

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, December 5, 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 November 7, 2024 Hearing
 - Consideration of Decisions from November 7, 2024 Hearing
 - 18 South Main Street
 - 0 Seminary Street & 1 Campbell Street
5. New Business

Monte Properties LLC, 59 Summer Street. Seeks Subdivision Sketch Plan Approval; Design Review Overlay District, MU-1 Zoning District.

Baron Properties LLP, 10 Brook Street. Seeks Conditional Use Approval; Historic Overlay District; Special Flood Hazard Area, AE-Floodway; MU-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 12/05/2024 Hearing

**DEVELOPMENT REVIEW BOARD
MINUTES FOR THE REGULAR HEARING
Thursday November 7, 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 Sarah Helman (Ward II) at 7:00 pm., noting quorum was met.

Present: Ward I members Linda Shambo and Vice Chair Chrysta Murray; Ward II member Jayme Bauer; Ward III members Katrina Pelkey and Colin Doolittle, and At-Large members Kendall Schmidt and Liz Turner. It was noted that Jessica Egerton had resigned from the Board.

Absent: At Large Vacant Seat

Staff Present: Michelle La Barge-Burke, Permit Administrator; Janet Shatney, Planning Director

Public Present (from presentations and sign-in sheet): In-person: Bob Purvis; Polly Thomas; Dotty Ricks; Cheryl LaFrance; Gary Watson; Robert Wells; David Roy; Nicola Anderson; Ben Sturtz; Pam Moreau; Chip Castle; Austin Shaw; John Alden. On-line: Matt Mears; Paul Simon; Craig Chase; William Chase; Tammy Davis.

2. **Adjustments to Agenda:** None
3. **Visitors and Communications:** None
4. **Old Business:**
 - a. **Consideration of October 3, 2024 Minutes:** Motion to approve the minutes was made by C. Murray and seconded by C. Doolittle, **motion carried unanimously 8-0-0.**
 - b. **Consideration of October 3, 2024 Decision:** Motion to approve by J. Bauer, seconded by K. Schmidt, **motion carried unanimously 8-0-0.**
5. **New Business:**

18 S Main Street – Turning Point Center Application:

Chair Helman read the brief overview of the matter before the board for the evening; asked if there was anything needing to be read into the record, M. La Barge-Burke stated there was not. Chair Helman asked if there was any ex parte communication among the board members that needed to be disclosed and the response was there was none. Lastly, she noted to the applicant that the board is currently comprised of 8 members out of 9, and that in order to receive approval of their application that there must be 5 votes in the affirmative to pass, and that they are down one member and can postpone the hearing if they choose – the applicant chose to proceed.

David Lawrence, 18 South Main Street. Seeks Design Review and Major Site Plan Approval; Design Review Overlay District, UC-2 Zoning District.

Motion to open hearing by C. Murray, seconded by L. Turner at 7:07 pm, **motion carried unanimously 8-0-0.**

Present for the application were John Alden of Scott+Partners; Bob Purvis, Executive Director for Turning Point Center; and Matt Mears of DuBois & King Engineers. The Oath was administered by Chair Helman.

Chair Helman asked if anyone had anything to add from the application and staff report that was already received and was invited to speak.

- J. Alden stated they have pulled together several grant funders and now have the ability to get this project going. They have the SHPO's [State Historic Preservation Office] approval as the structure is eligible to be a Contributing Historic Structure.
- This is a great location in the downtown and to be there for the local clientele.
- J. Aden spoke to the façade changes, interior changes and the rear section of the building that is not historically significant and remove and replace with something more functional.
- R. Purvis stated that the style of the building, a Greek revival cottage style is simple, durable and welcoming to the people they serve. He is very excited to restore the building and get the center there next year.
- There were site challenges, including the rear steep slope; ultimately deciding not to destabilize the slope in any way now, and will bring the parking lot just to the toe of said slope.
- The rear addition is contextually compatible with the front section, as the neighboring properties are not similar in style to each other at all.
- The applicants all understand there is limited space on the lot for snow storage, and have a set location for the garbage dumpster.

Chair Helman asked each of the Board members if they had any comments or questions:

- K. Pelkey wondered that if all the exterior doors were wider, were the interior doors smaller? J. Alden stated that all door openings are designed to be fully accessible and there will be no step-up into the building. R. Purvis stated that with the wheelchair ramp along the side of the building, the structure will be fully accessible, will have appropriate signage and there will be cameras and a doorbell for assistance.
- C. Doolittle asked how many staff will need parking spaces since it is so limited. R. Purvis stated that there are currently 12 staff members, and a couple live nearby who will be able to walk to work, so that more spaces remain open to the guests. Most guests are walk-ins, and the others are several of their groups like AA [Alcoholic Anonymous] that will use the facility and they meet early in the morning, or later in the evening. C. Doolittle asked if the neighbors had been contacted about the parking, and R. Purvis stated they plan to. Next, snow removal was asked about, and R. Purvis stated they aim to work out arrangements with BHA [Barre Housing Authority] for trash and snow removal with them.
- No public comments or questions were directed toward the applicants.

To be approved at the 12/05/2024 Hearing

With no further comments from the Board or the public, Chair Helman stated that the Board would go into deliberative session after the hearings to make a decision, and the applicant could call the Permitting office tomorrow for the decision if rendered, and will receive a letter within two weeks.

Motion to close the hearing by L. Shambo and seconded by C. Doolittle at 7:24 pm, **motion carried unanimously 8-0-0.**

0 Seminary St & 0 Campbell Place – Turning Point Center Application:

Chair Helman read the brief overview of the matter before the board for the evening; asked if there was anything needing to be read into the record, M. La Barge-Burke stated there was not. Chair Helman asked if there was any ex parte communication among the board members that needed to be disclosed and the response was there was none. Lastly, she noted to the applicant that the board is currently comprised of 8 members out of 9, and that in order to receive approval of their application that there must be 5 votes in the affirmative to pass, and that they are down one member and can postpone the hearing if they choose – the applicants chose to proceed.

City of Barre, 0 Seminary Street & 1 Campbell Street. Seeks Design Review and Major Site Plan Approval; Design Review Overlay District; Special Flood Hazard Area, UC-1 Zoning District

Motion to open hearing by C. Murray, seconded by J. Bauer at 7:27 pm, **motion carried unanimously 8-0-0.**

Present for the application were Paul Simon of Park Architecture; Robert Wells of DEW Construction; Brian Lane-Karnas of DeWolfe Engineers; David Roy of Weimann Lamphere Architects. The Oath was administered by Chair Helman.

Chair Helman asked if anyone had anything to add from the application and staff report that was already received and was invited to speak. A clarifying question from the audience was asked when could someone speak, and Chair Helman added that the applicants spoke to the project, and the Board would then ask any questions, and then she would open to those in the audience who were sworn in and chose to speak.

- B. Lane-Karnas stated that he and those folks representing DP Seminary Street, LLC, the developers are proposing a new housing project on the lots currently known as 0 Seminary Street and 0 Campbell Place.
- The entrance to the building would be off Seminary Street, entering the site with an underpass of the proposed structure. The proposed building will utilize the existing access point off Seminary, not adding any new, with a proposed 20-foot wide curbcut, and the height of the designed structure is such to accommodate Barre City fire trucks.
- There are no current utilities to the site, and the City would supply that; power is already there, but will be underground along Seminary Street as it would be in the way of the building.

- The proposed design and application meets all of the Design Review requirements found in the Barre City Unified Development Ordinance.
- Applicants asked for a waiver to waive the street tree requirement because the required sidewalk, setbacks and burying the power line would leave no room for the trees; and a waiver of the open space requirement.
- R. Wells stated that this is a targeted project with Downstreet Housing, a local housing authority, and is excited to bring the project to fruition to increase housing in the City.

Chair Helman asked each of the Board members if they had any comments or questions:

- C. Doolittle asked about Flood Hazard Regulations and how it would be built. B. Lane-Karnas said that the design is a slab-on-grade. C. Doolittle asked if they knew where the floodwaters actually were at the site, and B. Lane-Karnas stated he did not, but in following the FEMA regulations, the design is to have the building 2 feet above the base flood elevation, which is above the required one foot above.
- C. Doolittle asked about storage and flood resistant materials interior, and D. Roy said that yes, the design is such that it would be built to withstand mold. Storage for the tenants will also be in the areas that are two feet above flood elevation. He also asked about the landscaping and there was a mulched path designed, and why not paved? B. Wells said that the mulched path is designed with steel edging and is in a narrow area that could be conducive for mulch. The setbacks for landscaping is eight feet and why not hardscaping like a stone-dust type path. B. Lane-Karnas said this area is not a high-end pedestrian access, as the design puts people through the front of the property, especially for safety and security.
- B. Lane-Karnas expanded on the street-tree waiver and explained that with the buried utilities in the vegetative strip, the required four-foot space, that by planting a tree, it would be tight to the building and look like half a tree. This would not be practical space to plant trees. D. Roy went on to explain that smaller shrubs and perennials could be planted that their root system would be a fibrous root system, one that spreads horizontally and not down into the soil like a tap-root system for a tree does.
- L. Shambo asked about their waiver requests and wanted to know more about requesting an open space waiver, and why not structured parking? B. Lane-Karnas stated that the Board has the ability to waive the open space requirement, meaning necessary green space on the property within the design, because the property is within a half-mile of several parks and playgrounds within the city. The project meets the affordable housing requirements. Structured parking means an actual parking deck structure just for parking, and the waiver of such is because there is parking provided on the property for the tenants, and any extra needed parking could come from purchasing parking passes from the city.
- K. Pelkey wanted to know about snow removal as the site is tight. R. Wells said that they would store snow temporarily and remove it as necessary. K. Pelkey also asked about the location of the handicapped ramp, and why was it in the rear of the design. B. Lane-Karnas stated that the project design meets all ADA requirements, the entrance is closer to the parking lot, and when the first floor is already two feet above base elevation, the ramp must be long, so that the ramp in its location made sense being closer to the parking lot.
- J. Bauer asked where the applicants were with the City's Public Works requirements and the state water supply. B. Lane-Karnas stated that this zoning review is high-level and the

first pass to then continue into other permitting. They are talking to other city departments already, but taking a step at a time as they go further along.

With no other questions from the Board members, Chair Helman then asked if there were any public comments.

- Others sworn in to testify included Polly Thomas and Dotty Ricks from the First Presbyterian Church; Cheryl LaFrance from Northfield Savings Bank.
- D. Ricks stated the church sustained greater than \$500,000 in damages from the flood. She supports Downstreet and helping the homeless, but is very concerned with the run-off, what is being taken into consideration if it affects the church, and is afraid the proposed building will cause the church to flood again. B. Lane-Karnas explained there are two types of flooding; the first being rain and run-off. This type of flooding would be handled with storm drains to reduce the amount of water on the site. The second type is called riverine flooding, and that comes from the swelling and subsequent riverbank overflow, and that cannot be controlled. D. Ricks also asked about a potential fence between the church property and the designed property, and B. Lane-Karnas stated that a fence is not designed, but the significant landscaping would be the buffer. D. Ricks is concerned that their green space would be diminished by the residents and children using it rather than church members using it to be able to sit and contemplate. B. Lane-Karnas stated that if the church is wanting a fence, that they would be happy to have those conversations. Lastly, she asked about trash, and R. Wells pointed out the dumpster location.
- P. Thomas stated that there is a little spring under the church, and a sump pump runs constantly. Have the applicants thought about this during excavation. R. Wells stated that site borings have been done, and the water table is actually 6 to 7 feet down, and that the footings for the structure are designed to only be 5 feet deep. P. Thomas also stated that with this design, the parking is being taken away and where are people going to park when they go to church? This is good for housing, but not good for parking, and is there any other plans for parking? R. Wells responded that those types of questions should be posed to the City Council. Lastly, there are stained-glass windows in the church, and are worried about vibrations and losing them. R. Wells said there is no plan for or need for blasting currently.
- C. LaFrance echoed concern around parking. It was explained that Northfield Savings Bank has been asked to give up one parking space along their owned strip, and with the guardrail gone the public parking will go away. The guardrail should be replaced or with something similar, and stated the bank was told they can find parking elsewhere, but they choose not to. Snow pile locations were of concern, and with the project designed to have less than one parking space per unit, this will put pressure on their private lot.
- Nicola Anderson from Downstreet Housing and Community Development; and Ben Sturtz from Evernorth were then sworn in and stated they wanted to address some things. Downstreet is excited to bring 31 units of housing to the downtown. They are comprised of studio, 1-, 2- and 3-bedroom units. Those with multiple bedrooms are conducive to families and once rented, the occupants are longer term. N. Anderson addressed the accessible unit requirement; and stated that it is not a 1:1 parking to unit ratio, and public transportation is paid attention to. If parking is needed, spaces will be leased elsewhere.

- B. Lane-Karnas also stated that noting the guardrail is on Northfield Savings Bank property, and per the zoning regulations, there is no requirement for off-street parking in the downtown.
- Craig Chase, Bill Chase and Tammy Davis were then all sworn in to speak. C. Chase stated that he was told that the City Manager called this an underutilized parking lot, but it is not and many cannot find parking. He stated 20 people from his building use the parking lot, and why are they being penalized for using that lot. This new building will devalue his; he supports the project, just not in this location. He also wondered why the users have not been approached with the idea that parking is going away, and eliminating this parking is ludicrous. He stated that if no one will listen, he will take it to the next level. Chair Helman encouraged him to speak to the City Council.
- B. Chase stated he has owned his building with his wife Carol, and there are now 6 businesses in the building. He stated this project once built will shut them all down; he agrees with everything C. Chase said, and is hard pressed to be in business if this happens.
- T. Davis asked for confirmation that the entrance will be off Seminary Street. With 31 apartments, what would be the capacity of the building – 60 people? N. Anderson made the comparison to 22 Keith Avenue where Downstreet offices are and there are 30 units and only 14 parking spaces are utilized by the residents. T. Davis stated that she has a hard time getting people out of her parking lot [355 N Main St.] as it is not a public parking lot and has real concerns about displacing parking.

With no further comments from the Board or the public, Chair Helman stated that the Board would go into deliberative session after the hearings to make a decision, and the applicant could call the Permitting office tomorrow for the decision if rendered, and will receive a letter within two weeks.

C. Murray made the motion to close the hearing at 8:29 pm and was seconded by K. Schmidt, **motion carried unanimously 8-0-0.**

6. Deliberative Session

Motion made by C. Murray and seconded by K. Pelkey to enter into deliberative session, inviting both M. La Barge-Burke and J. Shatney to join at 8:29 pm, **motion carried unanimously 8-0-0.**

Motion by C. Murray and seconded by K. Pelkey to exit deliberative session at 8:50 pm, **motion carried unanimously 8-0-0.**

Motion by L. Turner and seconded by C. Doolittle to be back in public session at 8:51 pm, **motion carried unanimously at 8-0-0.**

- **18 S. Main Street:** Motion made by C. Doolittle and seconded by L. Turner to approve application as presented with the condition that the Zoning Administrator be allowed to approve any immaterial or non-substantial changes to the criteria without having to come back before the DRB for revision, **motion carried unanimously 7-0-0.** It was noted that J. Bauer was not back in session with the rest of the Board due to technical

To be approved at the 12/05/2024 Hearing

difficulties. Chair Helman asked that the motion be restated now with J. Bauer fully joined, the motioner repeated the motion to approve the application as presented with the condition that the Zoning Administrator be allowed to approve any immaterial or non-substantial changes to the site plan without having to come back before the DRB for revision, with the seconder approving. No further discussion, **motion carried unanimously 8-0-0.**

- **0 Seminary Street & 1 Campbell Place:** Motion made by C. Murray and seconded by K. Schmidt to approve the application as presented for the new multifamily building, granting a waiver for open space due to several parks within a half-mile radius; also granting a streetscape waiver due to the proximity of underground utilities and the alternative mitigative proposal while also conditioning that the Zoning Administrator be allowed to approve any immaterial or non-substantial changes to the criteria without having to come back before the DRB for revision.

Discussion occurred with C. Doolittle ensuring that the Board agrees that the requirements under the zoning regulation's Section 3105 performance standards like noise, vibration, odor, etc. were met. L Turner stated that her being an attorney teaching land use laws that these were subsets and have been met. **Motion carried unanimously 8-0-0.**

7. **Roundtable** – L. Shambo stated she did not have any water due to the various line breaks, that is isn't pleasant, but there is a city-wide boil water notice. Chair Helman reminded Board members to sign up for the City's new messaging system ReGroup.

Discussion regarding the January 2025 meeting ensued, that it falls to January 2, the day after a holiday, and wanted to be sure members could attend a Board meeting if there is one, and not away. Chair Helman asked if the date worked or should it be moved as a special meeting to January 8? Board members all stated the standing date will be fine. M. La Barge-Burke stated there are at least 2 applicants for the December 5, 2024 meeting date.

8. **Executive Session:** - None
9. **Adjourn:** The meeting adjourned at 9:03 pm on motion from C. Murray seconded by K. Schmidt, **motion carried 8-0-0.**

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

Respectfully Submitted,

Janet E. Shatney, Department Director

**CITY OF BARRE, VERMONT
DEVELOPMENT REVIEW BOARD
HEARING: NOVEMBER 7, 2024
NOTICE OF DECISION FOR 18 SOUTH MAIN STREET**

I. INTRODUCTION and PROCEDURAL HISTORY

1. This proceeding involves a request for a Design Review and Major Site Plan approval for removal and the adding of an addition from the Development Review Board (the DRB).

On September 5, 2024, Turning Point Center for Central Vermont (the “Applicant”) filed a City of Barre zoning application (the “Application”) and supporting documentation seeking approval for the proposed Design Review and Major Site Plan approval for the removal and adding of a large addition, at 18 S Main (the “Project”). The owner of the subject property (the “Property”) is David Lawrence (the “Owner”).

2. The property is located at 18 South Main Street, tax map ID# 1345-0018.0000, SPAN # 036-011-12685. It is currently a vacant building, in the Urban Center 2 Zoning District, on 0.40 acres. The property is bounded by residential and commercial buildings and city streets.
3. The November 7, 2024 Hearing was warned 15 days before; in the Wednesday, October 23, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
4. On October 23, 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 November 7, 2024 hearing with the memorandum was also sent to the Applicant/Owners on the same day.
5. On October 31, 2024, the Zoning Administrator sent the City of Barre Department Heads the application for the project at 18 S Main Street asking for concerns or comments as the appointed Design Review Advisory Committee. No concerns were shared with the Zoning Administrator.
6. A hearing of the DRB was held on November 7, 2024 in a hybrid format including in-person and digital participation. Present during the hearing were the following members of the DRB:

Sarah Helman, Chair

Chrysta Murray, VChair

Elizabeth Turner

Katrina Pelkey

Linda Shambo

Colin Doolittle

Jayne Bauer

Kendall Schmidt

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:

John Alden, Participant

Bob Purvis, Applicant

Matt Mears, Participant

11. A presentation of the application was provided by the applicant and participant at the November 7, 2024 Hearing. All application documentation, including a staff report prepared by the Permit Administrator in connection with the consideration of the application from the DRB Hearing November 7, 2024, is on file in Barre City Hall.

II. FINDINGS and CONCLUSIONS

Based on the application materials, testimony by 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 Urban Center 2 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 Site Plan Criteria that the applicant must demonstrate the proposed project meets. Also, Section 4303.D Design Review Criteria and 2201. D-G Design Overlay District.
3. The Permit Administrator's Staff Report to the DRB identifies those standards for Site Plan, Design Review Overlay and UC-2 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 Applicant and Participants:
 - J. Alden stated they have pulled together several grant funders and now have the ability to get this project going. They have the SHPO's [State Historic Preservation Office] approval as the structure is eligible to be a Contributing Historic Structure.
 - This is a great location in the downtown and to be there for the local clientele.
 - J. Alden spoke to the façade changes, interior changes and the rear section of the building that is not historically significant and remove and replace with something more functional.
 - R. Purvis stated that the style of the building, a Greek revival cottage style is simple, durable and welcoming to the people they serve. He is very excited to restore the building and get the center there next year.
 - There were site challenges, including the rear steep slope; ultimately deciding not to destabilize the slope in any way now, and will bring the parking lot just to the toe of said slope.

- The rear addition is contextually compatible with the front section, as the neighboring properties are not similar in style to each other at all.
- The applicants all understand there is limited space on the lot for snow storage, and have a set location for the garbage dumpster

III. DECISION and CONDITIONS

The DRB deliberated on the submission of the proposed Design Review & Major Site Plan at 18 S Main Street. Based on the information presented in the application, at the hearing and discussed during deliberation, the DRB made the following motion:

Approve application as presented. In addition, the DRB authorizes the Permit Administrator be allowed to approve any immaterial or non-substantial changes to the variance without having to come back before the DRB for revision.

The motion passed by a vote of 8-0-0 and is therefore **APPROVED**.

Dated at Barre City, Vermont, this 18th day of November, 2024.

Sarah Helman
Sarah Helman, 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: NOVEMBER 7, 2024
NOTICE OF DECISION FOR 0 SEMINARY ST & 1 CAMPBELL

I. INTRODUCTION and PROCEDURAL HISTORY

1. This proceeding involves a request for a Design Review and Major Site Plan approval for the construction of a new multi-family building from the Development Review Board (the DRB).

On October 4, 2024, DP Seminary Street (the “Applicant”) filed a City of Barre zoning application (the “Application”) and supporting documentation seeking approval for the proposed Design Review and Major Site Plan approval for construction of a multifamily building at 0 Seminary & 1 Campbell (the “Project”). The owner of the subject property (the “Property”) is City of Barre (the “Owner”).

2. The property is located at 0 Seminary Street & 1 Campbell Street, tax map ID# 1295-VL00.0001, SPAN # 036-011-10736. It is currently a parking lot, in the Urban Center 1 Zoning District, on 0.41 acres & 1 Campbell on .19 acres. The property is bounded by residential and commercial buildings and city streets.
3. The November 7, 2024 Hearing was warned 15 days before; in the Wednesday, October 23, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
4. On October 23, 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 November 7, 2024 hearing with the memorandum was also sent to the Applicant/Owners on the same day.
5. On October 31, 2024, the Zoning Administrator sent the City of Barre Department Heads the application for the project at 0 Seminary & 1 Campbell Street asking for concerns or comments as the appointed Design Review Advisory Committee. No concerns were shared with the Zoning Administrator.
6. A hearing of the DRB was held on November 7, 2024 in a hybrid format including in-person and digital participation. Present during the hearing were the following members of the DRB:

Sarah Helman, Chair
Katrina Pelkey
Jayme Bauer

Chrysta Murray, VChair
Linda Shambo
Kendall Schmidt

Elizabeth Turner
Colin Doolittle

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 Wells, Applicant	David Roy, Participant	Nicola Anderson, Participant
Polly Thomas, Participant	Dotty Ricks, Participant	Cheryl LaFrance, Participant
Ben Sturtz, Participant	Paul Simon, Participant	Brian Lane-Karnas, Participant
Craig Chase, Participant	Bill Chase, Participant	Tammy Davis, Participant

11. A presentation of the application was provided by the applicant and participants at the November 7, 2024 Hearing. All application documentation, including a staff report prepared by the Permit Administrator in connection with the consideration of the application from the DRB Hearing November 7, 2024, is on file in Barre City Hall.

II. FINDINGS and CONCLUSIONS

Based on the application materials, testimony by 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 Urban Center 1 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 Site Plan Criteria that the applicant must demonstrate the proposed project meets. Also, Section 4303.D Design Review Criteria and 2201. D-G Design Overlay District.
3. The Permit Administrator's Staff Report to the DRB identifies those standards for Site Plan, Design Review Overlay and UC-1 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 Applicant and Participants:
 - B. Lane-Karnas stated that he and those folks representing DP Seminary Street, LLC, the developers are proposing a new housing project on the lots currently known as 0 Seminary Street and 0 Campbell Place.
 - The entrance to the building would be off Seminary Street, entering the site with an underpass of the proposed structure. The proposed building will utilize the existing access point off Seminary, not adding any new, with a proposed 20-foot wide curb cut, and the height of the designed structure is such to accommodate Barre City fire trucks.

- There are no current utilities to the site, and the City would supply that; power is already there, but will be underground along Seminary Street as it would be in the way of the building.
- The proposed design and application meets all of the Design Review requirements found in the Barre City Unified Development Ordinance.
- Applicants asked for a waiver to waive the street tree requirement because the required sidewalk, setbacks and burying the power line would leave no room for the trees; and a waiver of the open space requirement.
- R. Wells stated that this is a targeted project with Downstreet Housing, a local housing authority, and is excited to bring the project to fruition to increase housing in the City.


III. DECISION and CONDITIONS

The DRB deliberated on the submission of the proposed Design Review & Major Site Plan at 0 Seminary Street & 1 Campbell Street. Based on the information presented in the application, at the hearing and discussed during deliberation, the DRB made the following motion:

Approve application as presented, granting a waiver for open space due to several parks within a half-mile radius; also granting a streetscape waiver due to the proximity of underground utilities and the alternative mitigative proposal while also conditioning that the Zoning Administrator be allowed to approve any immaterial or non-substantial changes to the criteria without having to come back before the DRB for revision.

The motion passed by a vote of 8-0-0 and is therefore **APPROVED**.

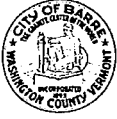
Dated at Barre City, Vermont, this 18th day of November, 2024.



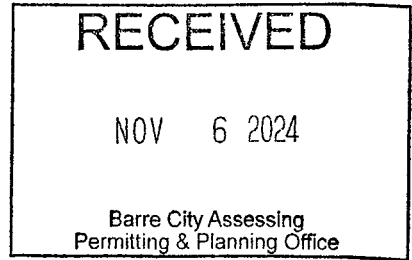
 Sarah Helman, Chair

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): 59 & 61 Summer Street

APPLICANT: Name Monte Properties LLC, Mailing Address PO Box 686, Daytime Contact Phone 802-476-6671, Email Mike@MonteAndMonte.Net
PROPERTY OWNER (if different than applicant):

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?, Any work within the City right-of-way?, Any change in water or sewer service?, Removing Fill <10 cy^2, Adding Clean Fill <10 cy^2, Subdivision, Other:

PROJECT DESCRIPTION: Subdivide existing lot containing single family home and office building to create separate lots for each building.

For Office Use Only:

Zone Dist: MU-1, DRO? Y [x] N [], HRO? Y [] N [x], Flood Area Zone: X, Fees Rec'd: \$ 175.00, Code Enforcement Review [], Administrative Permit [x], Referred to the VTANR for Floodplain Review [], Referred to the DRB [x], B - z 24 - 000079 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.

Michael D. Monte, LLC Member
APPLICANT (print)


APPLICANT (signature)

11/06/2024
DATE

PROPERTY OWNER (if different than Applicant-print)

PROPERTY OWNER (signature)

DATE

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



City of Barre, Vermont
"Granite Center of the World"

RECEIVED
 NOV 6 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 type="checkbox"/>	Deck – porch – steps – ramp – handicapped ramp	<input type="checkbox"/>	Home Occupation/Business
<input type="checkbox"/>	Change of Use	<input checked="" type="checkbox"/>	Boundary Line Adjustment/Subdivision
<input type="checkbox"/>	Demo in Historic District (needs DRB approval)	<input type="checkbox"/>	Parking Lot
<input type="checkbox"/>	Fence or Wall	<input type="checkbox"/>	Soil / Sand / Gravel Extraction
<input type="checkbox"/>	Temporary Structure	<input type="checkbox"/>	Dimensional Waiver/Appeal/Variance Request (DRB approval)
<input type="checkbox"/>	Temporary Certificate of Compliance	<input type="checkbox"/>	Certificate of Compliance
<input type="checkbox"/>	Other: _____		

ESTIMATED COST OF PROJECT: \$ _____



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):

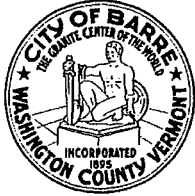
<input type="checkbox"/>	\$40	Site Work	<input type="checkbox"/>	\$50	Subdivision Final Plat Approval
<input type="checkbox"/>	\$40	Permanent Signs	<input type="checkbox"/>	\$40	Boundary Line Adjustment
<input type="checkbox"/>	\$40	Sandwich Board Sign	<input type="checkbox"/>	\$40	Fences / Walls
<input 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 checked="" 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:	\$0.00 175.00

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



City of Barre, Vermont

“Granite Center of the World”

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

DIMENSIONAL WAIVER REQUEST

Waivers: Waivers can only be authorized for an adjustment of up to 10% of a dimensional standard of this ordinance. They cannot be used to reduce any riparian or wetland setback or buffer. A waiver must not be used to allow a prohibited use, an increase in residential density or the subdivision of a lot that does not conform to the applicable provision of this ordinance.

This form supplements the Zoning Permit Application. Please provide all the information requested on all application forms. We urge you to read the Zoning Regulations and familiarize yourself with them. Failure to provide necessary information may cause a delay in processing this application. Please use additional paper if necessary.

No zoning permit shall be issued for any use or structure, except for one family and multi-family residences up to four residential units until a site plan is approved. The DRB or Zoning Administrator as the case may be, shall consider any and impose appropriate conditions, modifications and safeguards with respect to the following:

Please provide a narrative of why you would like the waiver:

When the property was purchased in 1968 it consisted of 0.18 acres with an office building and a 2 bedroom house. It is not economical to be a landlord with 1 rental property, so I would like to sell the rental house. The property is 7,840 square feet, which is 160 square feet short of the 8,000 total needed for 2 lots. The second (smaller) lot would have an easement to use enough of the larger lot to total more than 4,000 ft2.

1.) Will the proposed development alter the essential character of the neighborhood in which the property is located? Please, explain:

No, both buildings are pre-existing.

2.) Will the proposed development substantially or permanently impair the lawful use of development of adjacent property? Please, explain:

No.

3.) Will the proposed development be detrimental to public health, safety or welfare?
Please, explain:

No.

4.) How is the proposed development beneficial or necessary for the continued reasonable use of the property?

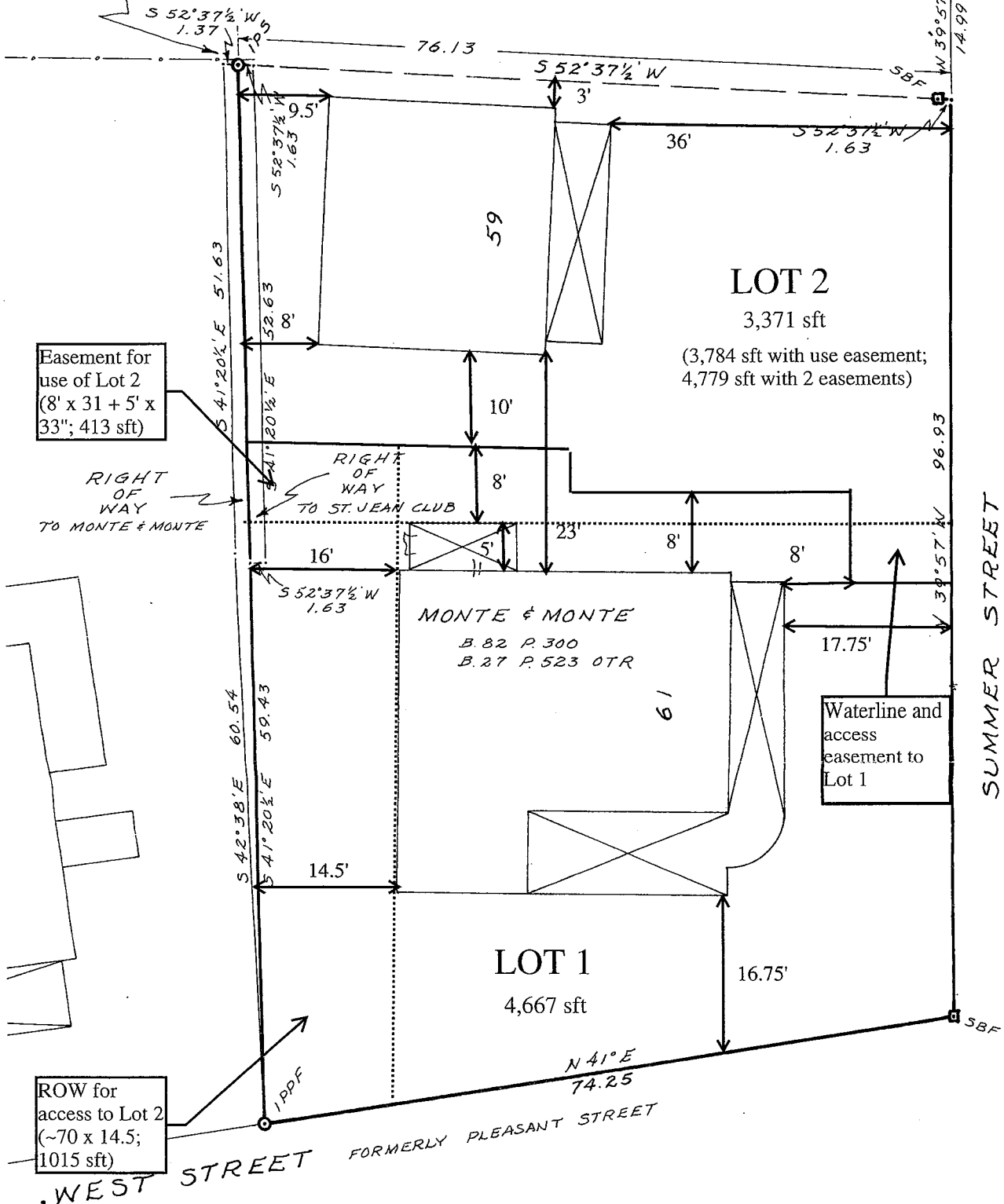
~~It is not economical to rent 1 unit. If it cannot be sold, it will remain vacant. Repairing the damage caused by the most recent tenant will cost more than the rental income (after paying taxes and insurance)~~

5.) How does the applicant propose to adequate mitigation of any dimensional encroachment through design, screening or other remedy?

~~The rental house and the adjacent neighbor are both pre-existing, so any encroachment has existed since at least 1968 (and probably much longer).~~

LEAD IRON PIN
STONE BOUND
T. 71 W.B. 2

B. 30 P. 466
B. 25 P. 276 OTR



Easement for use of Lot 2 (8' x 31' + 5' x 33"; 413 sft)

RIGHT OF WAY TO MONTE & MONTE

RIGHT OF WAY TO ST. JEAN CLUB

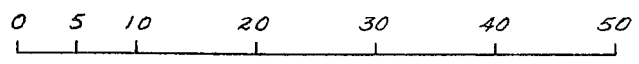
Waterline and access easement to Lot 1

ROW for access to Lot 2 (~70 x 14.5; 1015 sft)

59 & 61 SUMMER STREET BARRE, VERMONT, DECEMBER, 1970

BY KELLER AND LOWE INC ~ WATERBURY, VERMONT

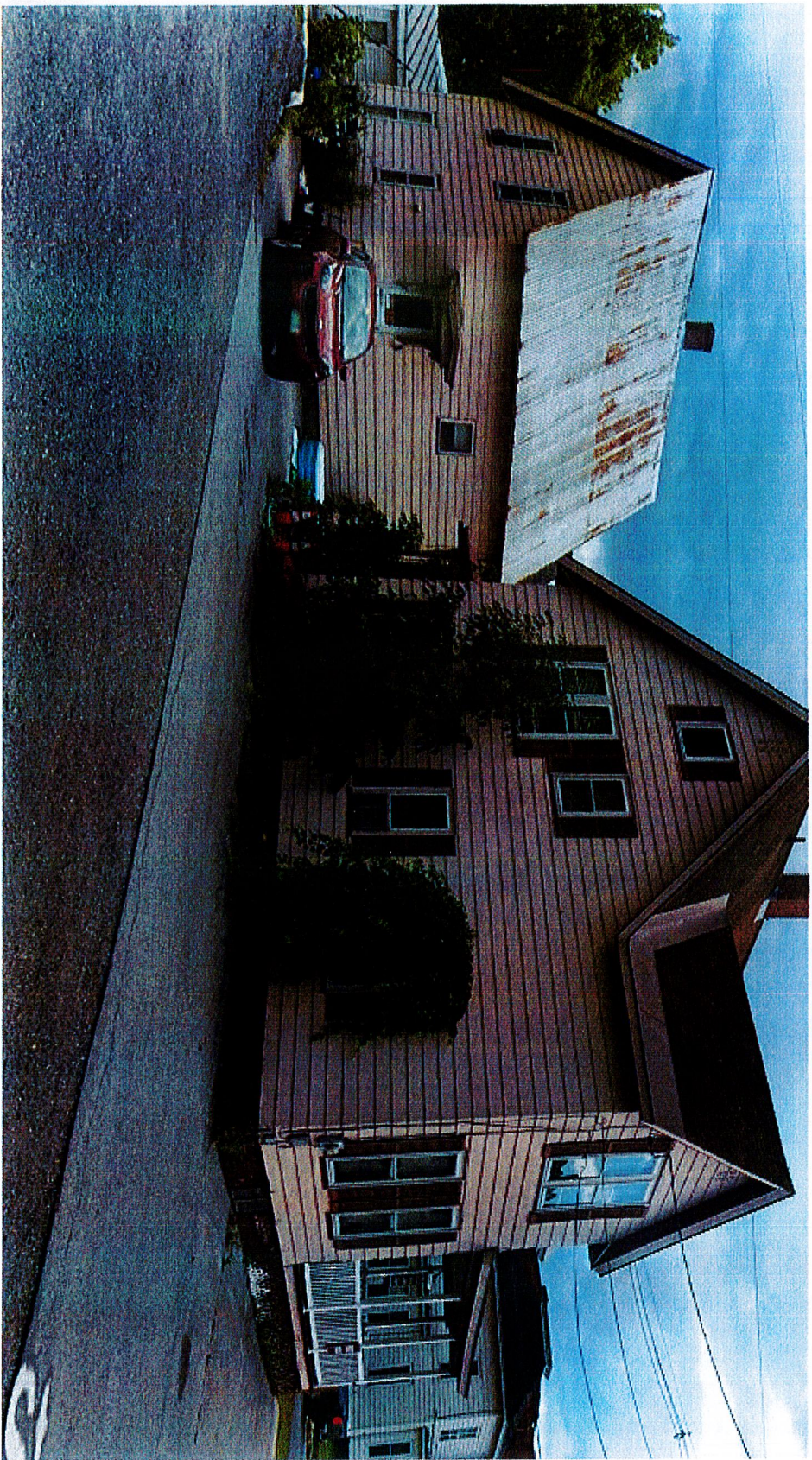
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7 PAGE 523
IRRE TOWN
RECORDS



SCALE ~ 1 INCH = 10 FEET

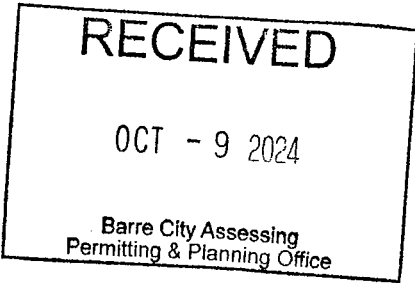
1201-16







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): 10 Brook St.

APPLICANT	PROPERTY OWNER (if different than applicant)
Name: <u>Casey Harrington</u>	Name: <u>Baron Properties</u>
Mailing Address: <u>411 North Main St Barre VT 05641</u>	Mailing Address: <u>411 North Main St Barre VT 05641</u>
Daytime Contact Phone: <u>802 505 0828</u>	Daytime Contact Phone: <u>802 505 0828</u>
Email: <u>Casey@BeVorage-Baron.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

Install overhead door existing wall. Work done did not know DRB approval Required for overhead Door.

Page 1 of 2 (over pls)

For Office Use Only:

Zone Dist: MU-1
 DRO? Y N
 HRO? Y N
 Flood Area Zone: Floodway
 Fees Rec'd: \$ 175.00

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

B _____
 z 24-000080
 F _____
 E _____



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: \$ 12,800

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:

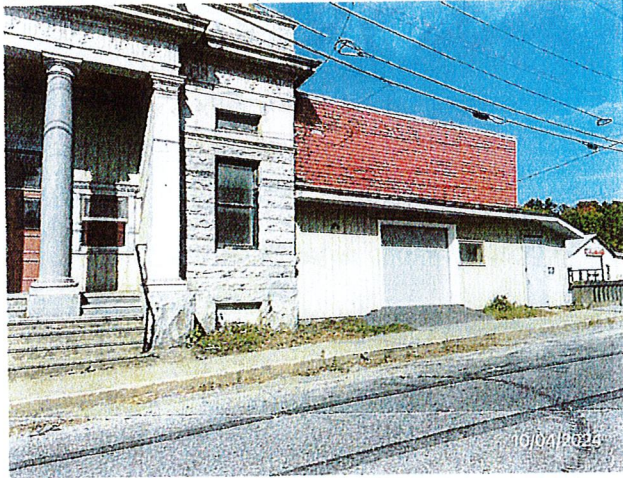
Subtotal of Fees from above:	175.00
After-the-fact Fee (if applicable, \$150)	
Required Land Record Recording Fee (DRB exempt from this recording fee)	\$15.00*
Zoning Permit Application Fee Total:	175.00

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

Google Street View August 2023



Site Visit October 4, 2024



RE: 10 Brook St - DRB Application for Garage Door

From casey@beverage-baron.com <casey@beverage-baron.com>
Date Mon 11/11/2024 11:42 AM
To Michelle La Barge-Burke <PermitAdmin@barrecity.org>

From: Michelle La Barge-Burke <PermitAdmin@barrecity.org>
Sent: Wednesday, October 9, 2024 4:33 PM
To: casey@beverage-baron.com
Subject: 10 Brook St - DRB Application for Garage Door

Casey,

I am sending you the various criteria (in email below) to answer and add to the application by Friday, November 8, 2024 before 4:30pm. This will hold your space on the agenda for the December 5th DRB Hearing.

We will also need to know the intended use of this space as will need to see if a change of use is needed.

The space is used for storage and will continue for now. Minimal in and out. No additional noise.

You will find attached the following:

Conditional Use Form (Conditional Use Criteria Figure 4-1)

Below items:

Criteria Review items for Historic Overlay below

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.

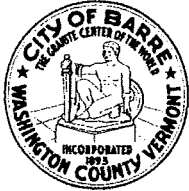
Other Proposed Development. Any other proposed development on a property within this overlay district that would alter the surroundings and context of a contributing historic structure (ex. building a new structure or constructing parking) will require approval from the Development Review Board as a 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;
The property is used for storage. The existing entry way door size prohibits access to the storage area for larger item. The storage space that was previously in the church portion basement has been flooded twice and is no longer an option for storage. We need better access to the area that doesn't flood.
- (2) It is not feasible to earn a reasonable economic return from the property without making the proposed alterations;
The building has limited use. It has zero parking, no insulation, water or heat, flood damaged and in the flood way. To continue to use the building a larger door is required.
- (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. The overhead door is installed in part of an addition, not the main church. The addition is conventional modern construction and doesn't have historic relevance to the historic granite façade or pillars. The church was converted into a repair shop in the 1970's and 1980's. The addition had an overhead door for Auto repair. The original overhead door was covered up when the building was converted back to a church. The repair shop addition was converted into a meeting room that had meals. The only original part of the church that remains is the Granite pillars and facade. Everything else has been renovated or removed by the previous owners. The door size matches the previous cutout and doesn't increase in size. The door will not adversely affect the historical integrity of the building.

Please let me know if you have any questions.

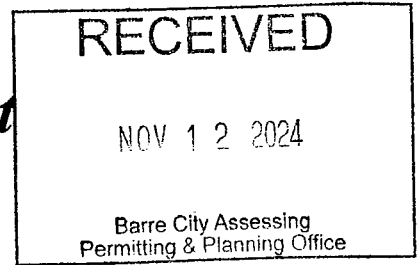
Kind Regards,
Michelle La Barge-Burke (she/her)
Permit Administrator - City of Barre
6 North Main St., Suite 7
Barre VT 05641
permitadmin@barrecity.org
Office: (802) 476-0245
www.barrecity.org

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.



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~~ NO. Doesnt meet M4.1
The Added Door doesnt add to the non conformance

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:

NO Change

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

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:

NO CHANGE

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:

NO CHANGE

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

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

NO CHANGE

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:

NO CHANGE

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

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?

NONE, Cleared up Front of Building
and removed weeds

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

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?

None

DATA SHEET

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY	
RECEIVED	APR 10 1975
DATE ENTERED	APR 10 1975

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC Italian Baptist Church

AND/OR COMMON

2 LOCATION

STREET & NUMBER 10 North Brook Street

NOT FOR PUBLICATION

CITY, TOWN

Barre

VICINITY OF

CONGRESSIONAL DISTRICT

Vermont

STATE

Vermont

CODE

50

COUNTY

Washington

CODE

023

3 CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input checked="" type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

4 OWNER OF PROPERTY

NAME Church of God of Prophecy

STREET & NUMBER

10 North Brook Street

CITY, TOWN

Barre

VICINITY OF

STATE

Vermont

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC. City Clerk's Office

STREET & NUMBER

12 North Main Street

CITY, TOWN

Barre

STATE

Vermont

6 REPRESENTATION IN EXISTING SURVEYS

TITLE Vermont Historic Sites and Structures Survey

DATE

1974

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR SURVEY RECORDS

Vermont Division of Historic Sites

CITY, TOWN

Montpelier

STATE

Vermont

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED DATE _____
<input checked="" type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Italian Baptist Church is a one story building measuring 39' x 73', rectangular in plan, set on a rough cut granite block foundation. The side walls are laid up with a brick veneer covering balloon frame construction. Four standard rectangular two-over-two round headed windows are flanked by two standard two-over-two windows in the north and south (side) elevations. Each window has a rusticated granite sill. The structure is capped by a gable roof sheathed with slate and supported by dimensional lumber rafters.

The most architecturally significant feature of the building is the monumental (Brook Street) main facade, which faces east. Its composition is dominated by a pair of central turned granite Doric columns which rest on granite block footings. The columns are flanked by two engaged Doric pilasters. A series of five granite steps lead through the columns into a recessed entranceway. There a raised panel door, surmounted by a large rectangular transom light, is flanked by a pair of two-over-two rectangular windows dressed with white pedimented hood mouldings. The lower wall section of the facade is constructed of coursed rusticated granite blocks. The upper section is built of smooth granite panels. A basement, main floor and small architrave window of equal width and in vertical alignment flank the portico.

The entablature has an unadorned architrave surmounted by a frieze that is embellished with alternating triglyphs and fleur de lis, hammered in relief from the granite. Above this frieze, the soffit of the projecting cornice is similarly decorated with alternating mutules and ecclesiastical symbols. A high white pedimented wood parapet crowns the entablature. A palladian-form window of translucent rippled glass, formed in part from standard two-over-two rectangular windows, is centered in the parapet. Between the parapet and the projecting cornice a stone block bears the chisled inscription "The Morning Star Arise in Your Hearts II Peter I:19." The interior vestibule exhibits excellent pressed ornamental metal wall and ceiling sheathing.

The building has undergone the following alterations:

- The large sculptured granite angels which rested atop the main main portico were removed in the 1930's.
- All original cherry furnishings and interior detailing were removed in the mid 1960's.
- A stained glass depicting the Star of David was removed from the circular component of the Palladian window in the late 1960's.
- A large storage room, which abuts the northern elevation, was built in 1969.
- Vertical cedar paneling was installed in the recessed entranceway behind the main portico in 1973.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW				
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input checked="" type="checkbox"/> RELIGION	
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
<input type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES 1906-1908 BUILDER/ARCHITECT A. B. Bellondi

STATEMENT OF SIGNIFICANCE

The Italian Baptist Church is a unique example of Vermont's vernacular architecture. Built in 1906-1908 from the designs of the church's first minister, A. B. Bellondi, its facade reflects the Renaissance architecture of Alberti, Palladio and Sangallo that he had experienced in his native Italy. Immigrant Italian stone cutters flowed into Barre en masse in the late 19th century, bringing with them a cultural heritage and a technical dexterity that is evidenced in this structure. Indigenous materials, Barre granite and Vermont lumber were used by what was largely a volunteer labor force to create this vernacular adaptation of Northern Italian church architecture.

The erection of this building is a keynote in the history of the immigrants assimilation of American cultural patterns and values. The Baptist Association of Vermont founded the church in the midst of the Italian neighborhood, providing a meeting place and consistent evangelism, and by World War I many of the immigrants had become churchgoers.

Attendance gradually dwindled in the 1920's and in the 1930's the building became the meeting hall of the Fraternal Order of the Redmen and the Pocohantas. It stood empty through most of World War II, and in 1950 regained its original function, housing Seventh Day Adventists. In 1966 the structure became a commercial building until it was purchased by its present owners, the Church of God of Phrophecy congregation.

Today the structure is a vital symbol of Barre's social and architectural history. Moreover, the edifice stands as a distinctive monument to the abundant contributions Italo-Americans have made to this city.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Tomasi, Mari., Vermont History Vol. 28, "The Italian Story in Vermont," Montpelier, Vermont: Vermont Historical Society, 1960.

Minutes of the Vermont Baptist Anniversaries for the Years 1900-1930
Rutland, Vermont: The Tuttle Co.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre *UTM CR*

UTM REFERENCES

A	18	699000	4897300	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			

VERBAL BOUNDARY DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Carol Ann Clark, Researcher

ORGANIZATION

Vermont Division of Historic Sites

DATE

2/28/75

STREET & NUMBER

Pavilion Building

TELEPHONE

802-828-3226

CITY OR TOWN

Montpelier

STATE

Vermont

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

FEDERAL REPRESENTATIVE SIGNATURE

William B. Griney

TITLE

Director/State Historic Preservation Officer

DATE

3/3/75

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. B. Griney

DATE

4/23/75

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

ATTEST

W. B. Griney

DATE

APR 22 1975

KEEPER OF THE NATIONAL REGISTER