



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](http://www.barrecity.org)

**BARRE CITY DEVELOPMENT REVIEW BOARD AGENDA**  
Regular Hearing held on Thursday, September 5, 2024 ~ 7:00 P.M.  
City Hall Council Chambers

Hybrid Meeting (In-person and Virtual)

<https://us06web.zoom.us/j/84972830621?pwd=dzZCSnRZY3g4L1ZjOUVLYWsy0UwQT09>

**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 August 1, 2024 Hearing
  - Request for Reconsideration by Poulin for 58 Circle St – Curb Cut Variance
  - Consideration of Decision from July 12, 2024 - 58 Circle St
5. New Business
  - Liuba Desautels, 58 Circle Street.** If Poulin request for reconsideration is granted, the Board will hold reopened hearing for curb cut variance; R-4 Zoning District.
  
  - Emily Medley & Pavel Cherkasov, 821 North Main Street.** Seeks final plan approval for a subdivision. UC-1 Zone District.
  
  - Capital Candy Company Inc., 20 Burnham Street. (continued)** Seeks conditional use approval for demolition of historic building; Special Flood Hazard Area, IN Zoning District.
6. Deliberative Session
7. Roundtable – as needed
8. Executive Session – as needed
9. Adjourn

Participation Note: Under Chapter 117 Title 24 of the Vermont State Statutes, *participation in these proceedings is a prerequisite to the right to make any subsequent appeal*. You will lose the right to appeal the final decision unless you participate in the process by offering, through oral or written testimony, evidence or a statement of concern related to the application being reviewed. Oral testimony must be given at the public hearing. Written testimony must be submitted prior to the close of the public hearing.

**Development Review Board hearings are open to the public.**

For questions about accessibility or to request accommodation, please call (802) 476-0245.

To be approved at the 9/05/2024 Hearing

**DEVELOPMENT REVIEW BOARD  
MINUTES FOR THE REGULAR HEARING  
Thursday August 1, 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 Vice Chair, Sarah Helman (Ward II) at 7:00 pm., noting quorum was met.

**Present:** Ward I members Chrysta Murray; Ward II members Vice-Chair Sarah Helman; Ward III members Katrina Pelkey and Colin Doolittle and At-Large members Kendall Schmidt and Jessica Egerton.

**Absent:** Ward II member; Jayme Bauer and; At-large Vacant Seat

**Staff Present:** Michelle La Barge-Burke, Permit Administrator

**Public Present** (from presentations and sign-in sheet): Jim Thibeault, Peter Anthony (in-person)

1. **Adjustments to Agenda:** Vice Chair, Helman noted an announcement to be read by M La Barge-Burke, Permit Administrator after adjustments.

- Vice Chair, Helman, called on Michelle La Barge-Burke to make an announcement. M La Barge-Burke announced a Request for Reconsideration for 58 Circle St Decision that was received and the request for reconsideration will be warned for next meeting, September 5, 2024. The Reconsideration will be decided and if accepted it will open the hearing to receive new testimony.

2. **Visitors and Communications:** None

3. **Old Business:**

a. *Consideration of July 12, 2024 Minutes:*

Motion to approve the minutes was made by C. Doolittle and seconded by K. Schmidt, **motion carried unanimously 6-0-0.**

b. *Consideration of July 12, 2024 Decision:*

Motion to approve the decisions for 821 N Main was made by K. Schmidt and seconded by C. Murray, **motion carried unanimously 6-0-0.**

4. **New Business:**

Motion to open hearing by C. Murray and seconded by K Schmidt. Hearing opened 7:05pm

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

The Oath was administered by S. Helman, Vice Chair to Jim Thibeault and Peter Anthony.

Vice Chair S. Helman asked Jim to step up to the mic and offer any additional information.

- J Thibeault had nothing to add.

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

- C. Doolittle asked if J. thibeault was the owner and when the building was purchased and it's condition. Thibeault shared he was the General Manager and the building was purchased about 5 years ago at the current condition except for recent flood damage.
- C. Doolittle asked what the intention was for the space. Thibeault shared that it was to rehab the space. They have used it for shelve storage but no repairs have been done as they had testing done and found lots of asbestos in the office section of the building. He was not sure if the owners were aware of the building being a historical structure at the time of purchase.
- C. Murray asked if research was done to look at the cost to rehab the building; Thibeault said they have no official costs but had a discussion with company that refurbished a building in New Haven. They also spoke with a moving company from Berlin and they could not see how to move it. Owners did offer to donate it to Vermont Granite Museum but received no interest.
- K. Schmidt asked if they could re-purpose the inside, Thibeault share there was a fire in the early 60's making it difficult.
- K. Pelky asked if the previous owner was Scott Macaskill and if it was on the historic registry when purchased. Thibeault confirmed.
- J. Egerton asked if the applicant looked into architectural or historic construction companies that specialized in refurbishing historic structures and if they were opposed to using the round granite shed. Thibeault shared that their current warehouse is a refusrbished granite shed. Thibeault said they are not opposed and had asked a company to look at it and there was no light for refurbishing.
- K. Schmidt asked if there was any way to save the round part and demo the rest of the building. Thibeault shared that the back section of the round was removed for a square addition.
- K. Pelkey asked if there was current plumbing, heating and electricity to the building. Thibeault said no.
- C. Doolittle asked if there was any reports or records from the communication with the contractors, they spoke to about moving and refurbishing. Thibeault said, no, not that he is aware of currently.

Vice Chair, Helman then asked if there were any additional comments or questions and invited Peter Anthony to speak.(Sworn in earlier)

- P. Anthony identified himself as a long time member of municipal government and that he serves on the board for the Vermont Granite Museum.
- P. Anthony shared that the Vermont Granite Museum was indeed interested in the Round Granite Shed but the obstacle was moving it.
- P. Anthony shared that it was a last serving remnant of the historic era and that he hauled granite for about 15 years right up to 20 years ago and the crane etc. was still



To be approved at the 9/05/2024 Hearing

working in the granite shed. He also noted that even with the burnt timbers it has held up in the VT snow.

- P. Anthony apologies for losing track of the demolition process when it left City Council and was moved to the DRB for demolition on historic structures and a lack of requirements to assist the DRB in the process of determining if the criteria was met and that it was not clear for the DRB.

Vice Chair Helman read a letter into record from Laura Trieschmann, Vermont State Historic Preservation Office, which will be included with the minutes.

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

A motion was made by C. Murray and seconded by C. Doolittle to end the hearing at 7:26 pm

#### 5. Deliberative Session

Motion by C. Murray and seconded by K. Schmidt to go into deliberative session at 7:27 pm, **motion carried unanimously 6-0-0.**

Motion by C. Doolittle and seconded by K Schmidt exit deliberative session at 7:28 pm, **motion carried unanimously 6-0-0.**

Motion by C. Murray and seconded by J. Egerton to enter deliberative session and invite M. La Barge-Burke to join them at 7:29pm, **motion carried unanimously 6-0-0.**

Motion by K. Pelkey and seconded by C. Murray to leave Deliberative Session at 7:50 pm, **motion carried unanimously 6-0-0.**

- **20 Burnham:** Motion by J. Egerton to deny as requested due to lack of information, no second – Motion died
- **20 Burnham:** Motion by C. Doolittle to request more information specifically around 2202. G – Demolition, Part 1, Sections A, B, C, D Seconded by J. Egerton **motion carried 6-0-0.**

#### 6. Roundtable:

- S. Helman shared that the Heritage Festival went well and the Barre Partnership did a phenomenal job.

#### 7. Executive Session: None.



To be approved at the 9/05/2024 Hearing

8. **Adjourn:** The meeting adjourned at 7:55pm on motion from C. Murray seconded by K. Schimdt.

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

Respectfully Submitted,

Michelle La Barge - Burke, Permit Administrator  
Recording Secretary

Andrea Poulin  
487 E Orange Rd  
Washington, VT 05675

08/01/24

Dear Developmental Review Board Members:

I am writing to you regarding two matters which will be explained in this document:

- Corrections to Minutes of 07/12/24 meeting
- Reconsideration of vote to approve the Variance requested by Luiba Desautels, 58 Circle Street

Correction of Minutes

I don't believe the minutes accurately reflect the testimony I provided on 07/12/24, and I would like to assure that they reflect that the drawing submitted with the application is inaccurate, as it shows the driveway to be even with the edge of the garage, when in fact it is wider and extends further than the garage. The minutes do not include my concern regarding my understanding of possible current ordinance violations, and the minutes state that I testified there were nine cars on the lawn, when my testimony was that there were nine vehicles on the property. Below is a possible revision based on my review of the video.

Mrs. Poulin commented that the drawing submitted with the application is a bit inaccurate. The current existing (drawing) of the driveway shows it is in line with the garage, when it actually extends beyond the garage, and may be on her property. She believes the drawing should be modified to show that the driveway extends further towards the 9 Green Street property. The previous owner advised that he wanted the driveway a bit larger and paved on what he believed was her property. Mrs. Poulin will probably need to have her property surveyed.

Mrs. Poulin voiced concern regarding the number of cars parked on the lawn and that it is her understanding that it is a violation of ordinance for cars to be parked between the house and the street.

Mrs. Poulin advised that there are already 9 vehicles on the property, which she believes to be excessive, that adding additional parking will invite even more cars to be parked on the property, and that the parking of all of these vehicles detracts from her property and could impact sale of her property.

Reconsideration of vote to approve the Variance requested by Luiba Desautels, 58 Circle Street

It is my understand that the City attorney is being consulted regarding whether or not the DRB can utilize the provision in Roberts Rules of Order, which allows for reconsideration of a vote, so long as reconsideration is performed at the next meeting of the body. Reconsideration under Roberts Rules allows for a member of the prevailing side of a vote to move to reconsider the vote taken at the previous meeting. If the body agrees to reconsider, the motion can then be voted on again.

I am suggesting this method, if allowable, to avoid time and expense for all parties, should this matter be pursued in Environmental Court. I do plan to appeal to Environmental Court should reconsideration not be an option.



It is my understanding that under 24 V.S.A. § 4469, a variance cannot be issued unless ALL of the 5 provisions are found, and the findings are specified in the decision. I have reviewed the Minutes of the 07/12/24 meeting, and the Notice of Decision for 58 Circle Street, and though a decision to approve is documented, I do not see documentation that confirms a finding that all 5 provisions have been met.

**§ 4469. Appeal; variances**

(a) On an appeal under section 4465 or 4471 of this title or on a referral under subsection 4460(e) of this title in which a variance from the provisions of a bylaw or interim bylaw is requested for a structure that is not primarily a renewable energy resource structure, the board of adjustment or the development review board or the Environmental Division created under 4 V.S.A. chapter 27 shall grant variances and render a decision in favor of the appellant, if all the following facts are found, and the finding is specified in its decision:

(1) There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to these conditions, and not the circumstances or conditions generally created by the provisions of the bylaw in the neighborhood or district in which the property is located.

(2) Because of these physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the bylaw, and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

(3) Unnecessary hardship has not been created by the appellant.

(4) The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, substantially or permanently impair the appropriate use or development of adjacent property, reduce access to renewable energy resources, or be detrimental to the public welfare.

(5) The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least deviation possible from the bylaw and from the plan.

Provision 1 – This provision has not been met. There are no unique physical circumstances or conditions (irregularity, narrowness, shallowness, lot size or shape, or exceptional topographical or physical conditions) relating to this property. The lack of unique physical circumstances is noted in the application (6 A).

Provision 2 – This this provision has not been met. Provision 2 requires that Provision 1 is met, and that because of unique physical circumstances, a variance is necessary.

Provision 3 – This provision has not been met. First, I do not believe there is any necessary hardship (defined as suffering / privation). Any inconvenience has been created by the appellant, as they

Andrea Poulin  
487 E Orange Rd  
Washington, VT 05675

have chosen to allow their tenant to have 3 vehicles, and they have chosen to keep 5 or 6 vehicles (most of which are not registered/inspected, which is a violation of City ordinance). I don't believe there is any hardship and any inconvenience has been created by the appellant.

As meeting all 5 provisions is required, and probably the most critical of them, Provision 1 is not met, I am of the opinion that the variance should not have been approved.

Additionally, I submit the following:

- The applicants submitted an application with false information. The drawing of the driveway does not accurately depict the current size. The existing driveway is larger/wider than represented in the application.
- The application included a misleading picture of garbage/recycling bins in the driveway. Garbage bins have always been stored next to the garage or the house.
- The answer to application question #4 (YES) is false. There is no hardship due to the circumstances or conditions indicated in #6, as none of the conditions in #6 exist (no steep slopes, rock or ledge, shallow lot depth, stream, brook or other watercourse, or any other unique physical circumstances).
- The answer to application question #4 iv – At the time of purchase, applicants must surely have been aware of the parking/driveway configuration. It is very visible. Applicants chose to reside in the apartment furthest from the garage. Additionally, the applicants, could, as many landlords do, specify the number of parking spaces allowed for tenants.
- It is my belief that the applicants are currently in violation of numerous ordinances. Those ordinances include parking between the house and the street, keeping numerous unregistered vehicles on the property, and inappropriate storage of non-combustible rubbish. I believe vehicles are not registered because; registration requires that vehicles that are not inspected, be inspected within 15 days. There are numerous vehicles (at least 4) with either no inspection sticker, the old square type inspection sticker, or an expired yellow oblong sticker. I believe that most of these vehicles have been on the property for over a year. The City needs to start enforcing ordinances.
- The current driveway, which I believe to be "grandfathered", well exceeds the 12' curb cut.
- The current driveway can accommodate 2 vehicles (on the short side), and 6 to 8 vehicles on the long side.
- Many years ago, I resided at 58 Circle Street (for over 20 years). At that time, the long section of the driveway was only wide enough for a single line of cars. It has since been expanded to accommodate 2 lines of cars. In all the years I lived there, with the long single lane driveway, there was never a hardship or safety issue related to parking. A little bit of



Andrea Poulin  
487 E Orange Rd  
Washington, VT 05675

planning and coordination between drivers is all that is necessary. It should also be noted that there is ample parking on Circle Street, and a little more on Green Street.

- It is my opinion that there is no hardship involved relating to parking issues. It is a very short distance for the owners or tenants to walk the distance of a porch to reach their vehicles. I would argue that we all walk further than that to enter our place of employment, grocery store, mall, doctor's office, etc.

Based on the information provided above, I respectfully request that the DRB vote to reconsider the Curb Cut variance request from Liuba Desautels at 58 Circle Street (voted on at the 07/12/24 meeting), and that the DRB then vote to deny the request based on it not meeting the requirements of 24 V.S.A. § 4469.

Though I wish to attend this evening's meeting, I may not be able to attend. I look forward to hearing tonight's decision as soon as possible, as the clock is ticking should I need to file suit with the Environmental Court.

Sincerely,  
*Andrea Poulin*  
Andrea Poulin

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

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**I. INTRODUCTION and PROCEDURAL HISTORY**

1. This proceeding involves a request for a Curb Cut Variance approval from the Development Review Board (the DRB).
2. On June 3, 2024, Liuba Desautels (the "Applicant") filed a City of Barre zoning application (the "Application") and supporting documentation seeking approval for the proposed Curb Cut Variance, at 58 Circle Street (the "Project"). The owner of the subject property (the "Property") is Liuba Desautels (the "Owner").
3. The property is located at 58 Circle Street, tax map ID# 0705-0009.0000, SPAN # 036-011-12486. It is currently a duplex, in the R-4 Zoning District, on 0.12 acres. The property is bounded by city streets and residential homes.
4. The July 12, 2024 Hearing was warned 15 days before in the Wednesday, June 26, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
5. On June 26, 2024, the Zoning Administrator sent to adjoining property owners a copy of the agenda with memorandum notifying them of the public hearing on the Project's request. A notice for posting of the July 12, 2024 hearing with memorandum was also sent to the Applicant on the same day.
6. A hearing of the DRB was held on July 12, 2024 in a hybrid format including in-person and digital participation. Present during the hearing were the following members of the DRB:  
  
Linda Shambo, Chair    Sarah Helman, VChair    Jayme Bauer    Chrysta Murray  
Jessica Egerton    Kendall Schmidt    Katrina Pelkey
7. At the outset of the hearing, the DRB afforded those persons wishing to achieve status as an interested party an opportunity to participate as outlined in Vermont Statute 24 VSA §4465(b). The list of persons attending the hearing is included in the Application packet, and listed:  
  
Liuba Desautels    Owner/Applicant    Andrea Poulin    Hearing Participant  
Constantin Copetino    Tenant/Sibling
8. A presentation of the application was provided by the Owner. All application documentation, including a staff report prepared by the Permit Administrator in connection with the consideration of the application, is on file in Barre City Hall.



## II. FINDINGS and CONCLUSIONS

Based on the application materials, testimony by the Owner, the DRB makes the following findings and conclusions.

1. The property is located in the R-4 Zoning District as described on the City of Barre's official Zoning Map and included in the Unified Development Ordinance (the "UDO", effective January 7, 2020).
2. Figure 4-2 of the UDO is Variance Review Criteria that the applicant must demonstrate the proposed variance meets.
3. The Permit Administrator's Staff Report to the DRB identifies those standards for variance and R-4 District standards, and describes the consistency of this request against those standards.
4. The DRB afforded those in attendance an opportunity to provide testimony or evidence during the public hearing to consider, prior to rendering a decision.
5. During the hearing, the following testimony was provided by the Owner/Applicant:
  - a. Owner purchased the duplex almost 3 years earlier with only one driveway, which the tenants used at the time before the owner moved into the duplex.
  - b. The owner hopes the addition of another driveway would prevent the parking of vehicles on the lawn and help with aesthetics. A
  - c. Owner would like to limit the amount of moving around of vehicles in the driveway to gain access to the garage.

## III. DECISION and CONDITIONS

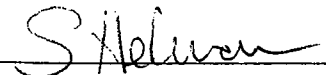
The DRB deliberated on the submission of the proposed variance. Based on the information presented in the application, at the hearing and discussed during deliberation, the DRB made the following motion:

*Approve Curb Cut Variance allowing a second 12' curb cut off from Circle Street. The driveway can be up to 18' wide and 24' long.*

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

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

Dated at Barre City, Vermont, this 26<sup>th</sup> day of July, 2024.

  
\_\_\_\_\_  
Sarah Helman, Vice Chair

#### **IV. APPEAL RIGHTS**

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





**City of Barre, Vermont**  
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JUN - 3 2024

Barre City Assessing  
Permitting & Planning Office

**COVER SHEET**

Please provide all of the information requested in this application. Failure to provide all the required information may delay the process for obtaining a permit.

**PHYSICAL LOCATION OF PROJECT (911 address):** 58 CIRCLE ST, BARRE VT, 05641

APPLICANT	PROPERTY OWNER (if different than applicant)
Name: <u>LIUBA DESAUTELS</u>	Name: _____
Mailing Address: <u>58 CIRCLE ST APT 1, BARRE VT 05641</u>	Mailing Address: _____
Daytime Contact Phone: <u>(802)503-8192 or (802) 503-8193</u>	Daytime Contact Phone: _____
Email: <u>circle5821@outlook.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 ft<sup>2</sup>   
  Removing Fill <10 cy<sup>2</sup>

Construction Cost Estimate: \$ \_\_\_\_\_   
  Adding Clean Fill <10 cy<sup>2</sup>

Parking Spaces added. How Many? \_\_\_\_\_   
  Subdivision

Boundary Line Adjustment   
  Other: \_\_\_\_\_

**PROJECT DESCRIPTION**

We're installing a 60ft by 20ft gravel driveway at 58 Circle St to improve access and parking for a duplex. The driveway will be built with high-quality crushed stone, ensuring durability and effective drainage. The design complies with local zoning and building standards, providing straightforward and safe access to the property.

Page 1 of 2 (over pls)

*For Office Use Only:*

Zone Dist: R-4   
 DRO? Y  N    
 HRO? Y  N    
 Flood Area Zone: X   
 Fees Rec'd: \$ 175.00

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

B \_\_\_\_\_   
 Z 24-000043   
 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.

LIUBA DESAUTELS



06/03/2024

APPLICANT (print)

APPLICANT (signature)

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>.



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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 checked="" 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: \$ 4000

*Fee for starting work without a permit is \$150. If work has begun prior to applying for and receiving a permit, you are in violation of City Ordinances and are required to pay \$150 after the fact as an addition to the subtotal fee calculated at bottom.*

**ZONING APPLICATION FEES (check all that apply)<sup>1</sup>:**

**Cost of Residential Development:**

**Cost of Commercial Development:**

<input checked="" 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):**

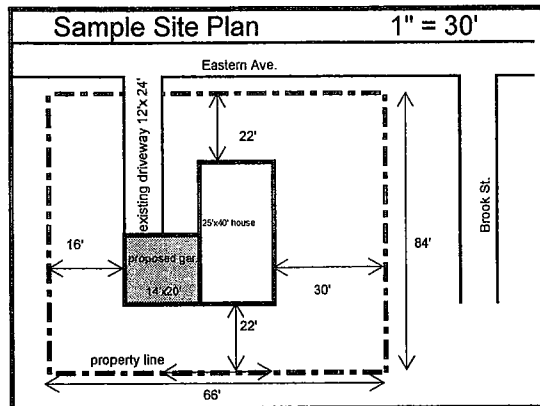
<input checked="" type="checkbox"/>	\$40	Site Work	<input type="checkbox"/>	\$50	Subdivision Final Plat Approval
<input type="checkbox"/>	\$40	Permanent Signs	<input type="checkbox"/>	\$40	Boundary Line Adjustment
<input type="checkbox"/>	\$40	Sandwich Board Sign	<input type="checkbox"/>	\$40	Fences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

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

**FEE SUMMARY:**

Subtotal of Fees from above:	\$ 60.00
After-the-fact Fee (if applicable, \$150)	
Required Land Record Recording Fee (DRB exempt from this recording fee)	\$ 15.00 *
<b>Zoning Permit Application Fee Total:</b>	<b>\$ 60.00</b>

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

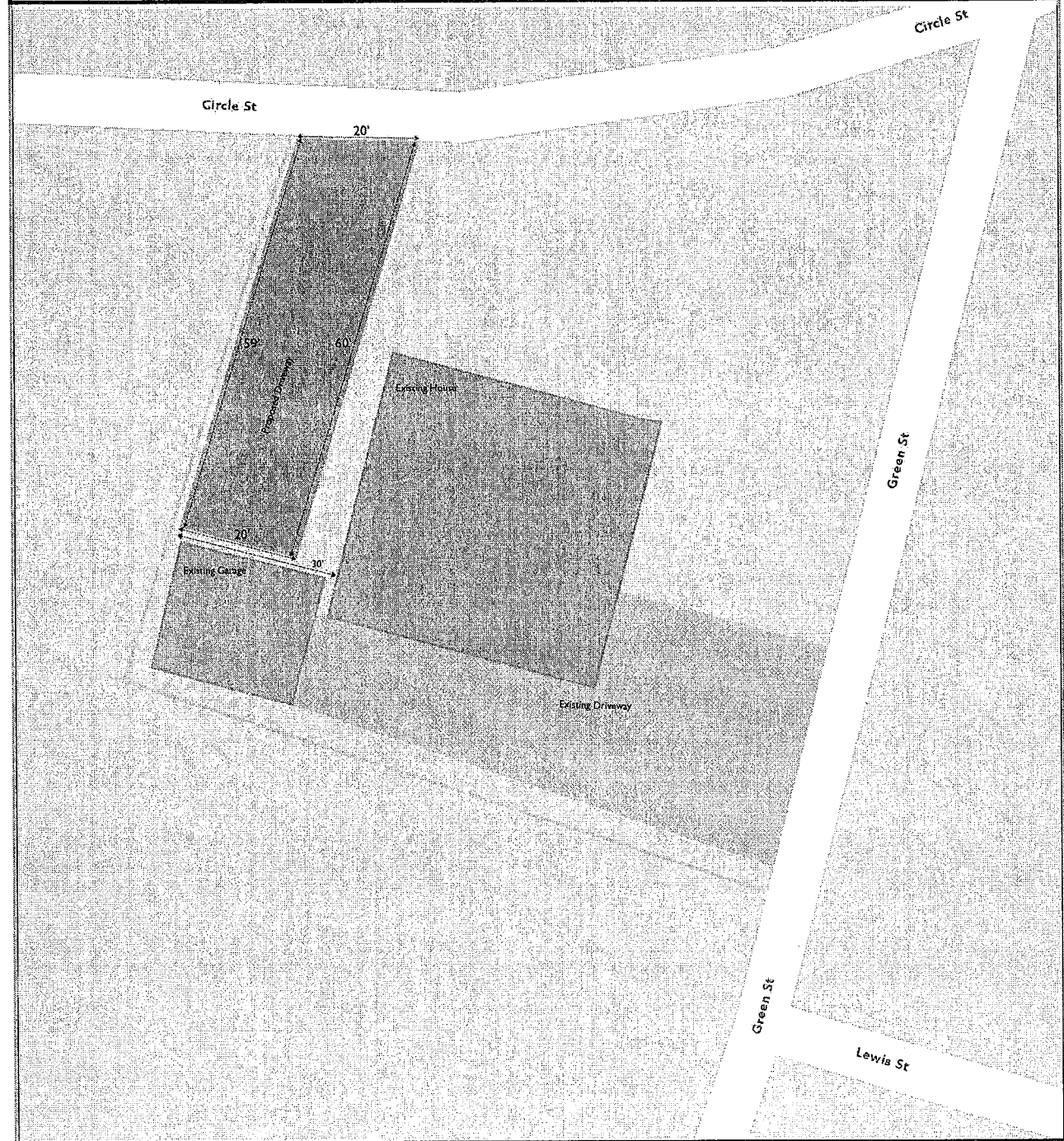


Provide a sketch below for your property and the proposed improvements for the following:

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

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

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

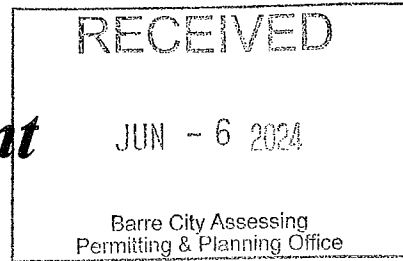






# City of Barre, Vermont

"Granite Center of the World"



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

## VARIANCE REQUEST FORM

This Variance Form supplements the Zoning Permit Application. Please provide all of the information requested in all application 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 purpose of a Variance is to address a hardship, related to the physical characteristics of a particular lot, which hampers the owner from enjoying the same property rights afforded to others in the District. The Appellant must meet all of the criteria below to be granted a Variance 24 VSA §4469(a).

1. The proposed development will not alter the essential character of the neighborhood in which the property is located;

A. How is your property currently being used (single family, multi-family, farm, retail store, commercial)?

Multi-Family

B. If the DRB grants your request, how will it change the neighborhood, or contribute to it, especially the adjoining property owners?

The proposed additional driveway will not change the essential character of the neighborhood. It will enhance the functionality and safety of the property, reducing the need for on-street parking and ensuring clear access to the garage. This change will alleviate parking congestion and prevent vehicles from blocking access, thus benefiting adjoining property owners by reducing potential conflicts and improving overall neighborhood aesthetics.

2. The proposed development will not substantially or permanently impair the lawful use of development of the adjacent property;

The additional driveway will not impair the lawful use or development of adjacent properties. It will be constructed within the property boundaries and designed to minimize any impact on neighboring properties. The development aims to enhance the usability of the applicant's property without encroaching on or affecting adjacent properties.

3. The proposed development will not be detrimental to public health, safety or welfare.

The additional driveway will improve safety by reducing on-street parking and ensuring unobstructed access to the garage. This development will enhance public safety by minimizing the risk of accidents caused by vehicles blocking the driveway or garage access.

4. The applicant has not created the unnecessary hardship.

A. Is the hardship due to the circumstances or conditions indicated in #6 below?

Yes  No (if No, please describe)

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B. What hardship would occur if you were unable to complete the work for which you have applied?

If unable to construct the additional driveway, the property will continue to experience significant access issues. Vehicles will frequently block the garage and driveway, leading to safety concerns, inconvenience for residents, and potential conflicts with neighbors due to inadequate parking space.

5. The applicant is proposing the least deviation possible from this ordinance that will afford relief.

A. Is there any way your project could be redesigned to eliminate its need, or decrease the amount of variance requested?

No. The current zoning regulations allow only one driveway per property. Given the layout and garage location, alternative designs cannot eliminate the need for the requested variance. Therefore, seeking approval from the Development Review Board is essential.

6. There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of a lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property. These conditions, and not the circumstances or conditions generally created by the provisions of this ordinance in the district in which the property is located, have created an unnecessary hardship for the applicant. These physical circumstances conditions prevent the property from possibly being developed in strict conformity with this ordinance and a variance is necessary to enable reasonable use of the property.

A. Does your lot have any of the following – check all that may apply:

Steep slopes  rock or ledge  shallow lot depth(s)  stream, brook or other watercourse  any other unique physical circumstances  none of these

i. Do other properties in your neighborhood have the same physical features as above?  Yes  No

ii. Do these circumstances or conditions prevent you from carrying out the proposed work in compliance with the regulations?  Yes  No

If No, please describe:

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iii. When did you purchase the property? 10/01/2021

iv. At the time you purchased the property, were you aware of these circumstances or conditions you indicated as checked above?  Yes  No

If No, please describe:

At the time of purchase, we were not fully aware of the practical implications of the limited driveway space on daily use and access.

Are there any additional comments or responses you would like to add?

The additional driveway is necessary to accommodate modern vehicle ownership and ensure safe, convenient access to the property. The current driveway configuration results in frequent blockages, obstructing access to the garage. This often leads to frustration and inconvenience for residents, who must constantly move vehicles to allow for entry and exit. By adding a second driveway, these issues will be resolved, providing clear and organized parking solutions. This development will not only improve daily functionality but also enhance the overall value of the property. Furthermore, it will reduce the likelihood of conflicts among residents over parking spaces and ensure that emergency vehicles can access the property without obstruction. Overall, the additional driveway will contribute to a more harmonious living environment and align the property with modern standards of vehicle accommodation.

**SIGNATURE:**

The undersigned hereby applies for a Zoning Permit for the use described in this application to be issued on the basis of the representations made herein all of which the applicant swears to be complete and true.

Desautels  
Applicant Signature

06/06/2024  
Date











# 58 Circle Drive

City of Barre, VT

1 inch = 34 Feet



www.cai-tech.com

June 20, 2024



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





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

RECEIVED

MAY 30 2024

Barre City Assessing  
 Permitting & Planning Office

**COVER SHEET**

Please provide all of the information requested in this application. Failure to provide all the required information may delay the process for obtaining a permit.

**PHYSICAL LOCATION OF PROJECT (911 address):** 821 N. Main Street, Barre, VT 05641

APPLICANT		PROPERTY OWNER (if different than applicant)	
Name	<u>Pavel Cherkasov &amp; Emily Medley</u>	Name	_____
Mailing Address	<u>1426 Darling Rd, West Berlin, VT 05663</u>	Mailing Address	_____
Daytime Contact Phone	<u>802-595-9891</u>	Daytime Contact Phone	_____
Email	<u>magicwheelvt@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 ft<sup>2</sup>  
  Removing Fill <10 cy<sup>2</sup>

Construction Cost Estimate: \$ \_\_\_\_\_  
  Adding Clean Fill <10 cy<sup>2</sup>

Parking Spaces added. How Many? \_\_\_\_\_  
 Subdivision

Boundary Line Adjustment  
 Other: \_\_\_\_\_

**PROJECT DESCRIPTION**

To subdivide the existing land of Cherkasov/Medley which currently has 2 current/former residences into two lots.  
 Lot 1 has 102' of frontage & 0.38 acres. Lot 2 has 160' of frontage & the remaining approximately 4.28 acres.

Page 1 of 2 (over pls)

*For Office Use Only:*

Zone Dist: R-4  
 DRO? Y  N   
 HRO? Y  N   
 Flood Area Zone: X  
 Fees Rec'd: \$ \_\_\_\_\_

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

B \_\_\_\_\_  
 Z 24 - 0000 44  
 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>.

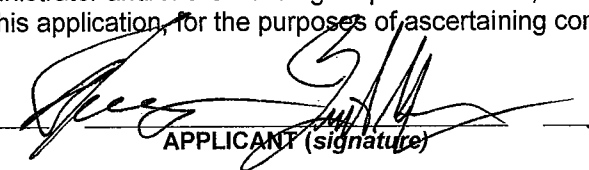
**DISCLAIMER AND SIGNATURE**

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.

Pavel Cherkasov & Emily Medley  
APPLICANT (print)

  
APPLICANT (signature)

5.30.24  
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**  
 MAY 30 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: \$ \_\_\_\_\_

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)<sup>1</sup>:**

**Cost of Residential Development:**

<input type="checkbox"/>	\$20	Residential 1-4 Units (\$1 - \$5,000)
<input type="checkbox"/>	\$40	Residential 1-4 Units (\$5,001 - \$10,000)
<input type="checkbox"/>	\$75	Residential 1-4 Units (\$10,001 - \$25,000)
<input type="checkbox"/>	\$100	Residential 1-4 Units (\$25,001 - \$150,000)
<input type="checkbox"/>	\$150	Residential 1-4 Units (\$150,000 +)

**Cost of Commercial Development:**

<input type="checkbox"/>	\$50	Comm., Indus., Mixed Use, Res 5+ Units (\$1 - \$10,000)
<input type="checkbox"/>	\$100	Comm., Indus., Mixed Use, Res 5+ Units (\$10,001 - \$25,000)
<input type="checkbox"/>	\$200	Comm., Indus., Mixed Use, Res 5+ Units (\$25,001 - \$150,000)
<input type="checkbox"/>	\$300	Comm., Indus., Mixed Use, Res 5+ Units (\$150,001 - \$350,000)
<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 checked="" 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

<sup>1</sup> 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 <i>okay</i>

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









# 821 N Main

City of Barre, VT

1 inch = 271 Feet



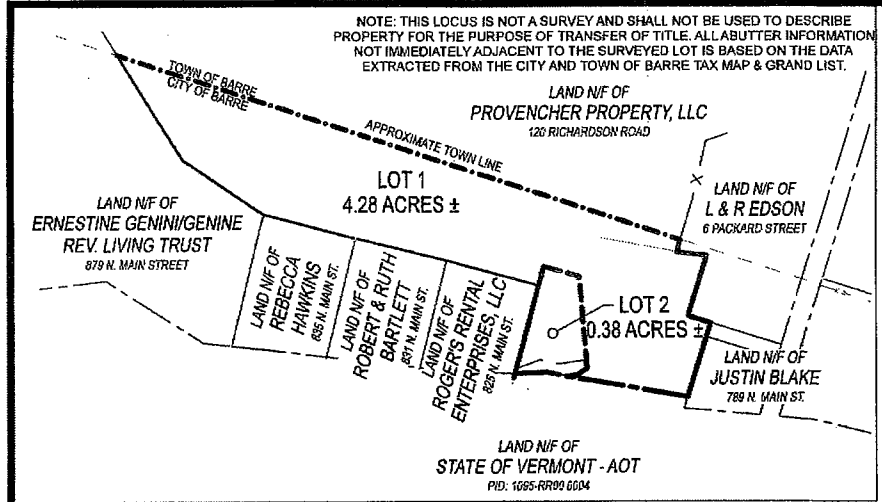
www.cai-tech.com

June 20, 2024



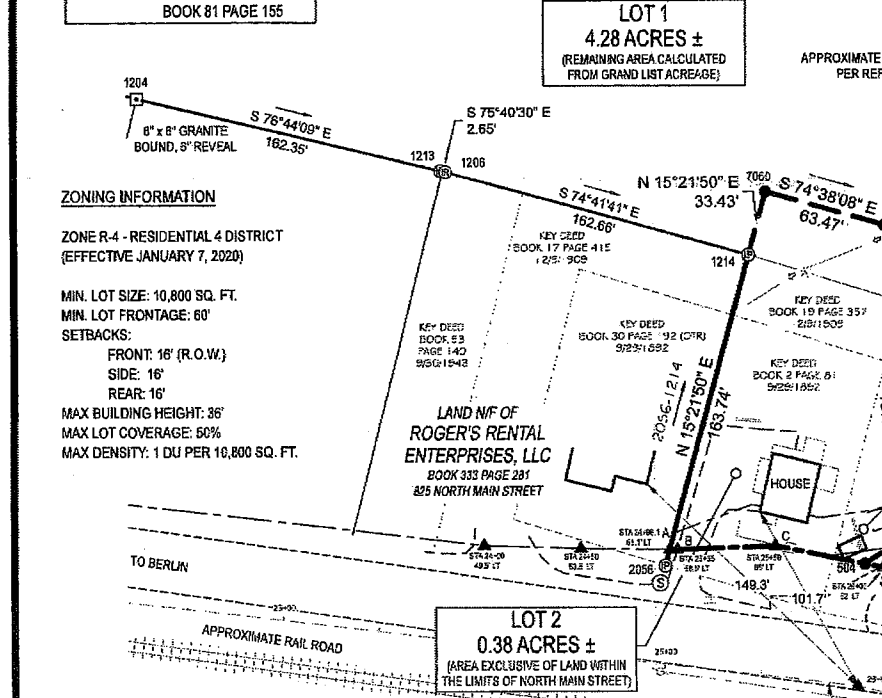
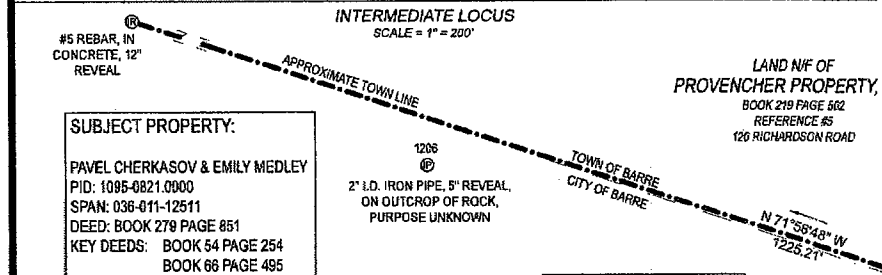
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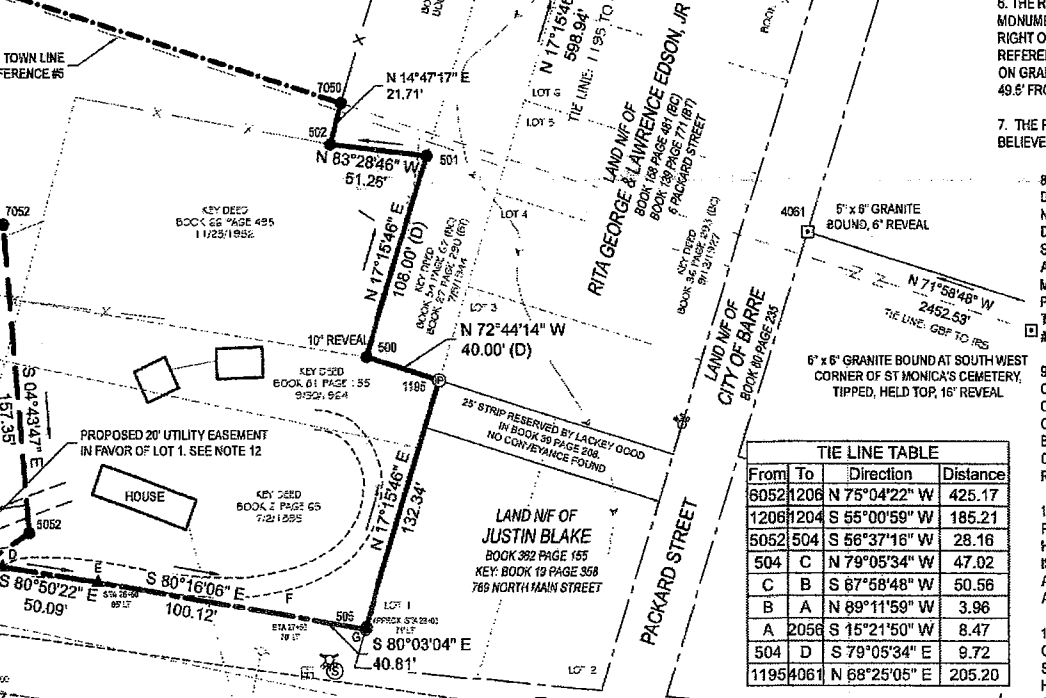
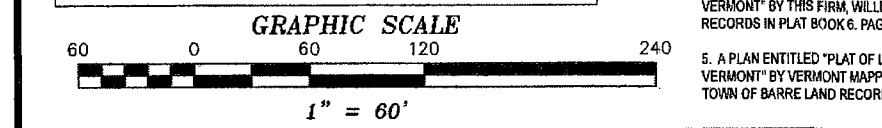
**LEGEND**

- LIMITS OF STREET LINE
- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - TOWN / CITY LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- THREAD OF BROOK
- DITCH LINE
- X X WIRE FENCE
- WOOD FENCE
- OVERHEAD UTILITY LINE
- TIE LINE / DEED LINE / RECORD PARCEL
- ⊙ IRON ROD FOUND (DIA. . HT.)
- ⊙ IRON PIPE FOUND (DIA. . HT.)
- ⊙ DRILL ROD FOUND
- ⊙ GRANITE BOUND FOUND
- ⊙ #5 REBAR SET W/ I.D. CAP
- ⊙ UNMONUMENTED POINT
- ⊙ UTILITY POLE
- (D) PER DEED
- (BT) BARRE CITY LAND RECORDS
- (OTR) OLD TOWN RECORDS
- N/F NOW OR FORMERLY
- ⊙ SEWER MANHOLE
- ⊙ CATCHBASIN
- ⊙ FIRE HYDRANT
- ⊙ WATER GATE VALVE
- ⊙ WATER SHUT-OFF



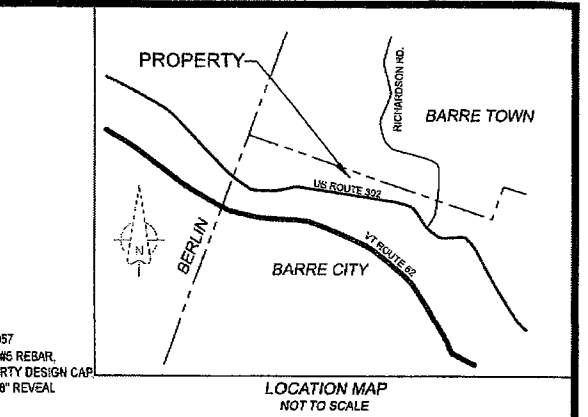
**MONUMENT DESCRIPTIONS**

501	#5 REBAR SET WITH W.R.CHASE CAP, 10" REVEAL
502	#5 REBAR SET WITH W.R.CHASE CAP, 12" REVEAL
504	#5 REBAR SET WITH W.R.CHASE CAP, 6" REVEAL, IN CAIRN
505	P.K. NAIL SET, #5 WITNESS REBAR SET 1' OFFSET N.E., 12" REVEAL
1195	3/4" I.D. IRON PIPE FOUND, 10" REVEAL
1211	#5 REBAR, W.D.LAWRENCE CAP, 5" REVEAL
1213	1" I.D. IRON PIPE, 14" REVEAL
1214	2" I.D. IRON PIPE, LEANING, HELD BASE, 7" REVEAL
1225	2" I.D. IRON PIPE, BENT OVER, HELD BASE, 12" REVEAL
2056	1" I.D. IRON PIPE, LEANING, HELD BASE, 14" BELOW GRADE
4051	APPROXIMATE 2" FLAT BAR, LYING FLAT, 2" BELOW GRADE
5052	#5 REBAR SET WITH W.R.CHASE CAP, 3" REVEAL
7050	#5 REBAR SET WITH W.R.CHASE CAP, 12" REVEAL
7052	#5 REBAR SET WITH W.R.CHASE CAP, 12" REVEAL
7080	#5 REBAR SET WITH W.R.CHASE CAP, 12" REVEAL



**TIE LINE TABLE**

From	To	Direction	Distance
8052	1206	N 75°04'22" W	425.17
1206	1204	S 55°00'59" W	185.21
5052	504	S 56°37'16" W	28.16
504	C	N 79°05'34" W	47.02
C	B	S 67°58'48" W	50.56
B	A	N 89°11'59" W	3.96
A	2056	S 15°21'50" W	8.47
504	D	S 79°05'34" E	9.72
1195	4061	N 68°25'05" E	205.20



**SURVEYORS NOTES:**

1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 90 TOTAL STATION A GEOMAX ZENITH35 PRO GNSS RECEIVER OR A JAVAD TRIUMPH-L5 PLUS GNSS RECEIVER WITH A PRECISION WITHIN ACCEPTED STANDARDS.
2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
5. BEARINGS SHOWN HEREON ARE STATE PLANE GRID NORTH (NAD 83, VT ZONE 4400) BASED ON POST-PROCESSED GNSS OBSERVATIONS ON FEBRUARY 9, 2024. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
6. THE RIGHT-OF-WAY OF NORTH MAIN STREET IS BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. NO OPINION IS OFFERED AS TO THE OWNERSHIP OF THE LAND BETWEEN THE RIGHT OF WAY LINE AS SHOWN HEREON AND THE CENTERLINE OF SAID ROAD. THE MATH OF REFERENCE #1 HAS BEEN PACED ON TIES FROM 813 & 821 NORTH MAIN STREET BUILDINGS AS INDICATED ON GRANITE BOUND CARDS FOUND THE CITY ENGINEER'S VAULT. IT WAS THEN ROTATED TO A POINT 49.6' FROM AN EXISTING PIN FOUND AT THE SOUTHEAST CORNER OF THE GENINE TRUST PARCEL.
7. THE PROPOSED LOTS SHOWN HEREON HAVE BEEN DRAWN AS DIRECTED BY THE OWNER AND ARE BELIEVED TO BE IN CONFORMANCE WITH LOCAL REGULATIONS.

8. THE SUBJECT PARCEL WAS SUBDIVIDED FROM THE OTHER LANDS OF PROVENCHER BY DESCRIBING THE DIVISION LINE TO BE THE CITY/TOWN LINE. UNFORTUNATELY, AS THERE IS NOT AN EXISTING SURVEY ON FILE OF THE CITY LINE, THIS ADDS SOME AMBIGUITY TO THE DESCRIPTION. THE LAND OF PROVENCHER IN BARRE TOWN WAS SURVEYED IN 2021 AS SHOWN ON REFERENCE #5, BUT UNFORTUNATELY THE MATH ON SAID PLAN DOES NOT CREATE A CLOSED FIGURE. OUR MEASURED DISTANCES ALSO VARIED SOMEWHAT FROM THE MEASUREMENTS SHOWN ON SAID PLAN. ADDITIONALLY, IT APPEARS THAT CERTAIN EDSON PARCELS WERE INCLUDED IN THE LAND OF PROVENCHER. BASED ON THESE FINDINGS, AND THE FACT THAT NO DESCRIPTION OF HOW THE CITY LINE WAS DETERMINED ON REFERENCE #5, THAT SURVEY WAS NOT RELIED ON FOR THE LOCATION OF THE CITY LINE.

9. THE BARRE CITY / BARRE TOWN LINE SHOWN HERE IS BASED ON THE 1895 CHARTER OF THE CITY OF BARRE AS FOUND IN THE VERMONT HISTORICAL SOCIETY RECORDS. THIS PORTION OF THE LINE DID NOT CHANGE IN THE VERSIONS FROM 1894, 1945 OR 1955. THE DECLINATION, ONCE CALCULATED AND APPLIED, MATCHED VERY CLOSELY TO THE BEARING CALCULATED BETWEEN THE GRANITE BOUND FOUND AT THE SOUTH WEST CORNER OF ST MONICA'S CEMETERY TO AN IRON ROD FOUND ON THE WEST LINE OF THE GENINE PARCEL SHOWN ON REFERENCE #4. THESE MONUMENTS HAVE THUS BEEN HELD AS THE TOWN / CITY LINE.

10. ON NOVEMBER 25, 1952, ONE ADDITIONAL PARCEL WAS CONVEYED TO PHILIP & ANNA MAE PROVENCHER FROM THE ROULEAUS, RECORDED IN BOOK 66 PAGE 495 IN BARRE CITY. HOWEVER, DUE TO LATENT AMBIGUITIES IN THE DEED AN EXACT PLACEMENT ON THE GROUND IS QUITE DIFFICULT WITHOUT SEVERAL ASSUMPTIONS. WEIGHTING SOME OF THESE ASSUMPTIONS WITH LANGUAGE IN ABUTTING DEEDS AND IN CONJUNCTION WITH A 1962 AERIAL IMAGE PROVIDES A FAIRLY REASONABLE RESULT AS TO THE PLACEMENT.

11. ON APRIL 13, 1953, THE ROULEAUS CONVEYED ANOTHER PARCEL OUT TO THE EDSON CHAIN OF TITLE RECORDED IN BOOK 61 PAGE 507 IN BARRE CITY. THE STARTING POINT IS SOMEWHAT VAGUE AS IT IS BASED ON THE ABOVE MENTIONED PARCEL IN BOOK 66 PAGE 495. HOWEVER, THE DEED CALLS FOR A NEW FENCE AND FENCE IS STILL CURRENTLY ON THE GROUND. THE ABOVE MENTIONED 1962 AERIAL IMAGE ALSO CONFIRMS THE LOCATION.

12. PROPOSED 20' WATER AND SEWER SERVICE EASEMENT CENTERED ON SEWER AND/OR WATER LINE AS EXISTING. IN AREAS WHERE EXISTING BUILDINGS AND THEIR APPURTENANCES ARE OVERSHADOWED BY THE 20-FT EASEMENT, SAID EASEMENT WILL BE RESTRICTED TO THOSE PORTIONS NOT OVERSHADOWING SAID BUILDING OR APPURTENANCES.

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 28 V.S.A § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

2/9/2024 *William R. Chase*  
 DATED: WILLIAM R. CHASE RLS. #542 VERMONT  
 NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

**SUBDIVISION SURVEY**  
**PAVEL CHERKASOV & EMILY MEDLEY**  
 821 NORTH MAIN STREET  
 CITY OF BARRE, VERMONT

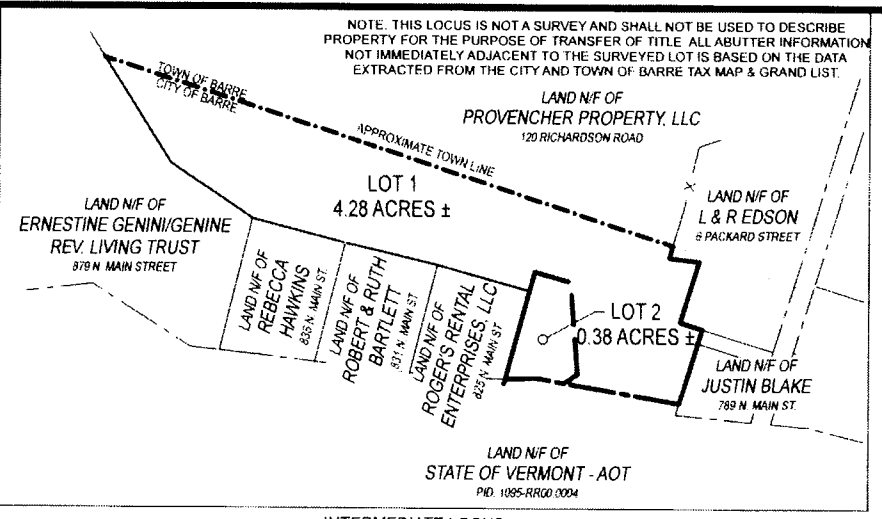
SCALE: 1" = 60' DATE: 2/9/2024 PROJ.# 2023 248 DWG.# 23243A  
 DRAWN BY: TDM CHECKED BY: WRC FBPG. EFB SHEET SUB1

**Chase & Chase** 301 North Main Street, Suite 1  
 Barre, Vt. 05641  
 802-479-9636  
 Surveyors & Septic Designers, Inc

**REFERENCES:**

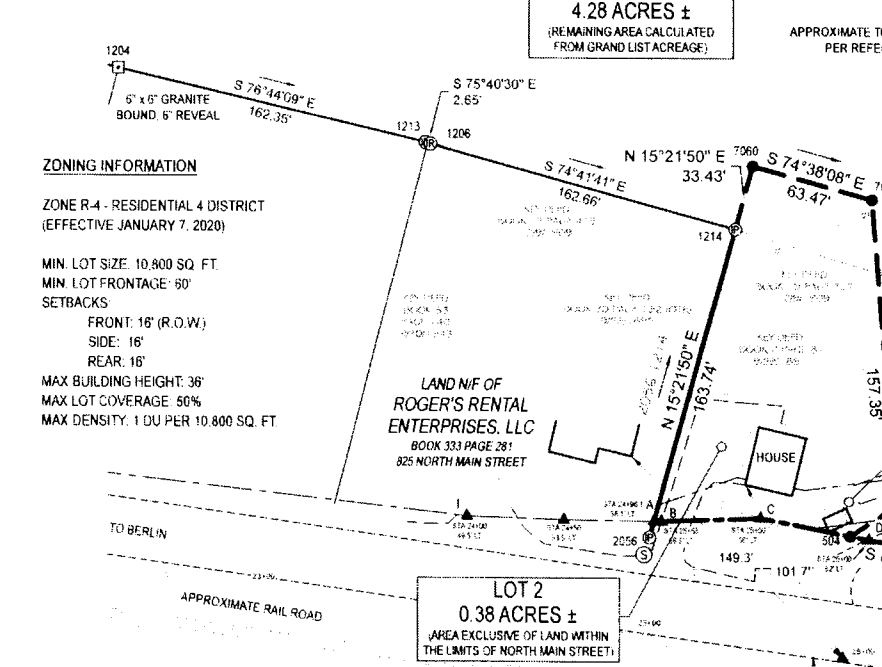
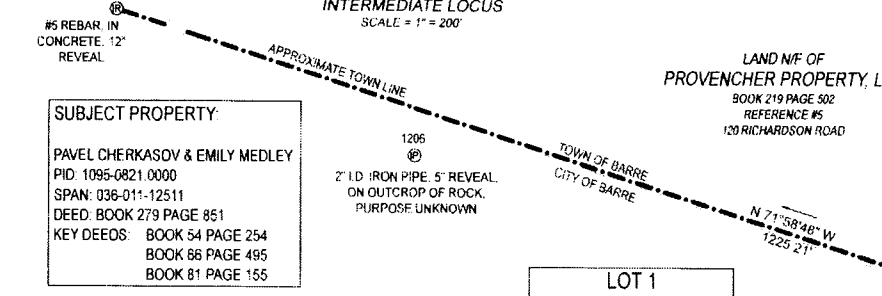
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4. A PLAN ENTITLED "BOUNDARY SURVEY, ERNESTINE GENINE, 879 NORTH MAIN STREET, BARRE CITY, VERMONT" BY THIS FIRM, WILLIAM R. CHASE, DATED MAY 12, 2009 AS FOUND IN THE CITY OF BARRE LAND RECORDS IN PLAT BOOK 6, PAGE 98.
5. A PLAN ENTITLED "PLAT OF LANDS OF PROVENCHER PROPERTY, LLC, 120 RICHARDSON ROAD, BARRE, VERMONT" BY VERMONT MAPPING & SURVEY CO., LLC, TERRY WILSON, DATED APRIL 2021 AS FOUND IN THE TOWN OF BARRE LAND RECORDS IN SLIDE 168C.

I HEREBY CERTIFY THIS DOCUMENT TO BE AN ORIGINAL IN CONFORMANCE WITH VERMONT STATUTES.

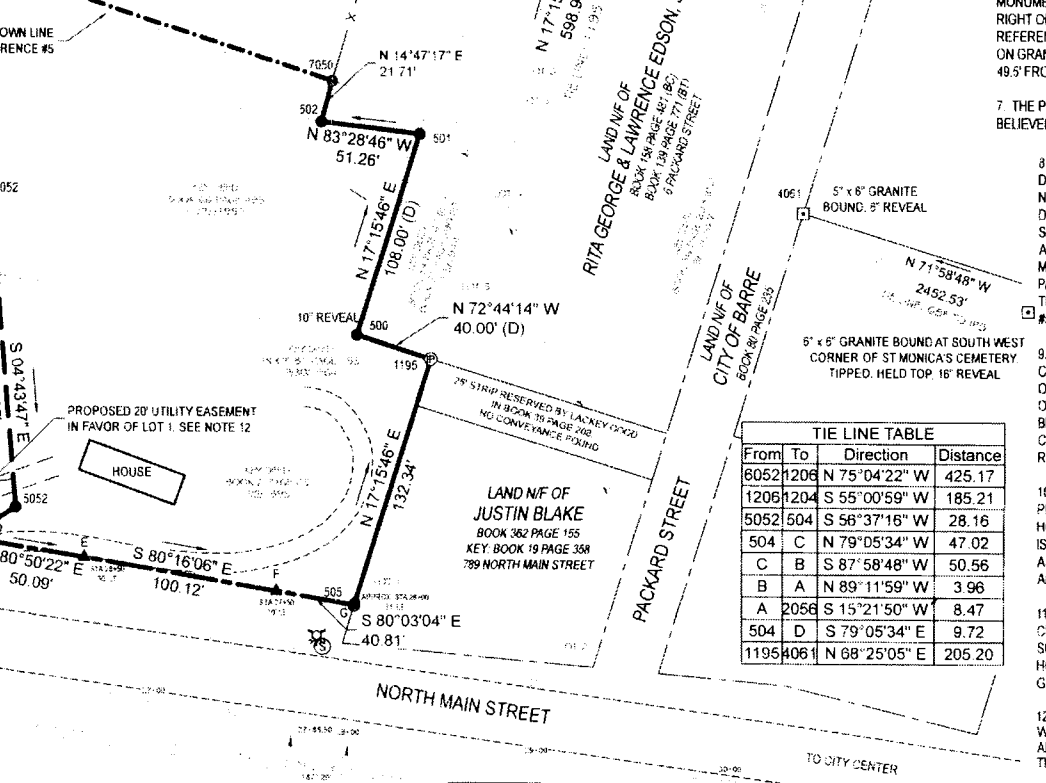
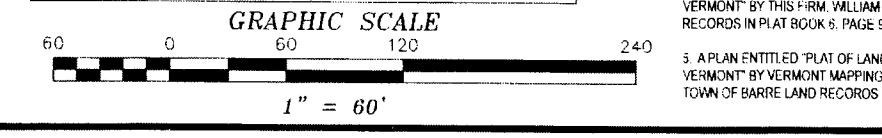


**LEGEND**

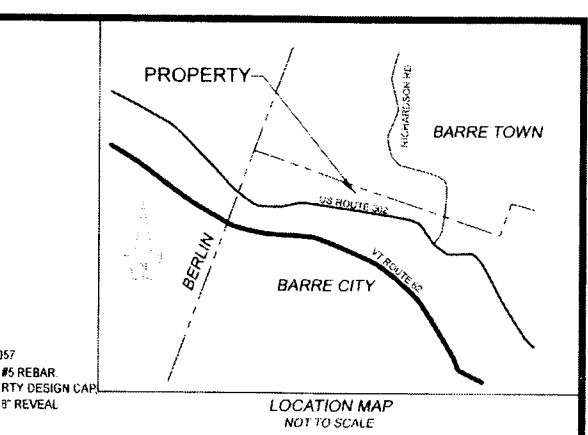
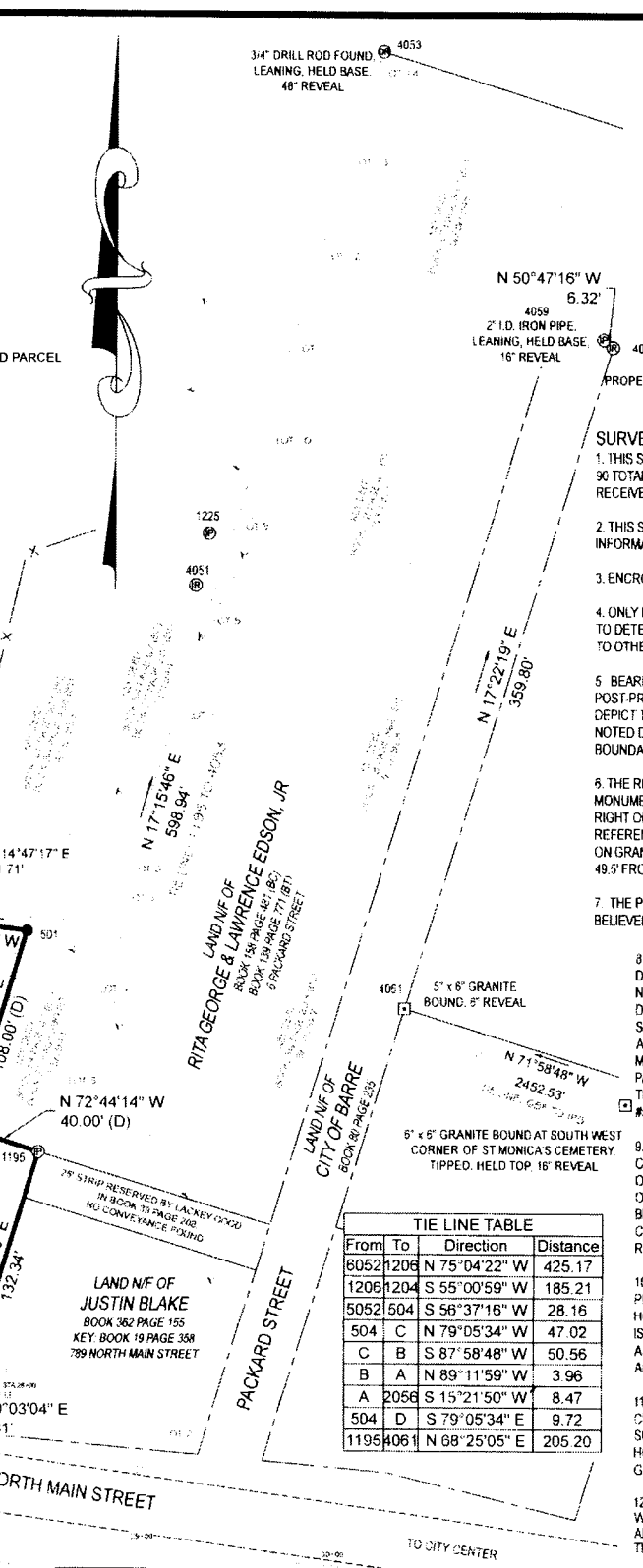
- LIMITS OF STREET LINE
- PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- - - TOWN / CITY LINE
- - - EDGE OF PAVEMENT
- - - EDGE OF GRAVEL
- - - THREAD OF BROOK
- - - DITCH LINE
- X X WIRE FENCE
- □ WOOD FENCE
- OVERHEAD UTILITY LINE
- TIE LINE / DEED LINE / RECORD PARCEL
- ⊙ IRON ROD FOUND (DIA. . HT.)
- ⊙ IRON PIPE FOUND (DIA. . HT.)
- ⊙ DRILL ROD FOUND
- ⊙ GRANITE BOUND FOUND
- #5 REBAR SET W/ I.D. CAP
- ▲ UNMONUMENTED POINT
- UTILITY POLE
- PER DEED
- (D) BARRE CITY LAND RECORDS
- (BT) OLD TOWN RECORDS
- (OTK) NOW OR FORMERLY
- N/F SEWER MANHOLE
- ⊙ CATCHBASIN
- ⊙ FIRE HYDRANT
- ⊙ WATER GATE VALVE
- ⊙ WATER SHUT-OFF



- MONUMENT DESCRIPTIONS**
- 501 #5 REBAR SET WITH W.R. CHASE CAP. 10" REVEAL
  - 502 #5 REBAR SET WITH W.R. CHASE CAP. 12" REVEAL
  - 504 #5 REBAR SET WITH W.R. CHASE CAP. 6" REVEAL, IN CAIRN
  - 505 P.K. NAIL SET, #5 WITNESS REBAR SET 1' OFFSET N.E., 12" REVEAL
  - 1195 3/4" I.D. IRON PIPE FOUND, 10" REVEAL
  - 1211 #5 REBAR, W.D. LAWRENCE CAP. 5" REVEAL
  - 1213 1" I.D. IRON PIPE, 14" REVEAL
  - 1214 2" I.D. IRON PIPE, LEANING, HELD BASE, 7" REVEAL
  - 1225 2" I.D. IRON PIPE, BENT OVER, HELD BASE, 12" REVEAL
  - 2056 1" I.D. IRON PIPE, LEANING, HELD BASE, 14" BELOW GRADE
  - 4051 APPROXIMATE 2" FLAT BAR, LYING FLAT, 2" BELOW GRADE
  - 5052 #5 REBAR SET WITH W.R. CHASE CAP. 3" REVEAL
  - 7050 #5 REBAR SET WITH W.R. CHASE CAP. 12" REVEAL
  - 7052 #5 REBAR SET WITH W.R. CHASE CAP. 12" REVEAL
  - 7060 #5 REBAR SET WITH W.R. CHASE CAP. 12" REVEAL



- REFERENCES:**
1. A RIGHT OF WAY PLAN FOR NORTH MAIN STREET APPROVED ON JULY 20, 1897 BY THE ST. COMMISSIONERS OF THE CITY OF BARRE AS FOUND IN THE FILES OF THIS FIRM. ADDITIONAL LAND TAKEN IN 1925 IS NOTED THEREON.
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- SURVEYORS NOTES:**
1. THIS SURVEY WAS CONDUCTED BY USE OF A TRIMBLE S6 ROBOTIC TOTAL STATION, A GEOMAX ZOOM 90 TOTAL STATION, A GEOMAX ZENITH35 PRO GNSS RECEIVER, OR A JAVAD TRIUMPH-LS PLUS GNSS RECEIVER WITH A PRECISION WITHIN ACCEPTED STANDARDS.
  2. THIS SURVEY IS BASED ON DEEDS AND SURVEYS OF RECORD, PHYSICAL EVIDENCE LOCATED, AND INFORMATION PROVIDED BY OWNERS AND ABUTTERS.
  3. ENCROACHMENTS, IF ANY, ARE AS SHOWN HEREON.
  4. ONLY EASEMENTS AND/OR RIGHTS-OF-WAY ENCOUNTERED DURING RECORD RESEARCH NECESSARY TO DETERMINE PARCEL BOUNDARIES HAVE BEEN DEPICTED HEREON. THE PROPERTY MAY BE SUBJECT TO OTHER EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS AND RESERVATIONS.
  5. BEARINGS SHOWN HEREON ARE STATE PLANE GRID NORTH (NAD 83, VT ZONE 4400) BASED ON POST-PROCESSED GNSS OBSERVATIONS ON FEBRUARY 9, 2024. BEARINGS ARE INCLUDED ONLY TO DEPICT THE ANGULAR RELATIONSHIP BETWEEN LINES. VARIATIONS WITH PRIOR SURVEYS WILL BE NOTED DUE TO DIFFERING MERIDIANS OR METHODOLOGIES, BUT ARE NOT INDICATIVE OF A CHANGE IN BOUNDARY LOCATION.
  6. THE RIGHT-OF-WAY OF NORTH MAIN STREET IS BASED ON SURVEYS OF RECORD AND MONUMENTATION FOUND. NO OPINION IS OFFERED AS TO THE OWNERSHIP OF THE LAND BETWEEN THE RIGHT-OF-WAY LINE AS SHOWN HEREON AND THE CENTERLINE OF SAID ROAD. THE MATH OF REFERENCE #1 HAS BEEN PAGED ON TIES FROM #13 & #21 NORTH MAIN STREET BUILDINGS AS INDICATED ON GRANITE BOUND CARDS FOUND THE CITY ENGINEER'S VAULT. IT WAS THEN ROTATED TO A POINT 49.5' FROM AN EXISTING PIN FOUND AT THE SOUTHEAST CORNER OF THE GENINE TRUST PARCEL.
  7. THE PROPOSED LOTS SHOWN HEREON HAVE BEEN DRAWN AS DIRECTED BY THE OWNER AND ARE BELIEVED TO BE IN CONFORMANCE WITH LOCAL REGULATIONS.
  8. THE SUBJECT PARCEL WAS SUBDIVIDED FROM THE OTHER LANDS OF PROVENCHER BY DESCRIBING THE DIVISION LINE TO BE THE CITY/TOWN LINE. UNFORTUNATELY AS THERE IS NOT AN EXISTING SURVEY ON FILE OF THE CITY LINE, THIS ADDS SOME AMBIGUITY TO THE DESCRIPTION. THE LAND OF PROVENCHER IN BARRE TOWN WAS SURVEYED IN 2021 AS SHOWN ON REFERENCE #5, BUT UNFORTUNATELY THE MATH ON SAID PLAN DOES NOT CREATE A CLOSED FIGURE. OUR MEASURED DISTANCES ALSO VARIED SOMEWHAT FROM THE MEASUREMENTS SHOWN ON SAID PLAN. ADDITIONALLY, IT APPEARS THAT CERTAIN EDSON PARCELS WERE INCLUDED IN THE LAND OF PROVENCHER. BASED ON THESE FINDINGS, AND THE FACT THAT NO DESCRIPTION OF HOW THE CITY LINE WAS DETERMINED ON REFERENCE #5, THAT SURVEY WAS NOT RELIED ON FOR THE LOCATION OF THE CITY LINE.
  9. THE BARRE CITY / BARRE TOWN LINE SHOWN HERE IS BASED ON THE 1895 CHARTER OF THE CITY OF BARRE AS FOUND IN THE VERMONT HISTORICAL SOCIETY RECORDS. THIS PORTION OF THE LINE DID NOT CHANGE IN THE VERSIONS FROM 1904, 1945, OR 1995. THE DECLINATION, ONCE CALCULATED AND APPLIED, MATCHED VERY CLOSELY TO THE BEARING CALCULATED BETWEEN THE GRANITE BOUND FOUND AT THE SOUTH WEST CORNER OF ST MONICA'S CEMETERY TO AN IRON ROD FOUND ON THE WEST LINE OF THE GENINE PARCEL SHOWN ON REFERENCE #4. THESE MONUMENTS HAVE THUS BEEN HELD AS THE TOWN / CITY LINE.
  10. ON NOVEMBER 26, 1952, ONE ADDITIONAL PARCEL WAS CONVEYED TO PHILIP & ANNA MAE PROVENCHER FROM THE ROULEAUS. RECORDED IN BOOK 86 PAGE 495 IN BARRE CITY. HOWEVER, DUE TO LATENT AMBIGUITIES IN THE DEED AN EXACT PLACEMENT ON THE GROUND IS QUITE DIFFICULT WITHOUT SEVERAL ASSUMPTIONS. WEIGHTING SOME OF THESE ASSUMPTIONS WITH LANGUAGE IN ABUTTING DEEDS AND IN CONJUNCTION WITH A 1962 AERIAL IMAGE PROVIDES A FAIRLY REASONABLE RESULT AS TO THE PLACEMENT.
  11. ON APRIL 13, 1953, THE ROULEAUS CONVEYED ANOTHER PARCEL OUT TO THE EDSON CHAIN OF TITLE RECORDED IN BOOK 61 PAGE 507 IN BARRE CITY. THE STARTING POINT IS SOMEWHAT VAGUE AS IT IS BASED ON THE ABOVE MENTIONED PARCEL IN BOOK 66 PAGE 495 HOWEVER, THE DEED CALLS FOR A NEW FENCE AND FENCE IS STILL CURRENTLY ON THE GROUND. THE ABOVE MENTIONED 1962 AERIAL IMAGE ALSO CONFIRMS THE LOCATION.
  12. PROPOSED 20' WATER AND SEWER SERVICE EASEMENT CENTERED ON SEWER AND/OR WATER LINE AS EXISTING. IN AREAS WHERE EXISTING BUILDINGS AND THEIR APPURTENANCES ARE OVERSHADOWED BY THE 20-FT EASEMENT, SAID EASEMENT WILL BE RESTRICTED TO THOSE PORTIONS NOT OVERSHADOWING SAID BUILDING OR APPURTENANCES.

**CERTIFICATION**

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF THE PARCEL BOUNDARIES DETERMINED AS NOTED HEREON TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND CONFORMS WITH THE REQUIREMENTS SET FORTH IN 26 V.S. § 2596. THE SURVEY WAS CONDUCTED UNDER MY DIRECT SUPERVISION BY METHODS NOTED HEREON WITH A PRECISION WITHIN ACCEPTED STANDARDS FOR THIS CLASS OF SURVEY.

2/9/2024 *William R. Chase*

DATED: WILLIAM R. CHASE RLS #542 VERMONT  
NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYORS SEAL

**SUBDIVISION SURVEY**

**PAVEL CHERKASOV & EMILY MEDLEY**

821 NORTH MAIN STREET  
CITY OF BARRE, VERMONT

SCALE: 1" = 60'    DATE: 2/9/2024    PROJ.# 2023 243    DWG.# 23243A  
DRAWN BY: TOM    CHECKED BY: WRC/FB/PJG    EFB    SHEET SUB 1

**Chase & Chase** Surveyors & Septic Designers, Inc.  
301 North Main Street, Suite 1  
Barre, VT 05644  
802-473-9836





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

**RECEIVED**  
  
JUN 20 2024  
  
Barre City Assessing  
Permitting & Planning Office

**COVER SHEET**

Please provide all of the information requested in this application. Failure to provide all the required information may delay the process for obtaining a permit.

PHYSICAL LOCATION OF PROJECT (911 address):

*20 Burnham St*  
~~224 N Main~~

APPLICANT	PROPERTY OWNER (if different than applicant)
Name: <i>Capital Canyon Company</i>	Name: <i>SAME</i>
Mailing Address: <i>PO Box 767</i> <i>32 Burnham St, Barre, VT</i>	Mailing Address: _____
Daytime Contact Phone: <i>802-476-6689 x 226</i>	Daytime Contact Phone: _____
Email: <i>JThibeault@CAPITALCANYON.COM</i>	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 ft<sup>2</sup>   
 Removing Fill <10 cy<sup>2</sup>

Construction Cost Estimate: \$ \_\_\_\_\_   
 Adding Clean Fill <10 cy<sup>2</sup>

Parking Spaces added. How Many? \_\_\_\_\_   
 Subdivision

Boundary Line Adjustment   
 Other: *Demolition/Removal*

**PROJECT DESCRIPTION**

*Remove All Structures AND Foundations on 20 Burnham St*  
*AREA will be parking lot. Existing building is beyond repair*  
*from previous neglect. The flood made situation worse. No real*  
*Maintenance or improvements to building in 40+ years, Also old fire damage*

Page 1 of 2 (over pls)

For Office Use Only:

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

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

B TBD   
 Z 24-000052   
 F \_\_\_\_\_   
 E \_\_\_\_\_

**SITE PLAN**

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

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

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

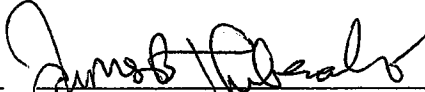

If yes, you may have to record a Vermont Residential/Commercial Energy Standards (RBES or CBES) Certificate in the Land Records prior to receiving your Building Certificate of Occupancy. Please contact Energy Code Assistance Center at (855) 887-0673 or on line at: <https://publicservice.vermont.gov/efficiency>.

**DISCLAIMER AND SIGNATURE**

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

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

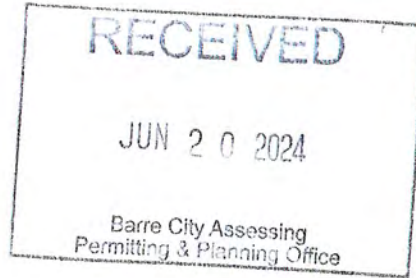
Further, the undersigned authorizes the Permit Administrator and/or the Building Inspector access, at reasonable times, to the property covered by the permit issued under this application, for the purposes of ascertaining compliance with said permit.

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

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



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



**ZONING PERMIT APPLICATION**

Check all activities involved in this application:

<input type="checkbox"/> New Home or Garage Construction	<input type="checkbox"/> Site Work
<input type="checkbox"/> All other construction/addition/alteration	<input type="checkbox"/> Pool (if greater than 20' wide or 5' in depth)
<input type="checkbox"/> Accessory Structure, greater than 120 sq. ft.	<input type="checkbox"/> Construction Job Trailer
<input type="checkbox"/> Interior Renovation (adding a bedroom)	<input type="checkbox"/> Permanent Sign
<input type="checkbox"/> New apartment	<input type="checkbox"/> Temporary Sign/Banner
<input type="checkbox"/> Accessory apartment	<input type="checkbox"/> Sandwich Board Sign
<input type="checkbox"/> Deck – porch – steps – ramp – handicapped ramp	<input type="checkbox"/> Home Occupation/Business
<input type="checkbox"/> Change of Use	<input type="checkbox"/> Boundary Line Adjustment/Subdivision
<input checked="" type="checkbox"/> Demo in Historic District (needs DRB approval)	<input type="checkbox"/> Parking Lot
<input type="checkbox"/> Fence or Wall	<input type="checkbox"/> Soil / Sand / Gravel Extraction
<input type="checkbox"/> Temporary Structure	<input type="checkbox"/> Dimensional Waiver/Appeal/Variance Request (DRB approval)
<input type="checkbox"/> Temporary Certificate of Compliance	<input type="checkbox"/> Certificate of Compliance
<input type="checkbox"/> Other: _____	

ESTIMATED COST OF PROJECT: \$ 150,000

**Fee for starting work without a permit is \$150**  
 If work has begun prior to applying for and receiving a permit(s), you are in violation of City Ordinance and are required to pay \$150 after-the-fact fee in addition to the subtotal fee calculated at bottom.

**ZONING APPLICATION FEES (check all that apply)<sup>1</sup>:**

**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

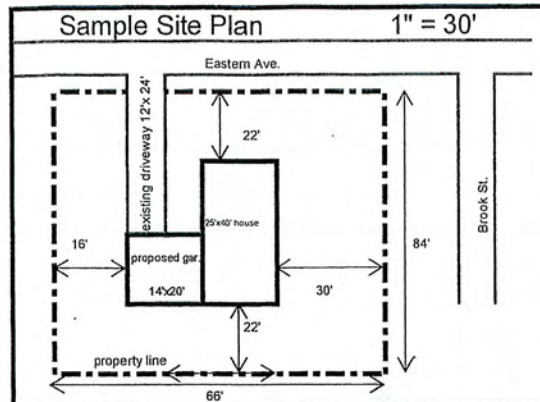
<sup>1</sup> If more than one category applies, the higher fee is required of all checked.

**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)	<del>\$ 15.00 *</del>
Zoning Permit Application Fee Total:	175.00

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



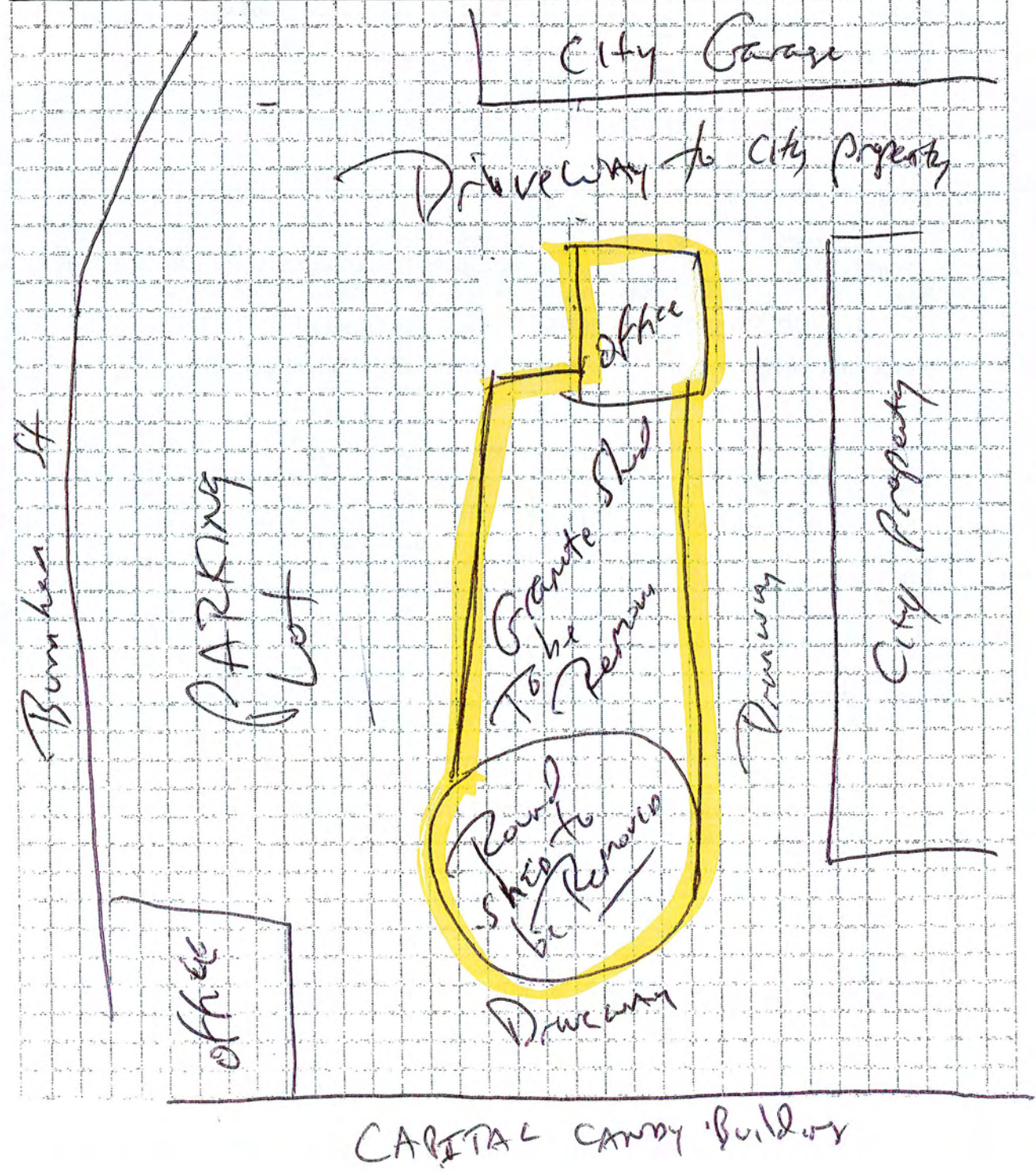


Provide a sketch below for your property and the proposed improvements for the following:

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

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

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



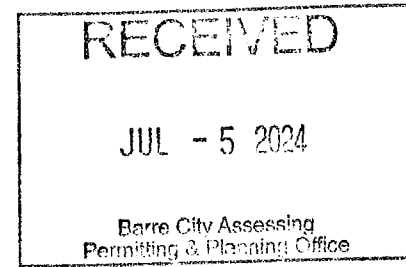
items to be removed





6/20/2024

In reference to review criteria 4303.D



The items listed 1 through 11 do not apply to this application as we are seeking approval to demolish and remove the existing structure, we are not seeking any additions or improvements to the structure.

This building suffers from decades of neglect and lack of maintenance as well as unrepaired fire damage from a long-ago fire, it is beyond saving. The flood in 2023 only caused more damage, with mud infiltrating the entire building and water several feet deep up the walls.

A handwritten signature in black ink, appearing to read "James B Thibeault". The signature is fluid and cursive, with a long horizontal stroke at the end.

James B Thibeault  
General Manager  
Capital Candy Co, Inc.

*Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings.*

- (4) **Administrative Approval.** When the proposed development does not need a development approval from the Development Review Board, the Zoning Administrator will review and act upon the application in accordance with Subpart 100. The Zoning Administrator may deny or condition approval of an application based on the Design Review Advisory Committee's recommendations. The applicant may appeal those conditions to the Development Review Board as specified in Section 4402.
- (5) **Development Approval.** When the proposed development does require a development approval from the Development Review Board, the recommendations of the Design Review Advisory Committee will be forwarded to the Development Review Board with the application. The Development Review Board may deny or condition approval of an application based on the Design Review Advisory Committee's recommendations.

4303.D **Review Criteria.** Applications will be reviewed based on the following criteria:

- (1) **Historic Preservation.** Applicants must demonstrate that exterior modifications to contributing historic structures within the Historic Structure Overlay district are in conformance with the practices recommended in the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*.
- (2) **Location.** Applicants must demonstrate that new buildings will be sited and designed to be compatible with the setback of existing buildings from the street, spacing between existing buildings, and alignment of existing buildings in the immediate area.
- (3) **Height.** Applicants must demonstrate that the height of a new or modified building is appropriate in relation to the average height of existing adjacent buildings.
- (4) **Proportion.** Applicants must demonstrate that the width and height of the front elevation of a new or modified building is appropriate in relation to the width and height of the front elevations of existing adjacent buildings; and
- (5) **Fenestration.** Applicants must demonstrate that the fenestration pattern of the front elevation of a new or modified building is appropriate in relation to the fenestration pattern of the front elevation of existing adjacent buildings, and creates a compatible rhythm of alternating solid walls to window/door openings along the street.
- (6) **Roofs.** Applicants must demonstrate that the shape, pitch, and direction of the roof on a new or modified building is appropriate in relation to the design of roofs of existing buildings in the immediate area.
- (7) **Materials and Textures.** Applicants must demonstrate that the proposed exterior

materials and textures on a new or modified building are high quality, durable and appropriate in relation to the materials and textures of existing buildings in the immediate area. Use of Barre granite as an exterior building material is strongly encouraged.

- (8) **Architectural Features.** Applicants must demonstrate that new or modified buildings incorporate architectural features that are raised above the wall plane to create shadow lines such as cornices, entablatures, friezes, pilasters, lintels or moldings and that are compatible with the architectural features of existing buildings in the immediate area.
- (9) **Signs.** Applicants must demonstrate that the type, size, location, design, materials and lighting of new or modified signs conforms to Section 3106 and will be complementary to the building (if building mounted), site (if free-standing) and neighboring properties. 3107?
- (10) **Utility Service.** Applicants must demonstrate that utility lines will be installed underground whenever feasible given site conditions, and that any above ground utilities have been located, designed and screened to minimize their visual impact from the street and neighboring properties.
- (11) **Accessory Structures.** Applicants must demonstrate that the materials, scale, design, and placement of accessory structures on the site is complementary to the principal building and neighboring properties.

**4304 Sign Review**

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

4304.B **Review Process.** The Zoning Administrator will act on sign applications as follows:

- (1) The Zoning Administrator must act on a complete sign application within 30 days.
- (2) The Zoning Administrator may approve, deny or refer sign applications to the Development Review Board.
- (3) The Zoning Administrator must refer any application for signs within the Design Review Overlay district to the Design Advisory Committee for design review in accordance with Section 4303 before acting on the application.
- (4) To approve a sign application, the Zoning Administrator must find that the proposed sign conforms to the standards of Section 3106. 3107?
- (5) The Zoning Administrator may approve a sign application with conditions as necessary to ensure compliance with this ordinance.
- (6) The applicant or other interested person may appeal any of the Zoning



Figure 4- 1: Development Review Criteria

CRITERIA	SITE PLAN	CONDITIONAL USE	PUD OR SUBDIVISION
1 The dimensional standards of the proposed development conform to the standards of the applicable district or of <u>Subpart 100</u> if a pre-existing nonconformity.	✓	✓	✓
2 The off-site impacts of the proposed development will not exceed the levels established in <u>Section 3105</u> .	✓	✓	-
3 The proposed development will provide safe and adequate access and circulation that conforms to the standards of <u>Sections 3002 and 3010</u> .	✓	✓	✓
4 The proposed development will provide sufficient parking and loading areas that conform to the standards of <u>Section 3104</u> .	✓	✓	-
5 The proposed development will provide exterior lighting where necessary for public safety and to facilitate nighttime use that conforms to the standards of <u>Section 3102</u> .	✓	✓	✓
6 The proposed development will include landscaping, screening and buffers to add visual appeal and mitigate off-site impacts that conform to the standards of <u>Sections 3020 and 3101</u> .	✓	✓	✓
7 The proposed development will implement appropriate erosion control and stormwater management practices that conform to the standards of <u>Sections 3014 and 3021</u> .	✓	✓	✓
8 Signs for the proposed development will conform to the standards of <u>Section 3106</u> .	✓	✓	✓
9 The proposed development will conform to city (or state, if applicable) specifications for construction of necessary improvements (streets, sidewalks, driveways, utilities, etc.), to city (or state, if applicable) building codes, and to city (or state, if applicable) standards for emergency service access.	✓	✓	✓
10 The demand for water supply, wastewater, educational and municipal services to serve the proposed development will be reasonable and will not create an undue adverse effect upon the capacity existing or planned community facilities.	-	✓	✓
11 The proposed development will be compatible with and will not have undue adverse effects on the character of the neighborhood as defined in <u>Paragraph 5003.C(2)</u> .	-	✓	✓
12 Traffic generated by the proposed development will not exceed the capacity of or create congestion or unsafe conditions on streets, highways and intersections in the vicinity.	-	✓	✓
13 The proposed development will avoid, minimize and/or mitigate (listed in order of preference) undue adverse effects on significant natural resources and environmental quality.	-	✓	✓
14 The proposed development will logically extend existing settlement patterns and create interconnected street networks to the maximum extent feasible given the terrain and other characteristics of the land.	-	-	✓
15 The proposed development will be designed and laid out to make efficient use of land and to minimize the amount of streets and other infrastructure necessary to serve the lots.	-	-	✓
16 Lots within the proposed development will vary in size and frontage, and buildings will vary in design (form, style, color, materials, etc.) and placement, to replicate the settlement patterns of the city's traditional neighborhoods (i.e., not a 'cookie-cutter' subdivision).	-	-	✓





# City of Barre, Vermont

"Granite Center of the World"

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

## CONDITIONAL USE REVIEW FORM

Conditional Use Review: The purpose of Conditional Use Review is to ensure that proposed development will not have undue adverse effects on the neighborhood, environment, and public infrastructure, facilities or services.

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

The proposed use or structure shall conform to the standards and requirements in Article 4306, Conditional Use Review of the Unified Development Ordinance, and meet any other applicable requirements. The proposed use or structure will not adversely affect:

1. Does the dimensional standards of the proposed development conform to the standards of the applicable district or of *Subpart 130 Nonconformities* if a pre-existing nonconformity? Explain:

We would like to Demolish an Existing Structure,  
We will not be building anything new

2. Will there be any off-site impacts of the proposed development that will exceed the levels established in *Section 3105 Performance Standards?* (*Purpose, Noise, Glare, Odors, Vibration, Electrical or Radio Interference, Waste and Material Storage, Particulate Matter and Airborne Solids and Flammable, Toxic or Hazardous Substances and Waste.*)

No - Area will be leveled, covered with gravel

3. Does the proposed development provide safe and adequate access and circulation that conforms to the standards of *Sections 3002 Access and 3010 Driveways?* Explain:

yes - will wider parking and Driveways



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

Yes - Increased parking and open areas

5. Does the proposed development provide exterior lighting where necessary for public safety and to facilitate nighttime use that conforms to the standards of Section 3102 Lighting? Explain:

Yes, Street lights are existing as well as lighting on existing building

6. Will the proposed development include landscaping, screening, and buffers to add visual appeal and mitigate off-site impacts that conform to the standards of Sections 3020 Riparian Buffers and 3101 Landscaping? Please List:

When the building is gone the area will look better. Will be easier to maintain than existing structure

7. How will the proposed development implement appropriate erosion control and stormwater management practices that conform to the standards of Sections 3104 Parking & Loading Areas and 3021 Stormwater Management?

There are existing storm drains already in place on all sides of the project

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

N/A

9. The proposed development will conform to city (or state, if applicable) specifications for construction of necessary improvements (streets, sidewalks, driveways, utilities, etc.), to city (or state, if applicable) building codes, and to city (or state, if applicable) standards for emergency service access. Please provide detail:

Yes

10. How will the demand for water supply, wastewater, educational and municipal services to serve the proposed development be reasonable and not create an undue adverse effect upon the capacity existing or planned community facilities?

N/A

11. How will the proposed development be compatible with and how will it not create undue adverse effects on the character of the neighborhood as defined in Paragraph 5003.C(2) Definitions, Character of the Neighborhood?

The building in question has not been well maintained in decades, has not been used in 5+/- years and was in the 2000s - Making the situation worse

12. Will the traffic generated by the proposed development affect the capacity of or create congestion or unsafe conditions on streets, highways and intersections in the vicinity?

Nothing new

13. How will the proposed development avoid, minimize and/or mitigate (listed in order of preference) undue adverse effects on significant natural resources and environmental quality?

N/A



## 20 Burnham Demolition Questions

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

Thu 6/20/2024 11:07 AM

To: James Thibeault <jthibeault@capitalcandy.com>

James,

I started reviewing your questions you left with again and realized they were the incorrect criteria as we are only doing demolition and not Design Review. I went back and reviewed demolition again and found I failed to give you the additional questions that go with the Conditional Criteria. See below:

**2202.G Demolition.** Demolition of a structure within this overlay district will require approval from the Development Review Board as a conditional use in accordance with the following:

(1) The applicant must demonstrate that the proposed development meets the conditional use criteria ([see Figure 4-1](#)) and the following:

(a) It is not feasible to rehabilitate and/or re-use the structure in order to earn a reasonable economic return from the property;

(b) It is not feasible to move the structure to a new location on or off the property;

(c) The non-feasibility of rehabilitation, re-use or relocation is not due to his/her failure to perform normal maintenance and repairs as necessary to prevent structural damage and deterioration;

(d) The non-feasibility of rehabilitation, re-use or relocation is not due to his/her failure to set reasonable rents or sales price, and/or diligently solicit and retain tenants, as applicable;

(e) The demolition is not primarily intended to allow development of additional surface parking; and

(f) The demolition is necessary to allow him/her reasonable use of the property or demolition is part of a redevelopment plan that will provide a clear and substantial benefit to the community.

**PLEASE NOTE: I currently have Summer Hours Tuesday - Friday**

Kind Regards,

Michelle La Barge-Burke (she/her)

**Permit Administrator - City of Barre**

6 North Main St., Suite 7

Barre VT 05641

[permitadmin@barrecity.org](mailto:permitadmin@barrecity.org)

Office: (802) 476-0245

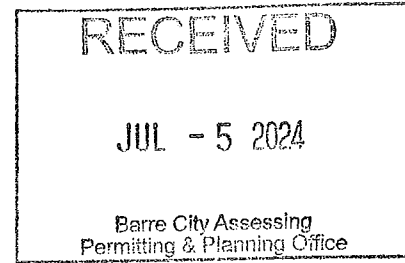
[www.barrecity.org](http://www.barrecity.org)

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.



7/3/24

In reference to 2202.G (Demolition) questions from figure 4-1



- (1) We fully intend and believe our plans meet conditional use criteria.
- A) It is by no means feasible to rehabilitate or re use this structure for any purpose we would have, it is fair to say the building was sold by its previous owner due to the fact it was in such condition as it was no longer viable as a granite shed.
  - B) We contacted a Building moving company, they determined that the wall and Guard rails on the Prospect Street end of Burnham were too narrow. The Granite Street bridge too narrow and other streets exiting the area are too narrow and the bridge at Bellance Trucking is too low. The building would have to be dismantled if an interested party wanted it. A previous fire made this option impossible.
  - C) This building has not been maintained for decades when it was a granite shed. The structure is also not in the condition it was when built. The main structure has been altered beyond recognition from its original form years ago. The top cupola was burned off in a fire, the windows all removed and covered with siding the back end wall removed to make way for a more modern (at the time) structure and crane. Concrete pillars in the structure as well as water collection pits in the floors also make it difficult for re use.
  - D) N/A
  - E) With the removal of the building we will increase parking however this is not the primary purpose as the building is in very bad shape, cant logically be repaired and is unusable. With the building gone we will certainly have better access to our main facility by widening the road and increasing the corner size to allow better access for tractor trailers which is currently very difficult.
  - F) The demolition of this building will certainly allow us better access to our facility. We have always made decisions to stay in Barre as our previous two additions in 2016 and 2022 have shown. The structure in question could never be put in use for our business, the open space will certainly be useful in increasing efficiency of our property allowing for future growth which has always been a benefit to this community.





- Current - Now original Addition with Busnes ceiling.





Addition w/ fire Damage













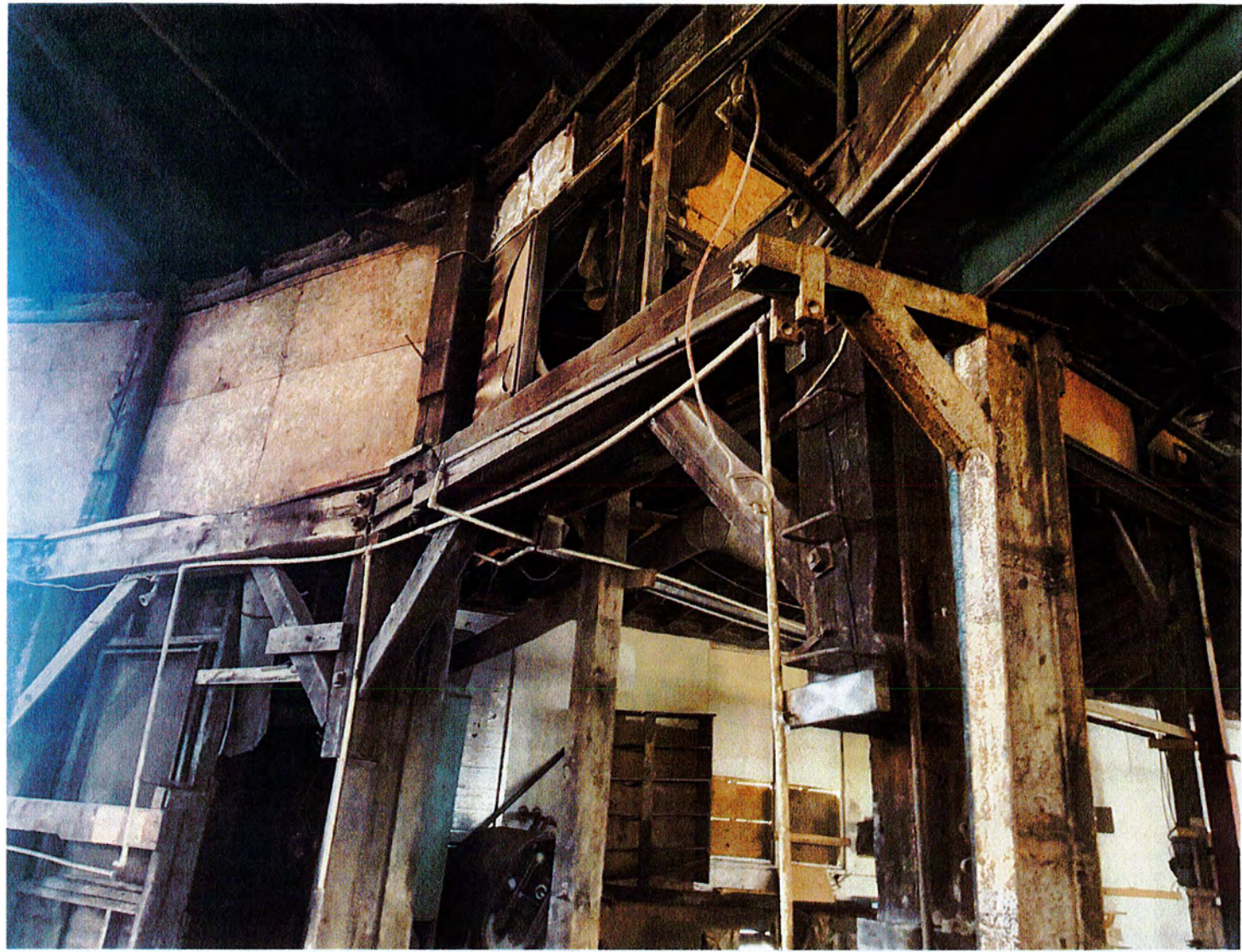












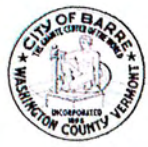
ORIGINAL Round Shed -  
Notice fire Damaged Members on ceiling  
Back Wall Removed





Original Building





# 20 Burham St

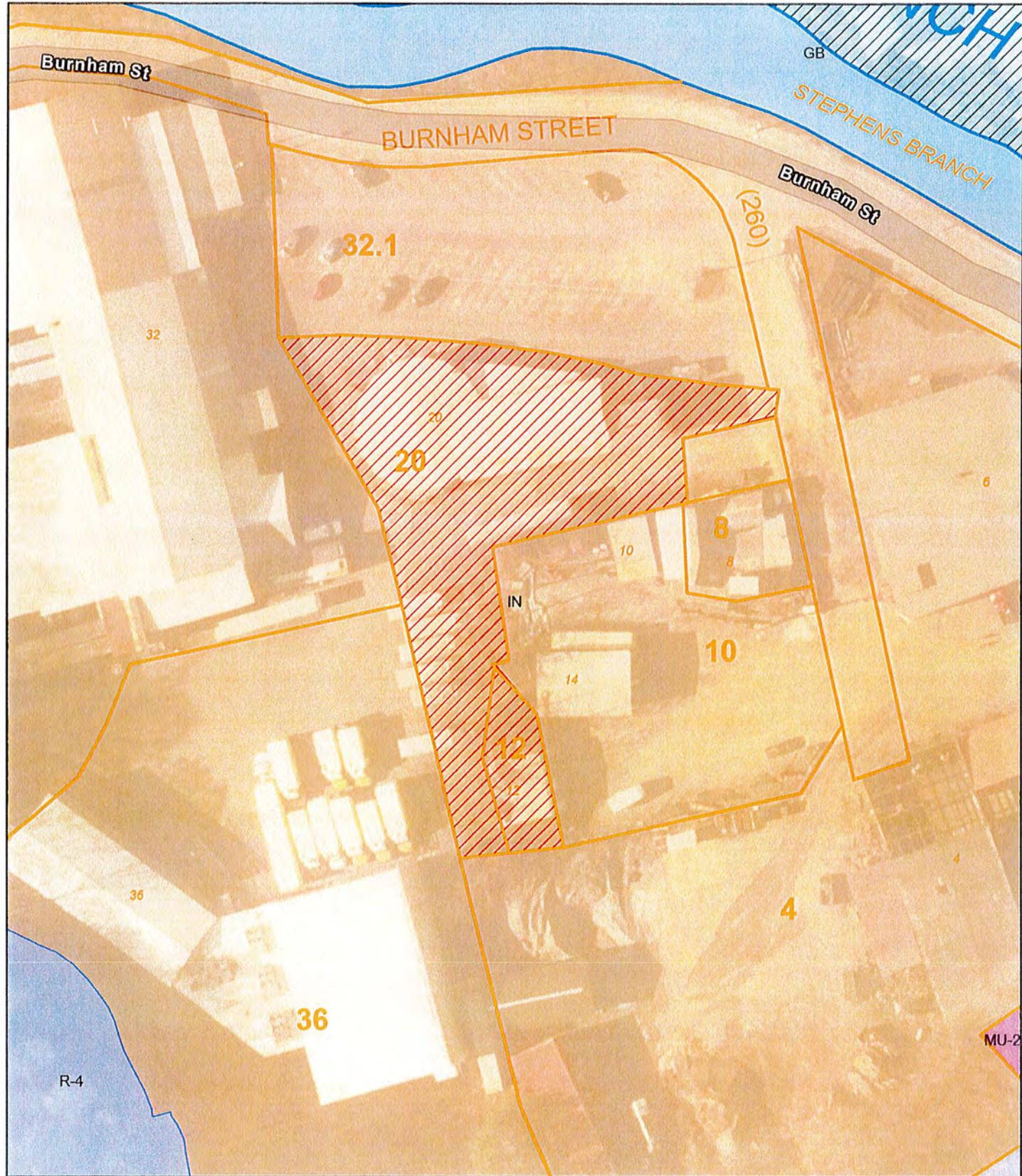
City of Barre, VT

1 inch = 68 Feet



www.cai-tech.com

June 20, 2024



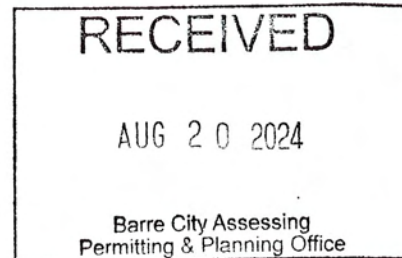
Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



August 20, 2024

Honorable Mayor

Council Members



FYI: Unique historical granite shed threatened by wrecking ball.

Dear Colleagues:

As if you do not have enough on your collective plate –now this.

Attached is an overview of why the Smith 'round' shed deserves special attention. At present, according to Ms C. Corkin, the division of historic preservation has no capacity to 'save', or intervene in the application process resulting in demolition.

I initiated a discussion with owner, applicant (Mr. Burns, pres. of) Capital Candy located on Burnham Meadows. In pursuit of an alternative to demolition Mr. Burns suggested I contact Messier's (Sr.) house-movers. He and I visited the site, Friday, August 16. I have not heard back yet on challenges of dismantling, moving it. I remain hopeful a way forward can be found to save it.

Any assistance, thoughts are appreciated.

Respectfully, Rep. Peter Anthony, Granite Museum Bd. Member.

Cc: Sen. Watson; Rep. Williams; Mr. Burns; Caitlin Corkin, div. hist.pres.; Gina Akley, Pres., Vt. Gr. Mus.



**State of Vermont**  
**Division for Historic Preservation**  
Deane C. Davis Building, 6<sup>th</sup> Floor  
One National Life Drive, Montpelier, VT 05620-0501  
[www.accd.vermont.gov/historic-preservation](http://www.accd.vermont.gov/historic-preservation)

*Agency of Commerce and  
Community Development*

July 31, 2024

Development Review Board  
Barre City Hall  
6 N. Main Street  
Barre, VT 05641

Dear Development Review Board:

On behalf of the Vermont Division for Historic Preservation I want to bring your attention to the significance of the E.L. Smith Roundhouse Granite Shed in Barre, Vermont, for which demolition is being considered. The roundhouse was listed in the National Register of Historic Places in 2011, recognized at the state level for its contribution to the granite history of Vermont. Notably, this is the only known example of a round granite shed in the United States.

The E.L. Smith Roundhouse Granite Shed was constructed in 1889 when the granite industry was the main employer in Barre, and the city became the major producer of granite in Vermont. The shed is named for Emery L. Smith, the first mayor of the city of Barre who was responsible for its construction. Smith was an innovator in the granite industry, being the first to install a permanent derrick to move large pieces of granite and the first to use compressed air drilling apparatus. The unusual design of the sixteen-sided roundhouse cutting shed was a result of the Smith-designed crane that was hand-powered on a large chain pulley that turned the center shaft.

Despite some industry-related alterations and fire damage, E.L. Smith Roundhouse Granite Shed remains Emery Smith's creation and is one of the last vestiges in Vermont to reflect this significant period in our history. The loss of this granite shed and the associated company office building would greatly impair our ability to tell the story of Vermont's granite history, the innovator and company owners, the innovations established in the Green Mountain State, and those who worked in the industry. Should the shed be demolished the State Historic Preservation Office would ask the National Park Service to delist the property from the National Register of Historic Places.

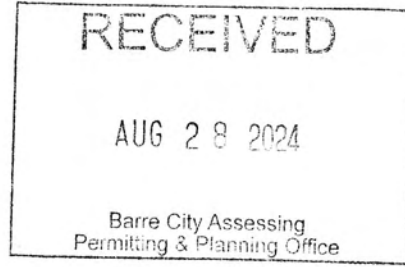
Respectfully,

DocuSigned by:  
A handwritten signature in cursive script that reads "Laura Trieschmann".  
E88B1289163F42E...

Laura V. Trieschmann  
Vermont State Historic Preservation Officer  
[Laura.trieschmann@vermont.gov](mailto:Laura.trieschmann@vermont.gov)







7/3/24

In reference to 2202.G (Demolition) questions from figure 4-1

- (1) We fully intend and believe our plans meet conditional use criteria.
- A) It is by no means feasible to rehabilitate or re use this structure for any purpose we would have, it is fair to say the building was sold by its previous owner due to the fact it was in such condition as it was no longer viable as a granite shed.
  - B) We contacted a Building moving company, they determined that the wall and Guard rails on the Prospect Street end of Burnham were too narrow. The Granite Street bridge too narrow and other streets exiting the area are too narrow and the bridge at Bellance Trucking is too low. The building would have to be dismantled if an interested party wanted it. A previous fire made this option impossible.
  - C) This building has not been maintained for decades when it was a granite shed. The structure is also not in the condition it was when built. The main structure has been altered beyond recognition from its original form years ago. The top cupola was burned off in a fire, the windows all removed and covered with siding the back end wall removed to make way for a more modern (at the time) structure and crane. Concrete pillars in the structure as well as water collection pits in the floors also make it difficult for re use.
  - D) N/A
  - E) With the removal of the building we will increase parking however this is not the primary purpose as the building is in very bad shape, cant logically be repaired and is unusable. With the building gone we will certainly have better access to our main facility by widening the road and increasing the corner size to allow better access for tractor trailers which is currently very difficult.
  - F) The demolition of this building will certainly allow us better access to our facility. We have always made decisions to stay in Barre as our previous two additions in 2016 and 2022 have shown. The structure in question could never be put in use for our business, the open space will certainly be useful in increasing efficiency of our property allowing for future growth which has always been a benefit to this community.

Due  
August 28th



RECEIVED

AUG 28 2024

Barre City Assessing  
Permitting & Planning Office

8/27/24

Follow up to items of discussion from DRB meeting on August 1, 2024

A) Feasibility to rehab or re use: We have contacted Connor Contracting (see attached)

Rehab or re use of this structure is not viable for any use we would have from both a financial and logical perspective.

b) Peter Anthony, on behalf of the Granite Museum has contacted a building moving company. At this point we have no further information (see attached)

c) The building in question has suffered decades of neglect, was altered to almost beyond recognition by fire, additions and changes in the granite industry that necessitated alterations to its original structure. None of these conditions were created by Capital Candy Company. We are however the current owners and we are left with a structure that is not usable for our business, is unsafe and sits in a flood plain which has now flooded to an extreme twice in one year.

D) The building is not in usable condition which is why the previous owners moved to a more suitable location. A renter of the building does not work due to our current business needs- access to the building would have negative consequences to our operations.

The structure in question sits 6 feet +/- below flood plain, it is in extremely poor condition and is not usable to Capital Candy. Fixing the current structure would be cost prohibitive even if it made sense from a business perspective which it does not. Even if moved above the flood plain it would not be usable in our operation. If repaired but left in the flood plain- who would pay for repairs from the next flood event?

We have been located in our current building since 1975, This structure is a very old, repurposed granite shed. In 2016 we repurposed Family Memorials, another granite shed and turned it into our existing cooler. We are very proud of the fact that we have kept these buildings in their original form. Prudence Fisher Burnes, a Barre native and owner of Capital Candy is third generation in the Barre Granite Industry, her father Leo Fisher owned Star Granite- located on the same property as The Round Shed, (Burnham Meadows) The Round Shed, this property and Barre are very near and dear to her heart. The decision to demolish this building was not taken lightly, unfortunately time, neglect, fire and industry changes have taken their toll on this building. It is no longer the building it was when built. It should also be noted that Scott McLaughlin the Director of the Vermont Granite Museum declined the offer of The Round Shed for free from Prudence due to excessive cost in repairing the building.

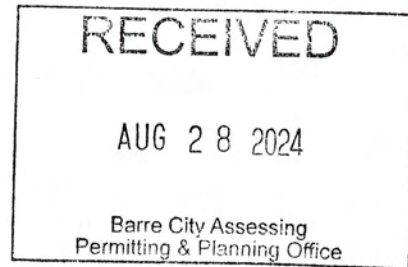
We have legitimate concerns of what happens if it were to flood again, Arson is also a real concern for Barre, we do our utmost to keep unwanted people out of the building but this is a difficult task. Ultimately there is no other option for this building and we ask that permission to demolish be granted.





August 21, 2024

Capital Candy Co., Inc.  
34 Burnham Street  
Barre, VT 05641  
Att: Mr. Jim Thibeault, General Manager  
Via email: [jthibeault@capitalcandy.com](mailto:jthibeault@capitalcandy.com)



Re: Round Shed and Attached Building, 32 Burnham Street

Dear Jim,  
Thank you for contacting me to review the referenced vacant structure and the materials related to the building's deficiencies.  
Our company has performed numerous projects on your campus, each time working with the City of Barre to maintain the required finish floor height per the City's regulations. This building has a finish floor height which is 6' to 6'-6" below the other buildings on this site, (see attached site plan). This building is not salvageable, nor would it ever be considered for redevelopment, due to this elevation handicap. Furthermore, this structure has several feet of silt and mud inside the building (due to the flooding in Barre in July of 2023) which needs to be cleaned up during the demolition of this building. We recommend that you repurpose this area to further support the growth of your business which has been on Burnham St. for over 52 years.

We do not recommend putting any money into studying the feasibility of saving this facility.

Please feel free to contact me if you have any further questions.

Sincerely,

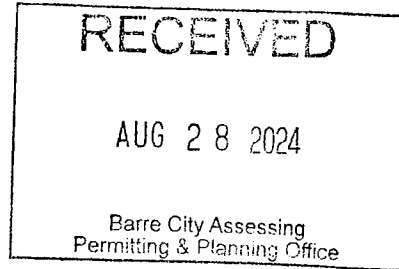
A handwritten signature in black ink, appearing to read "Stephen W. Connor".

Stephen W. Connor  
Treasurer  
Connor Contracting, Inc.

August 20, 2024

Honorable Mayor

Council Members



FYI: Unique historical granite shed threatened by wrecking ball.

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Attached is an overview of why the Smith 'round' shed deserves special attention. At present, according to Ms C. Corkin, the division of historic preservation has no capacity to 'save', or intervene in the application process resulting in demolition.

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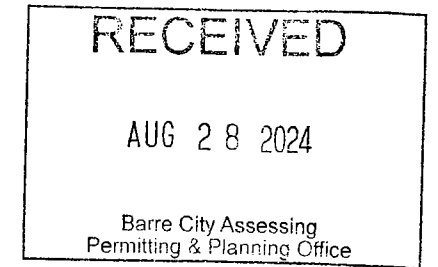
Cc: Sen. Watson; Rep. Williams; Mr. Burns; Caitlin Corkin<sup>S</sup> div. hist.pres.; Gina Akley, Pres., Vt. Gr. Mus.





Figure 4- 1: Development Review Criteria

CRITERIA	SITE PLAN	CONDITIONAL USE	PUD OR SUBDIVISION
1 The dimensional standards of the proposed development conform to the standards of the applicable district or of <u>Subpart 100</u> if a pre-existing nonconformity.	✓	✓	✓
2 The off-site impacts of the proposed development will not exceed the levels established in <u>Section 3105</u> .	✓	✓	-
3 The proposed development will provide safe and adequate access and circulation that conforms to the standards of <u>Sections 3002</u> and <u>3010</u> .	✓	✓	✓
4 The proposed development will provide sufficient parking and loading areas that conform to the standards of <u>Section 3104</u> .	✓	✓	-
5 The proposed development will provide exterior lighting where necessary for public safety and to facilitate nighttime use that conforms to the standards of <u>Section 3102</u> .	✓	✓	✓
6 The proposed development will include landscaping, screening and buffers to add visual appeal and mitigate off-site impacts that conform to the standards of <u>Sections 3020</u> and <u>3101</u> .	✓	✓	✓
7 The proposed development will implement appropriate erosion control and stormwater management practices that conform to the standards of <u>Sections 3014</u> and <u>3021</u> .	✓	✓	✓
8 Signs for the proposed development will conform to the standards of <u>Section 3106</u> .	✓	✓	✓
9 The proposed development will conform to city (or state, if applicable) specifications for construction of necessary improvements (streets, sidewalks, driveways, utilities, etc.), to city (or state, if applicable) building codes, and to city (or state, if applicable) standards for emergency service access.	✓	✓	✓
10 The demand for water supply, wastewater, educational and municipal services to serve the proposed development will be reasonable and will not create an undue adverse effect upon the capacity existing or planned community facilities.	-	✓	✓
11 The proposed development will be compatible with and will not have undue adverse effects on the character of the neighborhood as defined in <u>Paragraph 5003.C(2)</u> .	-	✓	✓
12 Traffic generated by the proposed development will not exceed the capacity of or create congestion or unsafe conditions on streets, highways and intersections in the vicinity.	-	✓	✓
13 The proposed development will avoid, minimize and/or mitigate (listed in order of preference) undue adverse effects on significant natural resources and environmental quality.	-	✓	✓
14 The proposed development will logically extend existing settlement patterns and create interconnected street networks to the maximum extent feasible given the terrain and other characteristics of the land.	-	-	✓
15 The proposed development will be designed and laid out to make efficient use of land and to minimize the amount of streets and other infrastructure necessary to serve the lots.	-	-	✓
16 Lots within the proposed development will vary in size and frontage, and buildings will vary in design (form, style, color, materials, etc.) and placement, to replicate the settlement patterns of the city's traditional neighborhoods (i.e., not a 'cookie-cutter' subdivision).	-	-	✓



8/27/24

Responses to development review criteria (figure 4-1)

- 1) N/A, we are not planning a new structure, just removing existing structure
- 2) We will continue to meet all criteria in 3105 as we will continue to do what we currently do in our business as we have since 1975, we are not adding to or changing what we do. We are only seeking to remove a structure which is in rough shape to put it kindly.
- 3) We will meet criteria in 3202 and 3010. We are not asking for new structures and our driveway will be neater, cleaner and will provide better access than we currently have.
- 4) 3104 parking and loading. We will have no problem with parking and loading areas, we are not building and intend to make this an attractive driveway, parking and open space area.
- 5) The area will be well lit, most likely using telephone pole type street lights which we currently have several of on our property.
- 6) 3020, 3101- as it pertains to this project we will be compliant with these criteria. We will be using the existing storm drains, we are not creating any new buildings and will not be adding burden.
- 7) Storm water drains are already in place- we will not be adding burden to them.
- 8) n/a- we have no signs
- 9) n/a- no new construction, the area will be more wide open and accessible than current for emergency vehicles.
- 10) n/a- no new demand for municipal services
- 11) we will be removing a rough looking structure, this will improve the looks of the area.
- 12) No new traffic flow will be created
- 13) n/a- we will not be adding any stress on natural resources and environmental quality.
- 14) n/a although we will be improving traffic flow.
- 15) Yes, the driveway will be designed logically to improve access to the lots in question.
- 16) n/a- we are not building anything.