional surface parking. The applicant has stated they plan to use that space for additional parking and to widen the driveway. Additionally 2202.G 1B and 1C due to the fact they have not provided enough documentation to satisfy those criteria.

The motion passed by a vote of 7-0-0 and is therefore **DENIED**.

Dated at Barre City, Vermont, this 16th day of September, 2024.


Linda Shambo, Chair

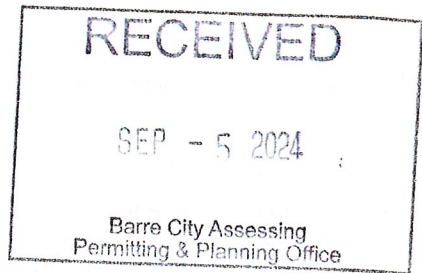
IV. APPEAL RIGHTS

The owner of the project property and interested persons have a right to appeal this decision, within 30 days of the date this decision is issued, to the Vermont Environmental Court, pursuant to 24 V.S.A. §4471 and Rule 5(b) of the Vermont Rules for Environmental Court Proceedings.



City of Barre, Vermont

"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): 2 North St, Barre, VT 05641

APPLICANT	PROPERTY OWNER (if different than applicant)
Name: <u>Jessamine Kelley</u>	Name: _____
Mailing Address: <u>2 North St Barre, VT</u>	Mailing Address: _____
Daytime Contact Phone: <u>978-895-0989</u>	Daytime Contact Phone: _____
Email: <u>jessaminekelley@gmail.com</u>	Email: _____

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

PRESENT USE(S) OF PROPERTY

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

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

PERMIT(S) BEING APPLIED FOR UNDER THIS PROJECT

Zoning Permit
 Flood Hazard Permit
 Building Permit
 Electrical Permit
 DRB Decision

PROPOSED USE(S) OF PROPERTY

Same as Existing
 Additional Bedrooms? Y N

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

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

Accessory Structure >120 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

Renovating existing ADU apartment above the garage that has been vacant for many years. The stairs are the only external alteration: they will need to protrude slightly onto the side porch in order to meet the fire marshal's required rise and tread, and the door will need to be raised slightly to accommodate. This is the only way to make them safe enough and complete the apartment for rental.

Page 1 of 2 (over pls)

For Office Use Only:

Zone Dist: MU-1
DRO? Y N
HRO? Y N
Flood Area Zone: X
Fees Rec'd: \$ 177.75

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

B _____
Z 24 - 0000 67
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

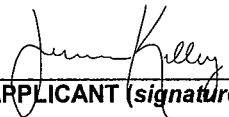
If yes, you may have to record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Building Certificate of Occupancy. Please contact Energy Code Assistance Center at (855) 887-0673 or on line at: <https://publicservice.vermont.gov/efficiency>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

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.

_____ Jessamine Kelley APPLICANT (print)	 _____ APPLICANT (signature)	_____ 9/6/24 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

SEP - 5 2024

Barre City Assessing
Permitting & Planning Office

ZONING PERMIT APPLICATION

Check all activities involved in this application:

<input type="checkbox"/>	New Home or Garage Construction	<input 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 checked="" 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

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
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

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

Fwd: Your receipt from Xpress-Pay.com

Jessamine Kelley <jessaminekelley@gmail.com>

Tue 9/10/2024 9:21 PM

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


----- Forwarded message -----

From: <mail@xpress-pay.com>

Date: Fri, Sep 6, 2024 at 5:18 PM

Subject: Your receipt from Xpress-Pay.com

To: <jessaminekelley@gmail.com>

 [Permits through Planning & Permitting Department](#)

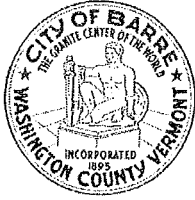
 Powered by XPC

Your payment of \$177.75 using checking account ****7524 has been successfully submitted on 09/06/2024 at 05:18pm. The details are as follows:

Payment Type	Description	Amount Transaction ID
Permits through Planning & Permitting Department	Bill Date: 09/06/24	
	Address of Project Property: 2 North St	Amount:
	Name: Jessamine Kelley	\$175.00
	Is this your Annual Rental	7649403
	Registration Payment?: No	
Subtotal:		\$175.00
Site fee:		\$2.75
Payment total:		\$177.75

Payer's Email: jessaminekelley@gmail.com

The following charges will appear on your credit card or checking account statement:
\$177.75 to City of Barre



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:

Yes.

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.

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. It improves safety and makes the apartment accessible.

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

No change to parking needed.

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

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:

I have already added landscaping to the area, I do not believe anything further is needed.

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*?

No change needed.

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

No signs will be needed.

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, no change needed.

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?

No change needed.

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 few steps added onto the porch will blend in with the existing building and surroundings.

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?

No traffic will be generated.

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?

The steps will have no environmental effect. They are by far the least disruptive option for stairs

Re: 2 North St - DRB Application for Stair Renovation

Jessamine Kelley <jessaminekelley@gmail.com>

Fri 9/6/2024 5:09 PM

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

📎 4 attachments (3 MB)

Barre Apartment Floorplan.pdf; Cover July 23 Jessamine 2 North ST.pdf; Zoning Permit Application Form July 2023 fillable (1).pdf; Conditional Use Form fillable 03-08-22.pdf;

Below are my responses to the Criteria, and attached are the forms. Thank you again, Michelle, and I apologize for not seeing the time sooner.

- (1) **Historic Preservation.** The proposed changes to the exterior are minimal and in conformance with recommended practices for rehabilitating this historic building.
- (2) **Location.** No change.
- (3) **Height.** No change.
- (4) **Proportion.** No change.
- (5) **Fenestration.** No change.
- (6) **Roofs.** No change.
- (7) **Materials and Textures.** The materials of the stairs will be of best quality and match the existing.
- (8) **Architectural Features.** No change.
- (9) **Signs.** No change
- (10) **Utility Service.** No change
- (11) **Accessory Structures.** No change

Exterior Modifications.

- (1) Proposed exterior modifications follow the guidelines established in the Secretary of the Interior's Standards for the Treatment of Historic Properties. **YES**

Other Proposed Development.

- (1) The proposed alterations are necessary to allow reasonable use of the property--**YES**. The existing stairs are too steep and not to code. The alterations will make them safe enough to be used.
- (2) It is not feasible to earn a reasonable economic return from the property without making the proposed alterations-- **YES**. The apartment cannot be rented without fixing the stairs.

(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 proposed plan is the least invasive possible.

Jessamine

978-895-0989

On Fri, Sep 6, 2024 at 4:14 PM Jessamine Kelley <jessaminekelley@gmail.com> wrote:

Hi Michelle,

Thank you for the reminder! I didn't realize that it needed to be in by 4:30 (although I see now that you did include this in your email). Here is the cover sheet--sending the rest in a minute!

Jessamine

978-895-0989

On Fri, Aug 30, 2024 at 6:10 PM Michelle La Barge-Burke <PermitAdmin@barrecity.org> wrote:

Jessamine,

Per our conversation, I am dropping off the permits tonight on my way out in your porch mailbox. I am sending you the application forms and the various criteria (in email below) to answer with the application by next Friday, September 6, 2024 before 4:30pm. This will be a combined review of Historic and Design.

You will find attached the following:

- Coversheet
- Zoning Application
- Conditional Use Form (Conditional Use Criteria Figure 4-1)

Below items:

- Criteria Review items for Design Review & Historic Overlay below

Some of these items below may not apply.

Design Review District

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.

(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.

Historic Structure Overlay District

Intent. The Historic Structure overlay district is intended to promote the preservation and/or rehabilitation of structures listed on the State or National Historic Register by ensuring that exterior modifications to historic structures follow the guidelines established in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

Exterior Modifications. Exterior modifications of a contributing historic structure within this overlay district will require design review in accordance with Section 4303 and must conform

to the standards below. If the structure is also located within the design review overlay district, the reviews will be combined and the applicable standards of Section 2201 will also apply. The applicant must demonstrate that:

- (1) Proposed exterior modifications follow the guidelines established in the Secretary of the Interior's Standards for the Treatment of Historic Properties; or
- (2) If deviating from the guidelines, the proposed exterior modifications conform to the standards of Subsection 2201.G.

Other Proposed Development. Any other proposed development on a property within this overlay district that would alter the surroundings and context of a contributing historic structure (ex. building a new structure or constructing parking) will require approval from the Development Review Board as a conditional use. The applicant must demonstrate that the proposed development meets the conditional use criteria (see Figure 4-1) and the following:

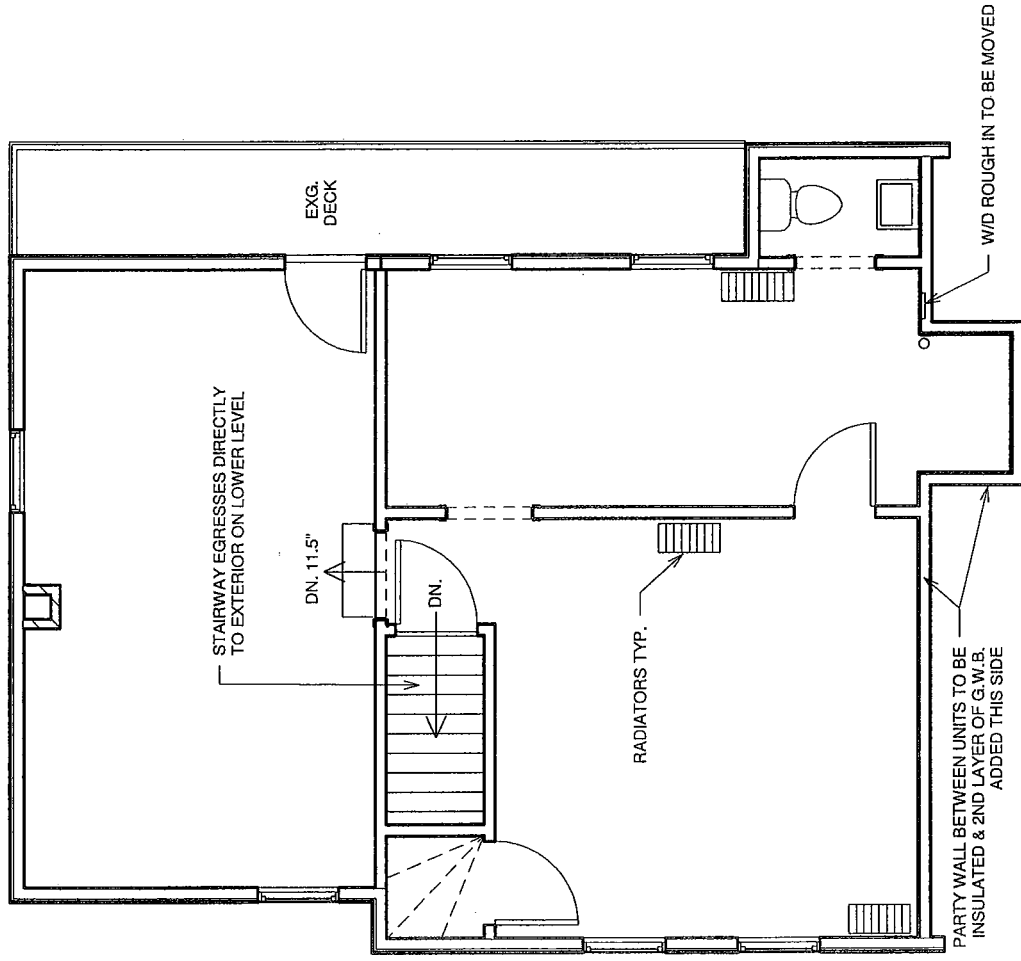
- (1) The proposed alterations are necessary to allow reasonable use of the property;
- (2) It is not feasible to earn a reasonable economic return from the property without making the proposed alterations; and
- (3) The alterations as proposed have minimized and mitigated any adverse impacts on the context, setting and integrity of the contributing historic structure to the maximum extent feasible.

Please let me know if you have any questions.

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

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



Ward Joyce Design
 46 Deerfield Dr. Montpelier, VT
 802-522-0150
 wardjoyce@hotmail.com www.wardjoycedesign.com

Apt. Renovation
 2 North St.
 Barre, VT 05642

Existing Plan	
Project number	042020
Date	3/7/20
Drawn by	WJ
Checked by	Checker

AIOI
 Scale 1/4" = 1'-0"

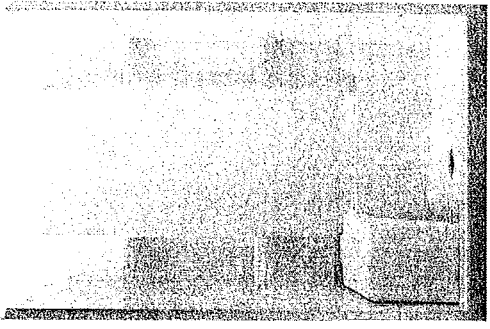
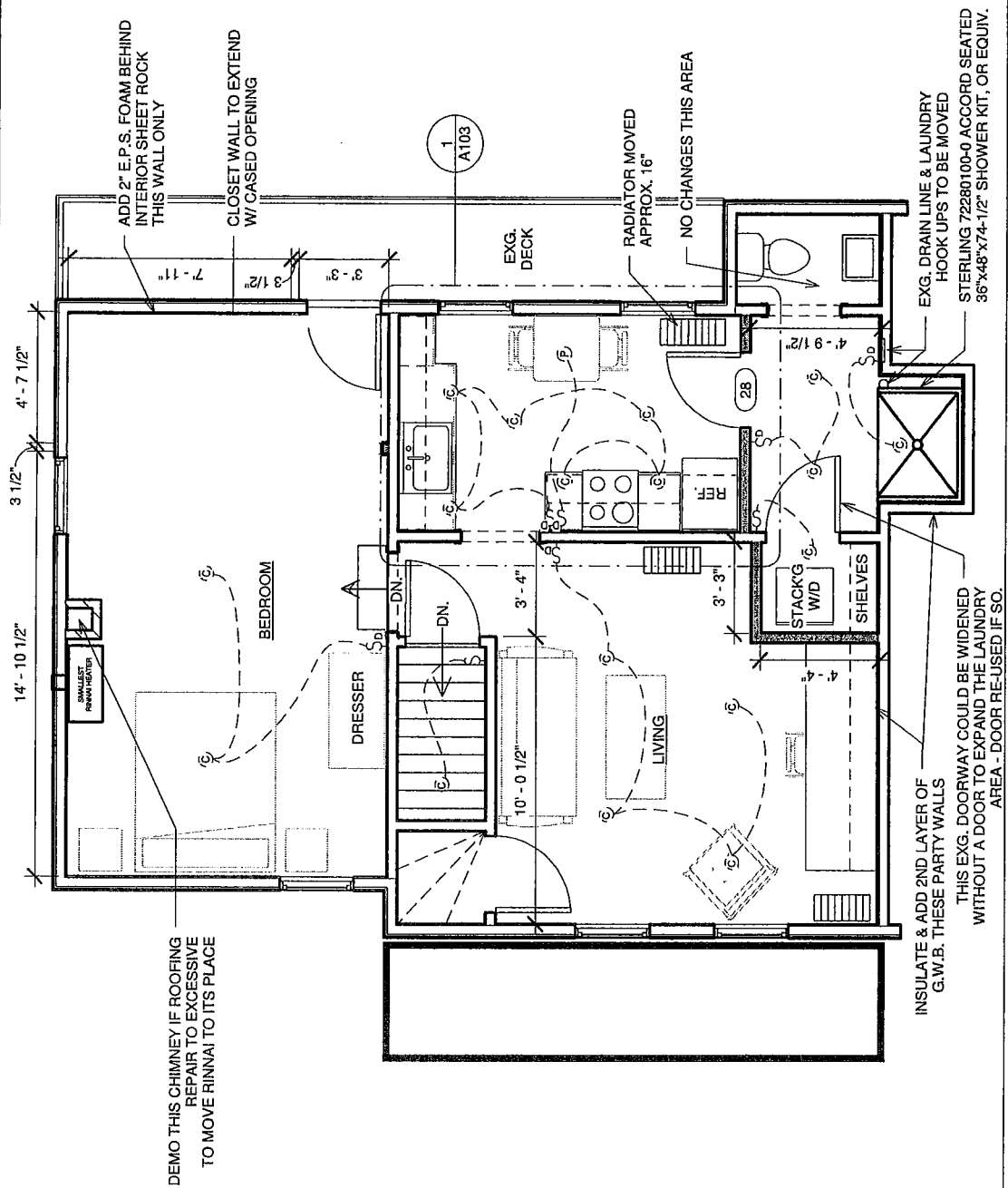


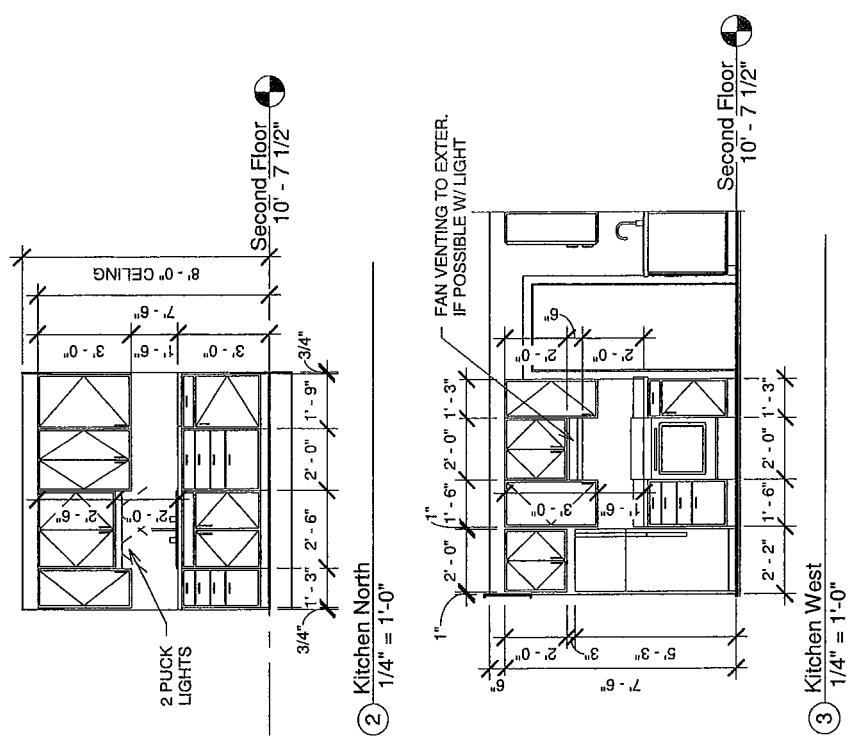
IMAGE OF STERLING ACCORD SHOWER KIT COMES WITHOUT DOOR WHICH YOU GET GLASS COMPANY

Apt. Renovation
2 North St.
Barre, VT 05642

Ward Joyce Design
46 Deerfield Dr. Montpelier, VT
802-522-0150
www.wardjoycedesign.com

Proposed Plan
Project number 042020
Date 8/7/20
Drawn by WJ
Checked by _____
Scale 1/4" = 1'-0"

A102



Door Schedule					
Mark	Type	Head Height	Width	Phase Created	Comments
28	32" x 80"	6' - 8"	2' - 8"	New Construction	SALVAGED?
31	32" x 80"	6' - 8"	2' - 8"	New Construction	SALVAGED?
Grand total: 2					

Kitchen Detail Plan & Elev.s
 Project number: 04-2020
 Date: 3/7/20
 Drawn by: WJ
 Checked by: []
 Scale: As indicated

Apt. Renovation
 2 North St.
 Barre, VT 05642

Ward Joyce Design
 46 Deerfield Dr. Montpelier, VT
 802-522-0150
 wardjoyce@hotmail.com www.wardjoycedesign.com

① Kitchen Plan Detail
 1/2" = 1'-0"

② Kitchen North
 1/4" = 1'-0"

③ Kitchen West
 1/4" = 1'-0"

Second Floor
 10' - 7 1/2"

Second Floor
 10' - 7 1/2"

Re: 2 North St Stairs

From Jessamine Kelley <jessaminekelley@gmail.com>
Date Fri 8/30/2024 1:16 PM
To Nick Copping <firemarshal@barrecity.org>
Cc Michelle La Barge-Burke <PermitAdmin@barrecity.org>

Oh that's amazing, thank you so much, Nick!! Happy to put in two handrails, for sure.

Is there anything else you need from me?

Michelle, does this drawing work for you as well? Should I email it to Devin at the Historical Society? Will this still require historical review, or do you think we could get the permits now that it is so much simpler?

Thanks!

Jessamine

978-895-0989

On Fri, Aug 30, 2024 at 12:01 PM Nick Copping <firemarshal@barrecity.org> wrote:
Jessamine,

Existing stair code can be met in this situation, however, I would require there to be a graspable handrail installed on both sides of the stairs.

Table 7.2.2.2.1.1(b) Existing Stairs

Feature	Dimensional Criteria
Minimum width clear of all obstructions except projections not more than 114 mm (4½ in.) at or below handrail height on each side	36 in.
Maximum Height of Risers	8 in.
Minimum Tread Depth	9 in.
Minimum Headroom	6 ft. 8 in.
Maximum Height Between Landings	12 ft.
Landing	See Life Safety Code

Fire Marshal
Barre City Fire Department
(O) 802-477-7833

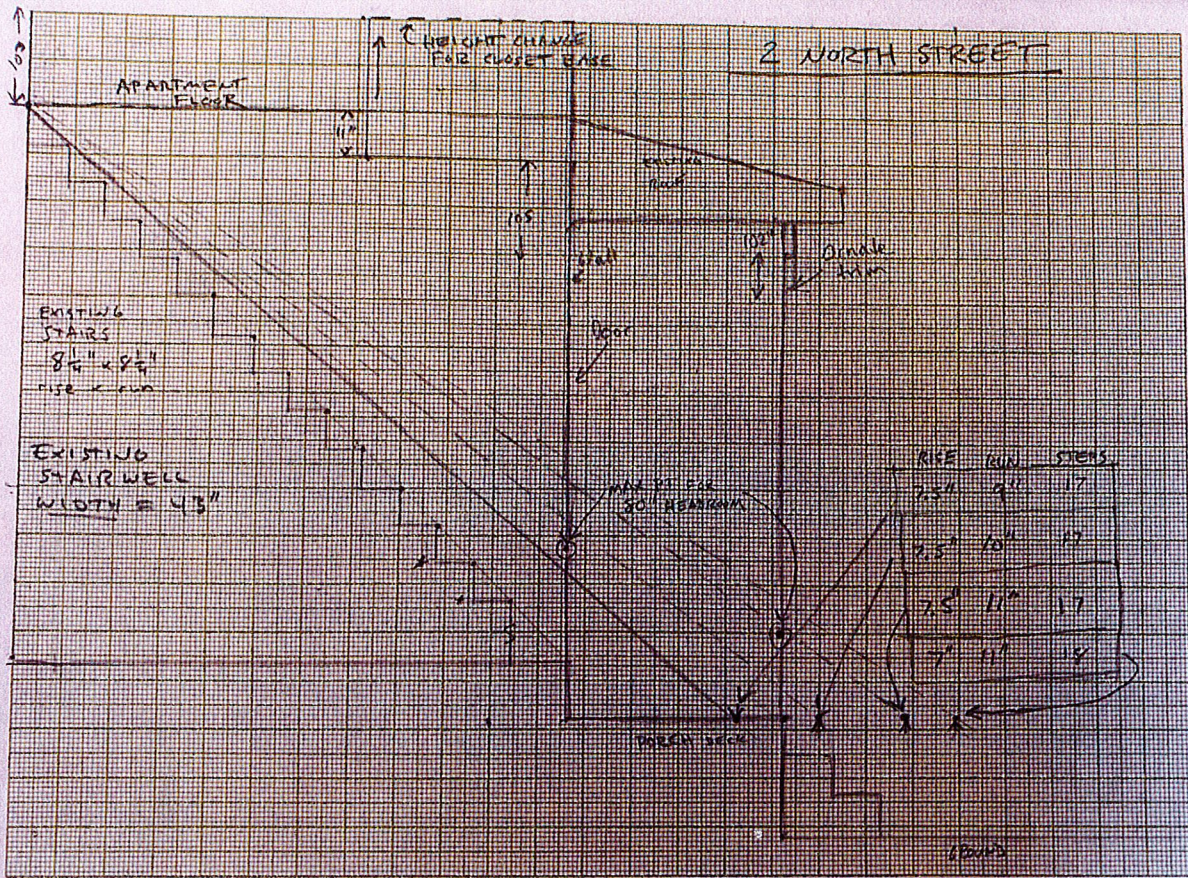


From: Jessamine Kelley <jessaminekelley@gmail.com>
Sent: Friday, August 30, 2024 11:12 AM
To: Nick Copping <firemarshal@barrecity.org>; Michelle La Barge-Burke <PermitAdmin@barrecity.org>
Subject: 2 North St Stairs

Hi Nick,

Here is a drawing showing the existing stairs and porch from the side. The dotted lines show different options for extending the stairs beyond the porch to meet new code, and the solid line shows a renovation to meet existing stair code, which would allow for the stairs to land on the porch and work with the existing porch roof.

If we have to meet code for new stairs, we run into a lot of problems...We will have to move the door in any case, but to meet new code, we would have to remove and raise the roof of the porch in order to accommodate the necessary headroom, which would mess up the historical trim as well, and we would have to cut out a whole wall of the stairwell to accommodate a 1" difference in width. This would be very cost prohibitive and undesirable for historic preservation.



We are wondering if existing stair code will be ok in this situation?

I hope to hear from you soon!

Thank you,

Jessamine

978-895-0989

Note:
Enlarged
diagram
attached.

