

City of Barre, Vermont
Office of Planning, Permitting & Assessing
Services
6 N. Main Street, Suite 7
Barre, VT 05641
(802) 476-0245 ~ www.barrecity.org

BARRE CITY DEVELOPMENT REVIEW BOARD AGENDA
Regular Hearing held on Thursday, March 6, 2025 ~ 7:00 P.M.
City Hall Council Chambers

Hybrid Meeting (In-person and Virtual)

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

Meeting ID: 849 7283 0621 ~ Passcode: 445631

Dial by your location: +1 929 205 6099 US (New York; long distance, charges may apply)

1. Call to Order 7:00 pm
2. Adjustments to the Agenda
3. Visitors and Communications
4. Old Business
 - Consideration of Minutes from December 5, 2024 Hearing
 - Consideration of Decisions from December 5, 2024 Hearing
 - 59 Summer Street
 - 10 Brook Street

5. New Business

75 North LLC, 75 North Main Street. Seeks design review approval for façade: Design Review Overlay, Historic Structure Overlay, Special Flood Hazard Area, UC-1 Zoning District.

6. Deliberative Session
7. Next Meeting: April 3, 2025 at 7pm
8. Roundtable – as needed
9. Executive Session – as needed
10. Adjourn

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

Development Review Board hearings are open to the public.

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

To be approved at the 3/06/2025 Hearing

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

A regular meeting of the Barre City Development Review Board was held in person and video conference. The hearing was called to order by Chair Sarah Helman (Ward II) at 7:02 pm., noting quorum was met.

Present: Ward I members Linda Shambo and Vice Chair Chrysta Murray; Ward II member Jayme Bauer; Ward III members Katrina Pelkey and Colin Doolittle, and At-Large members Kendall Schmidt and Liz Turner.

Absent: At Large Vacant Seat

Staff Present: Michelle La Barge-Burke, Permit Administrator

Public Present (from presentations and sign-in sheet): In-person: Michael Monte and Casey Harrington

2. **Adjustments to Agenda:** Chair Sarah Helman asked to have the Date and Time of the next Meeting be added between item 6 and 7 and become a standing item moving forward.

3. **Visitors and Communications:** None

4. **Old Business:**

a. **Consideration of November 7, 2024 Minutes:** Motion to approve the minutes made by E. Turner and seconded by C. Murray, with the following friendly amendments:
Second Page: third bullet – J. Aden to J. Alden; second bullet remove “and to be there”; first bullet second section after interior doors replace “?” with “.”. Third Page: Hearing title should be 1 Campbell Place and bullet one also 1 Campbell Place, **motion carried unanimously 8-0-0.**

b. **Consideration of November 7, 2024 Decision:**
18 S Main Street- Motion to approve by C. Murray, seconded by K. Pelkey, **motion carried unanimously 8-0-0.**

0 Seminary Street/1 Campbell Place- Motion to approve by J. Bauer, seconded by L. Turner, **motion carried unanimously 8-0-0**

5. **New Business:**

Monte Properties LLC, 59 Summer Street:

Chair Helman read the brief overview of the matter before the board for the evening; asked if there was anything needing to be read into the record, M. La Barge-Burke stated there was not. Chair Helman asked if there was any ex parte communication among the board members that

needed to be disclosed and the response was there was none. Lastly, she noted to the applicant that the board is currently comprised of 8 members out of 9, and that in order to receive approval of their application that there must be 5 votes in the affirmative to pass, and that they are down one member and can postpone the hearing if they choose – the applicant chose to proceed.

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

Motion to open hearing by C. Murray, seconded by K. Pelkey at 7:13 pm, **motion carried unanimously 8-0-0.**

Present for the application was Mike Monte. The Oath was administered by Chair Helman.

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

- M. Monte asked to confirm that the Board all had colored copied which was confirmed.
- M. Monte's father and grandfather purchased the law office and rental house in 1968.
- Per subdivision regulation in MU-1 the lot would need to be 8,000 sq. ft. and is short and would like to request a 10% waiver.
- Dotted lines are drawn on the sketch to show potential easements and right of ways for the rental house.

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

- J. Bauer asked about snow removal plan, which M. Monte shared has been backed dragged from the driveway and pushed in front of the office on to the Summer St lawn. The same contractor is used as does the St. Monica's Parish/neighbors currently.
- L. Shambo asked about the dotted lines between the houses on the sketch. M. Monte stated that is to allow the house to use everything up to the porch.
- L. Shambo asked who will do the final plan. M. Monte shared he wanted to be sure it was agreeable before proceeding with a surveyor for the final plans.
- C. Doolittle asked for clarification on the current driveway off from West Street and proposal line for water and sewer was to allow setbacks which M. Monte agreed.
- C. Doolittle asked if the current buildings have separate water and sewer lines – M. Monte stated yes.
- C. Doolittle asked about the easement and the usage between the two buildings and parking. M. Monte shared that they park near the office because of the snow on the steel roof. They used to be more staff using the office building but there is about 2 currently and they rarely fill the lot.
- C. Doolittle asked if they plan to sell the rental house if approved, which M. Monte agreed and it was currently vacant as he is not interested in being a landlord anymore.
- K. Pelkey asked who the gravel lot was owned by, which M. Monte shared it was the Church and there was once a 16 unit apartment building there but was torn down.

To be approved at the 3/06/2025 Hearing

- L. Turner clarified that the 4779 sq. ft. is with the use of the easements and right of ways and M. Monte stated yes.
- No public comments or questions were directed toward the applicants.

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

Motion to close the hearing by L. Turner and seconded by C. Doolittle at 7:30 pm, **motion carried unanimously 8-0-0.**

Baron Properties LLP, 10 Brook Street Application:

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

Baron Properties LLP, 10 Brook Street. Seeks Conditional Use Approval; Historic Overlay District; Special Flood Hazard Area, AE-Floodway; MU-1 Zoning District

Motion to open hearing by C. Murray, seconded by K. Schmidt at 7:32 pm, **motion carried unanimously 8-0-0.**

Present for the application Casey Harrington. The Oath was administered by Chair Helman.

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

- C. Harrington provided some background that the church is not used and they use the side as overflow and don't conduct any business in the space.
- They have recently had problems with homeless in the vestibule.
- The late 70's/ early 80's it was a repair shop for boats and motor cycles and there was a cut out for a prior garage door which was covered over. He apologized for not getting a permit as he did not know.

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

- S. Helman asked clarification if the door was a regular door prior and C. Harrington said no it was a garage door.
- C. Murray shared that the August 2023 photo shows a window not a door in the location, which C Harrington stated inside you could see the header for the preexisting garage door.

- L. Turner asked what the garage door was made out of and C. Harrington said it was regular door gray in color to blend in, no colonial design, just basic to blend in.
- L. Turner asked if there was any records of the previous garage door to see where it was in the concrete. C. Harrington said he had none and they ended up moving the garage door a bit to keep the other window.
- L. Turned asked if there was an option to put it on the opposite side, which C. Harrington shared that the foundation was to grade and when it floods the water comes through the buildings and where the door is now is higher up. Since the flood took out the heating there is no heat in the building.
- It was also noted that there is no curb cut in the sidewalk, which C. Harrington said they use a hand truck and there is no need for one and they are not asking for one.
- L. Shambo asked about if there was any change in traffic, which C Harrington stated the use has not changed and the only change is easier access.
- J. Bauer asked about the day to day use with no curb cut and trucks. C. Harrington said most of the time we use U-boats and trollies or he pulls his truck up so there is no traffic change and no issues with the snow.
- S Helman asked when the door was put in and Casey shared it was probably in July 2024 sometime after the flood.
- C. Doolittle asked if C. Harrington was able to provide a picture before with the header and C. Harrington said they did not and it was not covered up.

Chair S. Helman asked if there was anything to be read into the record, which M La Barge-Burke stated no.

- There were no questions or comments from the public.

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

K. Pelkey made the motion to close the hearing at 7:45pm and was seconded by C. Doolittle, **motion carried unanimously 8-0-0.**

6. Deliberative Session

Motion made by C. Murray and seconded by L. Turner to enter into deliberative session, inviting both M. La Barge-Burke at 7:46 pm, **motion carried unanimously 8-0-0.**

Motion by C. Murray and seconded by K. Pelkey to exit deliberative session at 8:39 pm, **motion carried unanimously 8-0-0.**

- **Monte Properties LLC/59 Summer Street:** Motion made by L. Turner and seconded by K. Pelkey to approve sketch plan including the waiver for dimensional requirements for subdivision and is conditional on the applicant submitting the survey and full plans in 1

To be approved at the 3/06/2025 Hearing

year per regulations. Also the condition that the Zoning Administrator be allowed to approve any immaterial or non-substantial changes to the criteria without having to come back before the DRB for revision, **motion carried unanimously 8-0-0.**

- **Baron Properties LLC/ 10 Brook Street:** Motion made by C. Murray and seconded by J. Bauer to approve conditional use of the garage door addition as presented while also conditioning that the Zoning Administrator be allowed to approve any immaterial or non-substantial changes to the criteria without having to come back before the DRB for revision. **motion carried unanimously 8-0-0.**

Next Meeting –January 2nd at 7pm in-person and via zoom.

7. **Roundtable** – J. Bauer will be taking a class and may need to miss March and April DRB Hearings.
8. **Executive Session:** - None
9. **Adjourn:** The meeting adjourned at 8:43 pm on motion from L. Shambo seconded by C. Murray, **motion carried 8-0-0.**

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

Respectfully Submitted,

Michelle La Barge-Burke,
Permit Administrator/DRB Clerk

**CITY OF BARRE, VERMONT
DEVELOPMENT REVIEW BOARD
HEARING: DECEMBER 5, 2024
NOTICE OF DECISION FOR 59 SUMMER STREET**

I. INTRODUCTION and PROCEDURAL HISTORY

1. This proceeding involves a request for a sketch plan approval for a subdivision from the Development Review Board (the DRB).
2. On November 6, 2024, Michael Monte (the "Applicant") filed a City of Barre zoning application (the "Application") and supporting documentation seeking approval for the proposed sketch plan for subdivision, at 59 Summer Street (the "Project"). The owner of the subject property (the "Property") is Monte Properties LLC (the "Owner").
3. The property is located at 59 Summer Street, tax map ID# 1405-0059.0000, SPAN # 036-011-12160. It is currently one single-family home and one office building, in the MU-1 Zoning District, on .18 acres. The property is bounded by city streets, residential homes and a vacant lot.
4. The December 5, 2024 Hearing was warned 15 days before in the Wednesday, November 20, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
5. On November 27, 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. An agenda of the December 5, 2024 hearing with memorandum was also sent to the Applicant and Owner on the same day.
6. A hearing of the DRB was held on December 5, 2024 in a hybrid format including in-person and digital participation. Present during the hearing were the following members of the DRB:

Linda Shambo,	Sarah Helman, Chair	Jayme Bauer	Chrysta Murray VChair
Colin Doolittle	Kendall Schmidt	Katrina Pelkey	Liz Turner

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:

Michael Monte/Monte Properties LLC Owner

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 MU-1 Zoning District as described on the City of Barre's official Zoning Map and included in the Unified Development Ordinance (the "UDO", effective November 4, 2024).
2. Figure 4-1 of the UDO is Development Review Criteria that the applicant must demonstrate the proposed development meets. Also, section 330 Subdivision Standards & Section 4308 Subdivision Review.
3. The Permit Administrator's Staff Report to the DRB identifies those standards for variance and MU-1 District standards, and describes the consistency of this request against those standards.
4. The DRB afforded those in attendance an opportunity to provide testimony or evidence during the public hearing to consider, prior to rendering a decision.
5. During the hearing, the following testimony was provided by the Owner:
 - M. Monte's father and grandfather purchased the law office and rental house in 1968.
 - Per subdivision regulation in MU-1 the lot would need to be 8,000 sq. ft. and is short and would like to request a 10% waiver.
 - Dotted lines are drawn on the sketch to show potential easements and right of ways for the rental house.
 - Current buildings have separate water and sewer lines.
 - Plowing has been backed dragged from the driveway and pushed in front of the office on to the Summer St lawn. The same contractor is used as does the St. Monica's Parish/neighbors currently.
 - The rental house is currently vacant and will be sold if subdivision is approved.

III. DECISION and CONDITIONS

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

Approve sketch plan including the waiver for dimensional requirements for subdivision and is conditional on the applicant submitting the survey and full plans in 1 year per regulations. In addition, the DRB authorizes the Permit Administrator be allowed to approve any immaterial or non-substantial changes to the subdivision plan without having to come back before the DRB for revision.

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

Dated at Barre City, Vermont, this 11th day of December, 2024.

Sarah Helman

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
DEVELOPMENT REVIEW BOARD
HEARING: DECEMBER 5, 2024
NOTICE OF DECISION FOR 10 BROOK STREET**

I. INTRODUCTION and PROCEDURAL HISTORY

1. This proceeding involves a request for a Conditional Use approval for a garage door of a Historical Building from the Development Review Board (the DRB).
2. On October 9, 2024, Casey Harrington (the “Applicant”) filed a City of Barre zoning application (the “Application”) and November 12, 2024 the additional supporting documentation seeking approval for the proposed Conditional Use approval for a garage door, at 10 Brook Street (the “Project”). The owner of the subject property (the “Property”) is Baron Properties LLP and a partner Casey Harrington (the “Owner”).
3. The property is located at 10 Brook Street, tax map ID# 0240-0010.0000, SPAN # 036-011-10658. It is currently a historical building, in the MU-1 Zoning District, on 0.16 acres. The property is bounded by commercial buildings, parking lot, a river and city street.
4. The December 5, 2024 Hearing was warned 15 days before; in the Wednesday, November 20, 2024 Times Argus issue per Vermont Statute 24 VSA §3105 (b)
5. On November 27, 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. An agenda of the December 5, 2024 hearing with the memorandum was also sent to the Applicant and Owners on the same day. The Barre Historical Society was also notified on November 27, 2024 with a memorandum and agenda notifying them of the public hearing per ordinance.
6. A hearing of the DRB was held on December 5, 2024 in a hybrid format including in-person and digital participation. Present during the hearing were the following members of the DRB:

Linda Shambo,	Sarah Helman, Chair	Jayne Bauer	Chrysta Murray VChair
Colin Doolittle	Kendall Schmidt	Katrina Pelkey	Liz Turner

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:

Casey Harrington Owner

8. A presentation of the application was provided by the applicant at the December 5, 2024 Hearing. All application documentation, including a staff report prepared by the Permit Administrator in connection with the consideration of the application from the DRB Hearing, 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 MU-1 Zoning District as described on the City of Barre's official Zoning Map and included in the Unified Development Ordinance (the "UDO", effective November 4, 2024).
2. Figure 4-1 of the UDO is Conditional Use Criteria that the applicant must demonstrate the proposed variance meets. Also, Section 2201, Section 2202. Section 4303 and Section 4306.
3. The Permit Administrator's Staff Report to the DRB identifies those standards for Conditional Use, Design Review Overlay, Historic Overlay District, Conditional Use Review and MU-1 District standards, and describes the consistency of this request against those standards.
4. The DRB afforded those in attendance an opportunity to provide testimony or evidence during the public hearing to consider, prior to rendering a decision.
5. During the hearing, the following testimony was provided by the Owner, Applicant and Hearing Participant:
 - C. Harrington provided some background that the church is not used and they use the side as overflow and don't conduct any business in the space.
 - They have recently had problems with homeless in the vestibule.
 - The late 70's/ early 80's it was a repair shop for boats and motor cycles and there was a cut out for a prior garage door which was covered over. He apologized for not getting a permit as he did not know.
 - The new garage door was gray in color and very basic to blend in
 - No prior pictures were provided and the garage door moved a little to keep the other window.
 - Where the garage door is currently located is higher than the opposite side where the flood waters come in. The heating system was damaged during the last flood and there is no heat in the building.
 - No curb cut was requested or needed as U-boats, trolleys and hand carts are used on the sidewalk.

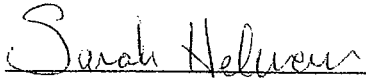
III. DECISION and CONDITIONS

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

Approve conditional use of the garage door addition as presented while also conditioning that the Permit Administrator be allowed to approve any immaterial or non-substantial changes to the subdivision plan without having to come back before the DRB for revision.

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

Dated at Barre City, Vermont, this 7th day of December, 2024.



Sarah Helman, Chair

IV. APPEAL RIGHTS

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



City of Barre, Vermont

"Granite Center of the World"

RECEIVED
FEB - 7 2025
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): 75 North Main Street

APPLICANT		PROPERTY OWNER (if different than applicant)	
Name	<u>75 North, LLC</u>	Name	<u>Same</u>
Mailing Address	<u>125 Nelson St. Barre, VT 05641</u>	Mailing Address	<u></u>
Daytime Contact Phone	<u>802-476-8673 / 802-793-1033</u>	Daytime Contact Phone	<u></u>
Email	<u>tlauzon@salvadorandbabic.com</u>	Email	<u></u>

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

PRESENT USE(S) OF PROPERTY

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

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

PERMIT(S) BEING APPLIED FOR UNDER THIS PROJECT

Zoning Permit
 Flood Hazard Permit
 Building Permit
 Electrical Permit
 DRB Decision

PROPOSED USE(S) OF PROPERTY

Same as Existing
 Additional Bedrooms? Y N

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

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

Accessory Structure >120 ft²
 Removing Fill <10 cy²

Construction Cost Estimate: \$ _____
 Adding Clean Fill <10 cy²

Parking Spaces added. How Many? _____
 Subdivision

Boundary Line Adjustment
 Other: _____

PROJECT DESCRIPTION

Facade changes to contributing building located within the Historic District.

Page 1 of 2 (over pls)

For Office Use Only:

Zone Dist: UC-1
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 24 - 000119
Z 25 - 000008
F _____
E 24 - 000274

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.

Thomas J. Lauzon

APPLICANT (print)

APPLICANT (signature)

2-07-2025

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

FEB - 7 2025

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 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 checked="" type="checkbox"/>	Other: <u>Facade renovations in historic district.</u>		

ESTIMATED COST OF PROJECT: \$ 750,000.00

Fee for starting work without a permit is \$150

If work has begun prior to applying for and receiving a permit(s), you are in violation of City Ordinance and are required to pay \$150 after-the-fact fee in addition to the subtotal fee calculated at bottom.

ZONING APPLICATION FEES (check all that apply)¹:

Cost of Residential Development:

Cost of Commercial Development:

<input type="checkbox"/>	\$20	Residential 1-4 Units (\$1 - \$5,000)	<input type="checkbox"/>	\$50	Comm., Indus., Mixed Use, Res 5+ Units (\$1 - \$10,000)
<input type="checkbox"/>	\$40	Residential 1-4 Units (\$5,001 - \$10,000)	<input type="checkbox"/>	\$100	Comm., Indus., Mixed Use, Res 5+ Units (\$10,001 - \$25,000)
<input type="checkbox"/>	\$75	Residential 1-4 Units (\$10,001 - \$25,000)	<input type="checkbox"/>	\$200	Comm., Indus., Mixed Use, Res 5+ Units (\$25,001 - \$150,000)
<input type="checkbox"/>	\$100	Residential 1-4 Units (\$25,001 - \$150,000)	<input type="checkbox"/>	\$300	Comm., Indus., Mixed Use, Res 5+ Units (\$150,001 - \$350,000)
<input type="checkbox"/>	\$150	Residential 1-4 Units (\$150,000 +)	<input type="checkbox"/>	\$400	Comm., Indus., Mixed Use, Res 5+ Units (\$350,000 +)

Specific Usage Costs (check in addition to above if they apply):

<input type="checkbox"/>	\$40	Site Work	<input type="checkbox"/>	\$50	Subdivision Final Plat Approval
<input type="checkbox"/>	\$40	Permanent Signs	<input type="checkbox"/>	\$40	Boundary Line Adjustment
<input type="checkbox"/>	\$40	Sandwich Board Sign	<input type="checkbox"/>	\$40	Fences / Walls
<input type="checkbox"/>	\$30	Temporary Sign/Banner	<input type="checkbox"/>	\$30	Certificate of Compliance (project specific)
<input type="checkbox"/>	\$40	Change of Use	<input type="checkbox"/>	\$15	Temporary Certificate of Compliance (project specific; +\$10/mo up to an additional 12 mo.)
<input type="checkbox"/>	\$40	Home Occupation/Home Business	<input type="checkbox"/>	\$20	Temporary Structure
<input type="checkbox"/>	\$20	Subdivision Sketch Plan Approval	<input checked="" type="checkbox"/>	\$175	Development Review Board Fee

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

FEE SUMMARY:

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

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

CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

APPLICANT: 75 North, LLC

LOCATION: 75 North Main Street

HISTORIC SIGNIFICANCE: 75 North Main Street is recognized as the original Barre Town Hall and is the oldest surviving building located in Barre Downtown Historic District. It has been designated as a contributing building with the District. A 2017 review and update of the buildings within the District describes the building as follows:

“The earliest surviving building in the district, this is a two-story Italianate (altered vernacular) structure clad in narrow-reveal clapboard with false front and deep bracketed cornice. The projecting store front on the lower level features a deep, signboard with simple, molded cornice, retractable canvas awnings, plate glass windows, and recessed entries. On the upper level, paired, tall plate glass windows are each capped with a rectangular transom with applied muntins simulating 8 lights.²⁴ Each window pair is further accentuated by a shed-roof canvas awning. The building has been altered over time, and originally stood as a gabled structure with Greek Revival and Italianate detailing. The false front was added in the late nineteenth century, and the tall second story windows date to the early twentieth. The building is in good condition.”

CURRENT CONDITIONS: 75 North Main Street is a two story (above grade), approximately 8,000 square foot (above grade) building with a full 4,000 square foot basement below grade. The building is currently vacant and was significantly damaged in the July, 2023 flooding event. During that event, all HVAC and electrical systems – which were located in the basement - were effectively destroyed. Today, the building has no heating or cooling source and no water service. Electrical service is currently provided by a temporary panel located above DFE (Design Flood Elevation). Over the past three months, the current owner has essentially removed the interior partitions within the building to expose the underlying structural components, engaged an engineer to assess and make recommendations regarding the structural integrity of the building and stabilized and / or replaced the north and east foundation walls.

The current owners have also applied for and received the required Flood Hazard Permit (see Exhibit A).

PROJECT DESCRIPTION: 75 North, LLC is proposing substantial renovations which will include the installation of six one bedroom residential units on the second floor and two residential units and one commercial unit on the first floor (see Exhibit B).

This application and requested approval focuses on planned renovations and improvements to the exterior of building in support of the project.

CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

CURRENT EXTERIOR CONDITIONS. The current exterior conditions of the building is best described as poor and / or failing. The building suffers from years of deferred maintenance and has not been adequately maintained. Most of the original clapboards have rotted and failed, as are the fascia details on the north and west sides of the building. During the demollition phase, it was discovered that the “bump out” display window additions on the Main Street side of the building have no foundation supporting them and sit directly on soil. The structural components of these additions are severely compromised and have shifted, causing an first floor overhang component to “tilt” approximately 5-10 degrees.

Photographs of exterior walls showing deterioration / failure of clapboards and fascia.



CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION



Photographs of exterior walls showing deterioration / failure of clapboards and fascia.



CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

Photograph of exterior showing deterioration. While impossible to see, the “bump out” window display sits directly on soil and the bottom (approximately) 12” of the framing has failed.



CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

Photograph of exterior showing deterioration. Note 5-10 degree of “sag” on overhang.



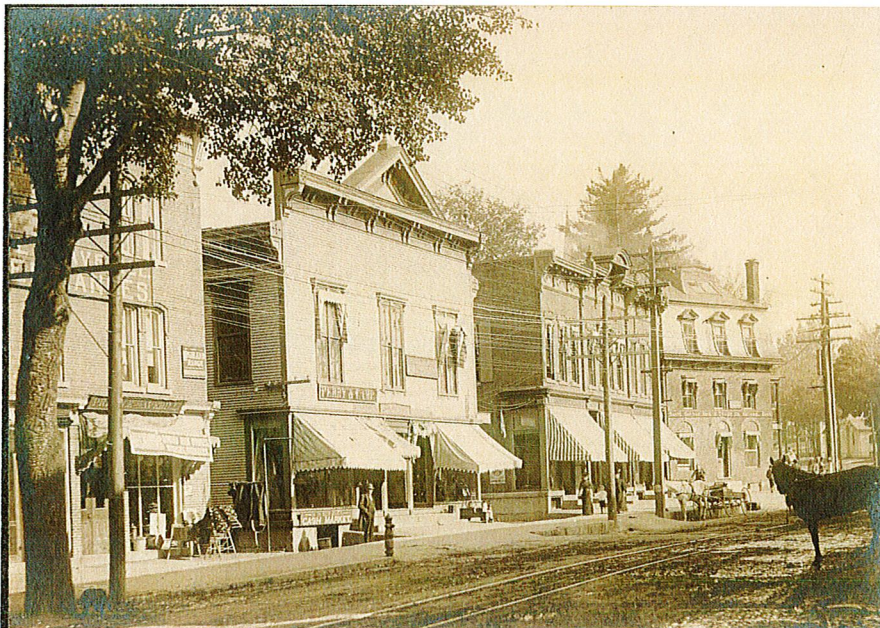
In summary, absent significant exterior renovations and replacements, the exterior of the building will continue to fail and will continue to affect the structural integrity of the building.

CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

THE PLANNING PROCESS. During the planning process, the Applicant (who has renovated several historic buildings within the District) considered the historical features of the building. The Applicant also worked closely with Caitlin Corkins (Tax Credits and Grants Coordinator, Vermont Agency of Commerce and Community Development) to develop its renovation and restoration plan and ensure the plan is consistent with historic standards. In planning its exterior restoration and renovation plan, the applicant focused on the architectural details present during the late 19th century. At that point in time, the entire Main Street façade of the building existed on the same plane, with no first floor “bump outs”.



75 North Main Street – 1886.



75 North Main Street – 1890s

CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

PROPOSED EXTERIOR RENOVATIONS: The Applicant is proposing the following exterior renovations.

SIDE AND REAR ELEVATIONS:

- Maintain original siding (clap board) and fascia detail and dimensions. Repair and replace as necessary.
- Install energy efficient windows (one over one, double hung operational windows) to support the residential units. The majority of these installations reclaim window locations that were infilled during past renovations. Trim windows with period appropriate detail.



Note numerous infilled window locations.



CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

- See Exhibit C for additional side and rear elevation details.
- Final finish (paint) clap board and trim with period appropriate colors.

MAIN STREET ELEVATION. The Main Street elevation – appropriately – is the most historically important component of the planned renovation. It is also the most visible. As noted previously, the first and second floors of the building were historically on the same vertical plane. At some point after the turn of the twentieth century, the original plane was altered, and two non-symmetrical merchandise display “bump outs” were added to the Main Street façade.

The Applicant is proposing the following renovations to the Main Street façade.

- The second floor plane and façade will be maintained and restored. The original uppermost cornice will be restored and highlighted. The locations of the second story windows will be retained. The windows, which currently begin approximately six inches off the second floor level (i.e. “floor to ceiling windows”) will be raised approximately 30” off the floor. The exterior height of the windows will be maintained. The windows themselves will be replaced with wood framed, energy efficient windows. The trim will be replaced with more period appropriate detail that will reflect the “1886” trim detail.



Maintain and restore cornice.

Replace / restore siding as needed.

Maintain original window location and height.

Raise window height from floor.

- The first floor vertical plane will be altered to match the building’s original construction by removing the existing first floor display windows and extended cornice / sign board. All existing door locations will be retained. The window and door locations on the left hand side (looking from Main Street) will be replicated on the right hand side in order to give the Main Street façade a more original and symmetrical look. The existing cornice / side board detail will be replicated above the windows.

CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION



Alter existng cornice / sign board detail, so it protrudes approximately 12" from first / second floor plane.

Remove existng "bump out" display window and restore original plane.

CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

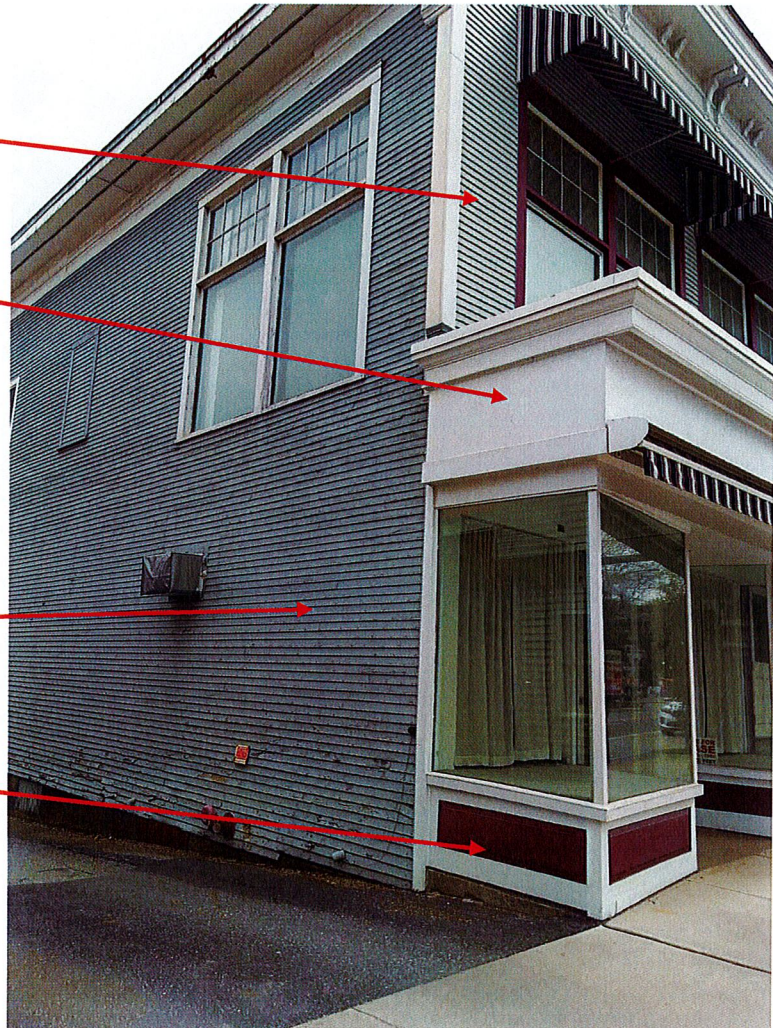
First floor plane to match second floor plane.

Alter existing cornice / sign board detail, so it protrudes approximately 12" from first / second floor plane.

Remove existing "bump out" display window and restore original plane.

Install wrap around plate glass window at this location to match 1890s location (refer to 1890s photograph).

Retain existing trim and treatment.



CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION



Existing detail to be maintained.

Existing left side plate glass windows to be replaced (same dimensions).

Existing right side plate glass windows to be replaced with windows of dimensions matching left side.

CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

APPLICANT'S RESPONSE TO APPLICABLE LAND USE REGULATIONS

4303 Design Review

4303.A Applicability. Development within the Design Review Overlay district (Section 2201) that involves exterior modifications to a structure or site will require design review under this section before the Zoning Administrator may issue a zoning permit or the Development Review Board may grant a development approval, as applicable. Interior alterations and changes of use that do not involve exterior modifications will not require design review.

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.

APPLICANT RESPONSE. Prior to planning and programming the proposed renovation plan, the Applicant reviewed and frequently consulted the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings. In addition, the Applicant met and consulted with Caitlin Corkins (Tax Credits and Grants Coordinator, Vermont Agency of Commerce and Community Development) in order to ensure compliance and consistency with the standards. As the Applicant's submittal demonstrate, the planned renovation is consistent and in conformance with the established standards. All historic features of the property have been identified. The historic features of the property (such as the uppermost cornice and original center stairwell) are being repaired and maintained. Any new exterior construction or alternations are being undertaken in a manner that ensures that the integrity of the historic property remains unimpaired.

(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.

APPLICANT RESPONSE. N/A. 75 North Main Street is an existing building.

(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.

APPLICANT RESPONSE. N/A. The Applicant is not proposing to alter or modify the height of the building.

CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

(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

APPLICANT RESPONSE. N/A. The Applicant is not proposing to alter or modify the height or width of the building.

(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.

APPLICANT RESPONSE. As used in the Land Use Regulations, a building's fenestration pattern refers to the arrangement, proportion and design of windows, doors and openings in a building's façade. The contributing historic buildings located within Barre's Historic District and within close proximity to 75 North Main Street demonstrate a very symmetrical placement of windows, doors and openings. The submitted materials demonstrate that the Applicant's renovation plan restores – as closely as possible – the symmetry of the building's features. The renovation plan is consistent with adjacent buildings and buildings within the District.

(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.

APPLICANT RESPONSE. N/A. The Applicant is not proposing to alter or modify shape, pitch or direction of the roof.

(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.

APPLICANT RESPONSE. As detailed in the submittals, the Applicant is proposing to restore the existing historic exterior features of the building. Those exterior features are currently constructed of wood (such as the existing wood clap boards, wood cornice and wood trim). Many of these features are original to the building. While many of the buildings within the District have a stone or masonry exterior and / or façade, the façade of 75 North Main Street is and has been constructed of wood. Accordingly, the use of wood products in the renovation as proposed is appropriate and consistent with the Secretary of the Interior's Standards for Treatment of Historic Properties.

(8) **Architectural Features.** Applicants must demonstrate that new or modified buildings

CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

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.

APPLIANT RESPONSE. The Applicant's submittals demonstrate that the proposed renovations and modifications incorporate architectural features that are raised above the wall plane in order to create shadow lines. Some examples of these contained within the plan are the restored uppermost cornice, the exterior window trim details and the renovated lowermost cornice and sign band. The Applicant submits that the planned renovations are both consistent and compatible with buildings located in the Historic District.

(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.

APPLICANT RESPONSE. N/A. The Applicant is not proposing to illuminate exterior signage.

(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.

APPLICANT RESPONSE. The building will be serviced by an underground 1,000 gallon propane tank owned by the Applicant. This service line will be buried. The building is currently serviced by an existing, overhead electrical line originating on Elm Street. This line enters at the rear of the building and is not visible from North Main Street. Given existing conditions, it is not feasible to bury the electrical lines.

(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.

APPLICANT RESPONSE. N/A. The Applicant is not proposing any accessory structures.

2202 Historic Structure Overlay District

2202.A Intent. The Historic Structure overlay district is intended to promote the preservation and/or rehabilitation of structures listed on the State or National Historic Register by ensuring that exterior modifications to historic structures follow the guidelines established in the Secretary of the Interior's Standards for the Treatment of Historic Properties.

2202.E Exterior Modifications. Exterior modifications of a contributing historic structure within this overlay district will require design review in accordance with [Section 4303](#) and must conform

CITY OF BARRE, VERMONT DESIGN REVIEW BOARD SUBMISSION

to the standards below. If the structure is also located within the design review overlay district, the reviews will be combined and the applicable standards of [Section 2201](#) will also apply.

The applicant must demonstrate that:

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

APPLICANT RESPONSE. See Applicant Response to Section 4303, Review Criteria 1.

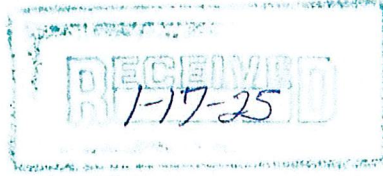
- (2) If deviating from the guidelines, the proposed exterior modifications conform to the standards of [Subsection 2201.G](#).

APPLICANT RESPONSE. N/A. As the submittals demonstrate, the proposed renovations are consistent with and follow the guidelines established in the Secretary of the Interior's Standards for the Treatment of Historic Properties. The Applicant is not deviating from the Guidelines.



CITY OF BARRE, VERMONT

FLOOD HAZARD PERMIT NOTICE



Dear Landowner/Applicant:

Flood Hazard permit # F25-000001 on parcel 75 N Main Street has been approved for a project generally described as Renovation of vacant building into commercial and residential space. **CONDITIONS: Refer to Agency of Natural Resources letter from the State Flood Plain Manager dated 1-13-2025**

It will become effective on 01/30/2025 after the expiration of the 15 day appeal period. During the appeal period you are **required by the State Statute** VSA § 4449(a)(3) to display the enclosed Permit Notice Poster (**blue card stock**), on your property so that it can be read within view from the closest public right-of-way until the time for appeal of the permit has passed, until 01/30/2025.

Failure to post the Permit Notice for the required time period shall make the permit null and void.

As noted on the bottom of your Flood Hazard Permit and in Ordinance, development associated with your Flood Hazard Permit **must commence construction with a 6-month period, and must be completed within 3 years**. If no work has been commenced with the first 6-month period, your permit is null and void, and you will need to reapply should you want to complete the project.

NOTE:

It is the **applicant's responsibility** to contact those entities listed below **BEFORE** commencing your project included but not limited to new commercial construction, alterations, renovations, additions, demolition of public buildings or changes to the Wastewater System and Potable Water Supply Permit. These may be state required permits of which you are fully responsible for:

- State of Vermont Department of Public Safety's Division of Fire Safety at (802) 479-4434; and
- Please visit the online Permit Navigator to help answer state environmental permitting questions 27/7/365. Please check it out: <https://dec.vermont.gov/permitnavigator>.

By acceptance of this flood hazard permit, you agree to the conditions and timelines set forth by the permit, by City Ordinance and by State Statute, and affirm that you understand these requirements accordingly.



City of Barre 6 N. Main Street
Barre, VT 05641

**FLOOD HAZARD AREA DEVELOPMENT
PERMIT
Permit Number F25-000001**

APPLICATION INFORMATION

PERMIT FOR: Non-residential/Commercial **EST. COST:** \$758742.00
EFFECTIVE DATE: 01/30/2025 **EXPIRATION DATE:** 01/30/2028 **TAX ID:** 1095-0075-0000
PHYSICAL LOCATION: 75 N Main Street
PROJECT DESCRIPTION: Renovation of vacant building into commercial and residential space. **CONDITIONS:** Refer to Agency of Natural Resources letter from the State Flood Plain Manager dated 1-13-2025
CONDITIONS:
APPLICANT: 75 North, LLC
 125 Nelson Street,
 Barre, VT 05641
PHONE: (802) 793-1033
OWNER: 75 North, LLC
 125 Nelson Street
 Barre, VT 05641
PHONE: (802) 793-1033

FEES

Date	Type	Reference	ReceivedFrom	Amount
12/31/2024	Check	#1048	355 Route 302 LLC	150.00
12/31/2024	Cash		Thom Lauzon	55.00

DECISIONS

01/15/2025 PERMIT Approved

FLOOD HAZARD PERMIT ISSUED BY:

Michelle La Barge-Burke

January 15, 2025

MICHELLE LA BARGE-BURKE, PERMIT ADMINISTRATOR DATE

Accompanying documents and plans submitted with the flood hazard area development permit application are part of this permit and are on file in the Planning and Zoning Office.

ANY REQUIRED ZONING PERMITS HAVE BEEN APPROVED AND ARE IN EFFECT.

Permission is hereby granted in accordance with the requirements of the Barre City Flood Hazard Area Regulations to proceed with the above project. There is an appeal period of 15 days from the date of approval during which time no construction or activity related to this approval may occur. Development requiring Zoning approval must commence construction within a 6 month period and must be completed within 3 years. The project associated with this application must be constructed or operated in accordance with the provisions of the application including associated plans and specifications. The applicant must notify the Permitting Office of any changes in the proposed plans.

Please Note: The applicant is responsible for determining property lines and meeting the required setbacks for development. The applicant retains the obligation to identify, apply for, and obtain relevant state permits. For potential Dept. of Environmental Conservation permits, the applicant is 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.

Vermont Department of Environmental Conservation
 Watershed Management Division
 1 National Life Drive, Main 2
 Montpelier, VT 05620-3522

Agency of Natural Resources

phone 802-828-1535
 fax 802-828-1544

Michelle La Barge-Burke
 Permit Administrator - City of Barre
permitadmin@barrecity.org
 Barre City, Vermont
 (electronic communication)

1/13/2025

Dear Michelle,

Thank you for sending (on 1/6/2025) the application materials describing the proposed improvements at 75 North Main St. The building is listed as a contributing structure in the Barre Downtown National Register District. Catilin Corkins, with the Vermont Division for Historic Preservation is reviewing the proposed work including changes to the façade, and will need to confirm that the renovations will maintain the historic status of the building.

The proposal includes the extensive renovation and Substantial Improvement of a currently vacant historic building into commercial and residential use on the first floor.

The structure is in the Zone AE Special Flood Hazard Area of the Stevens Branch. An Elevation Certificate for the structure was provided (Savgzdys, 12/6/2019).

Proposed Next Highest Floor Elevation	~ 606.3'	(As noted at back side fire escape)
Design Flood Elevation (DFE = BFE + 1') (Roughly 1' above the first floor)	604.4' (estimated) NAVD88	New utilities and equipment should be above DFE. Replacement materials and methods below the DFE should be flood-damage resistant per <u>TB-2</u> .
Base Flood Elevation (BFE)	603.4' NAVD88	
Next Highest Floor	603.3'	
Basement	597.3'	

Entering the current structure from North Main Street the interior currently has two levels. The entrance area, identified on the EC as the Next Highest Floor at 603.3' will be raised to match the higher floor elevation away from Main Street. This portion is roughly at 606.3' (based on the fire escape threshold on the plan set). This will be above the Design Flood Elevation of 604.4' as required by the bylaw.

All utilities including electric services, electric panels, heating systems and telecom systems will be relocated to the first floor (above the DFE). A backflow prevention valve will be installed on the domestic wastewater line. The main water shutoff will be located above the DFE. An improved sump pump will be installed.

Any new electrical services in the basement should be resistant to damage from flooding, have CFCI and be readily replaceable.

The existing #2 fuel oil tanks will be removed from the basement.

New propane tanks will be installed at the rear of the parcel. Any fuel tank on the property needs to be adequately anchored to prevent mobilization.

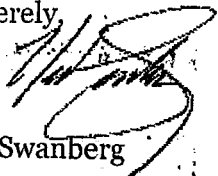
Any replacement materials and methods below the DFE should be flood-damage resistant per FEMA TB-2.

Within six months after completion of the improvements, the applicant should provide an updated Elevation Certificate confirming the construction as permitted.

These comments are provided to the City of Barre as requested through Section 4.01 (F) and VSA §4424. Additional local, State or Federal permits may be required for this project. Where the community has additional, or more stringent standards, those standards apply.

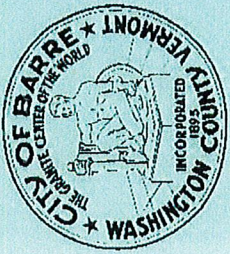
Please let me know if you, or the applicant, have any questions:

Sincerely,



Ned Swanberg

Ned Swanberg, Central Vermont Floodplain Manager, CFM
DEC River Corridor and Floodplain Protection Program
ned.swanberg@vermont.gov 802.490.6160
www.floodready.vermont.gov



City of Barre, Vermont FLOOD HAZARD PERMIT NOTICE

PERMIT NUMBER: F25-000001 ISSUE DATE: 01/15/2025 EFFECTIVE DATE: 01/30/2025

THIS CERTIFIES THAT: 75 North, LLC
Renovation of vacant building into commercial and residential space.
HAS PERMISSION TO: CONDITIONS: Refer to Agency of Natural Resources letter from the State Flood
Plain Manager dated 1-13-2025

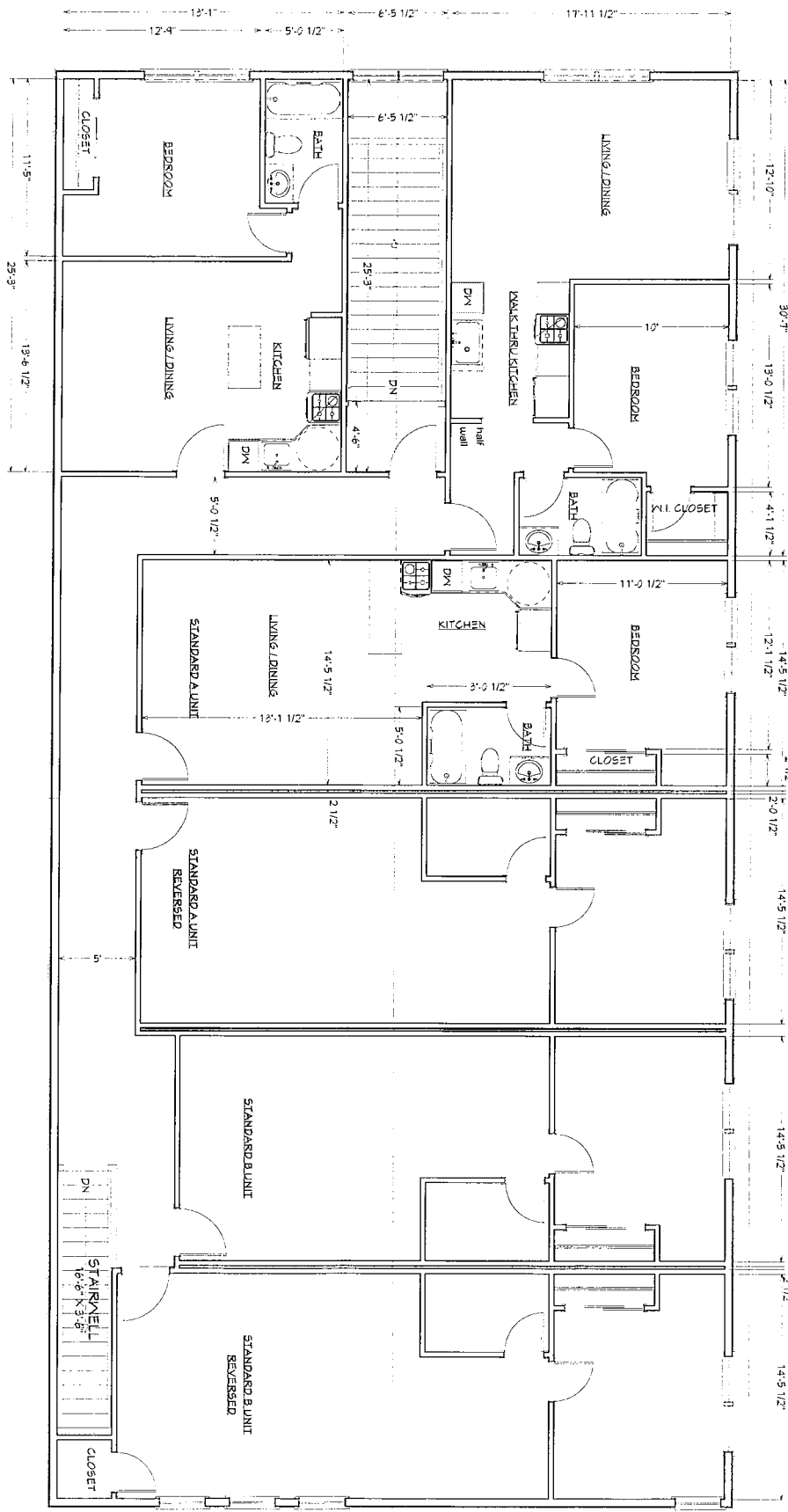
CONDITIONS:

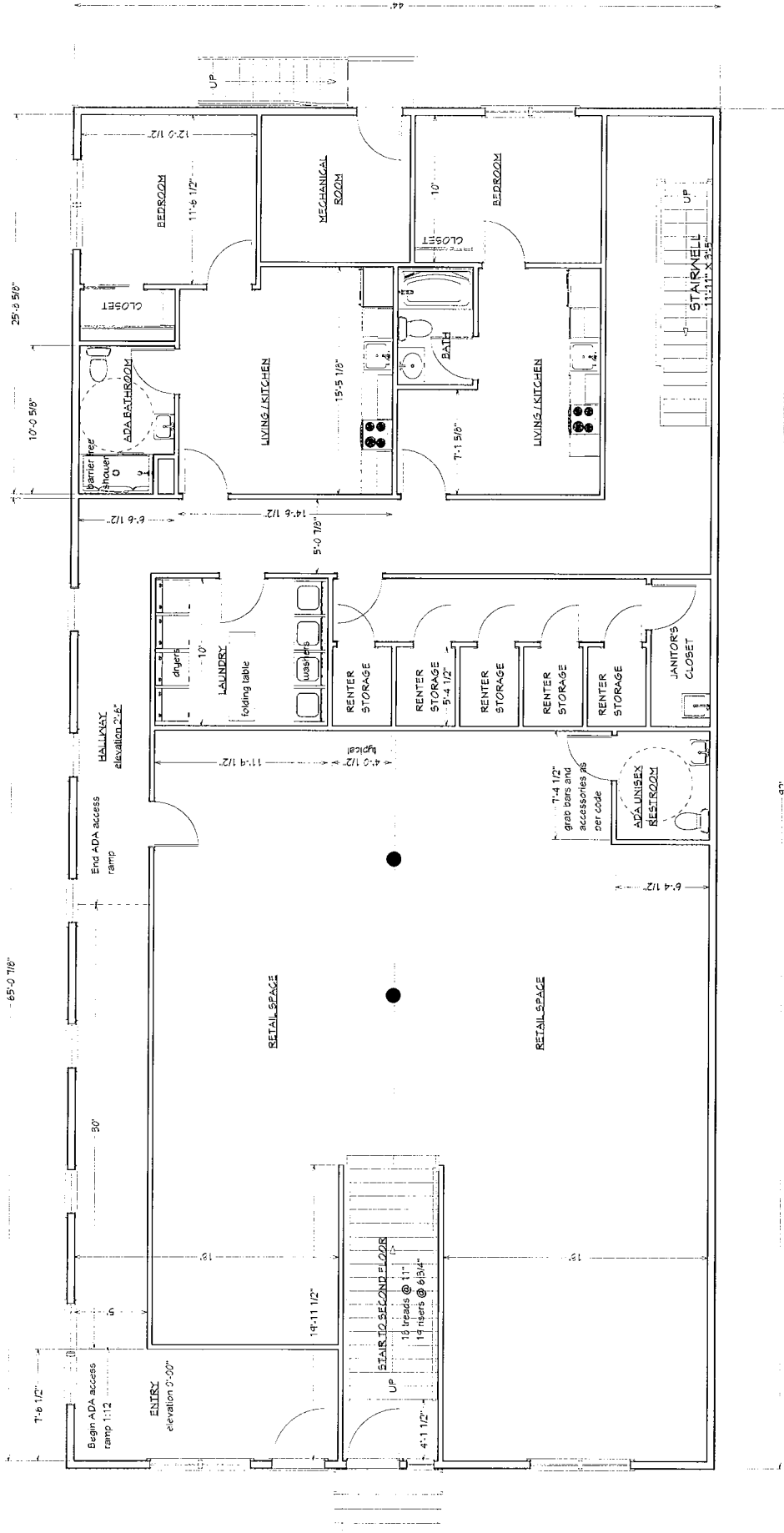
ADDRESS OF PARCEL: 75 N Main Street

Permission is hereby granted in accordance with the requirements and regulations of the Barre City Flood Hazard Regulations to proceed with the above project.

THIS POSTER MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES, VISIBLE FROM THE STREET UNTIL 01/30/2025

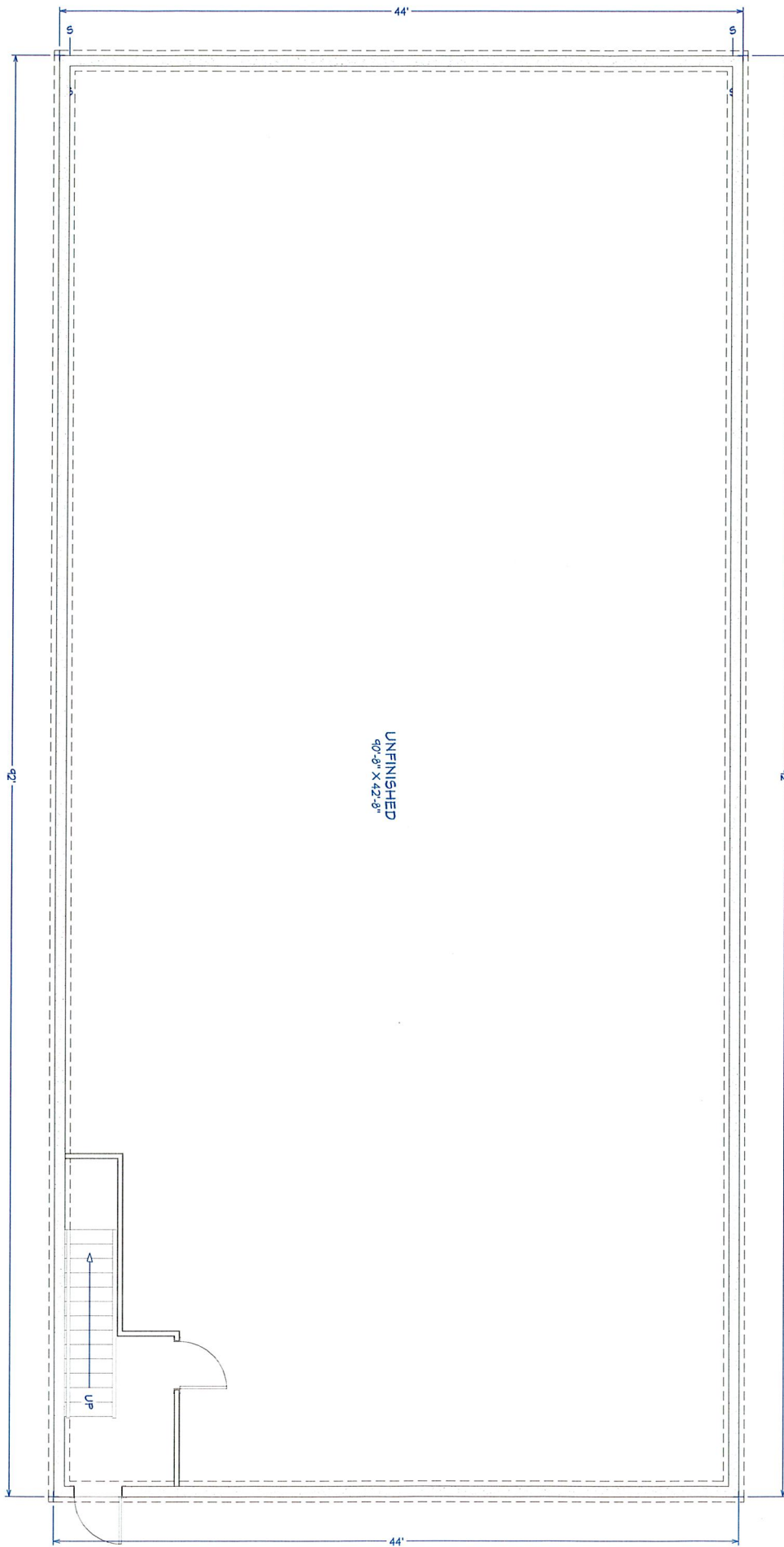
FOR MORE INFORMATION CONTACT THE PERMITTING DEPARTMENT
City of Barre 6 N. Main Street Barre, VT 05641 (802) 476-0245

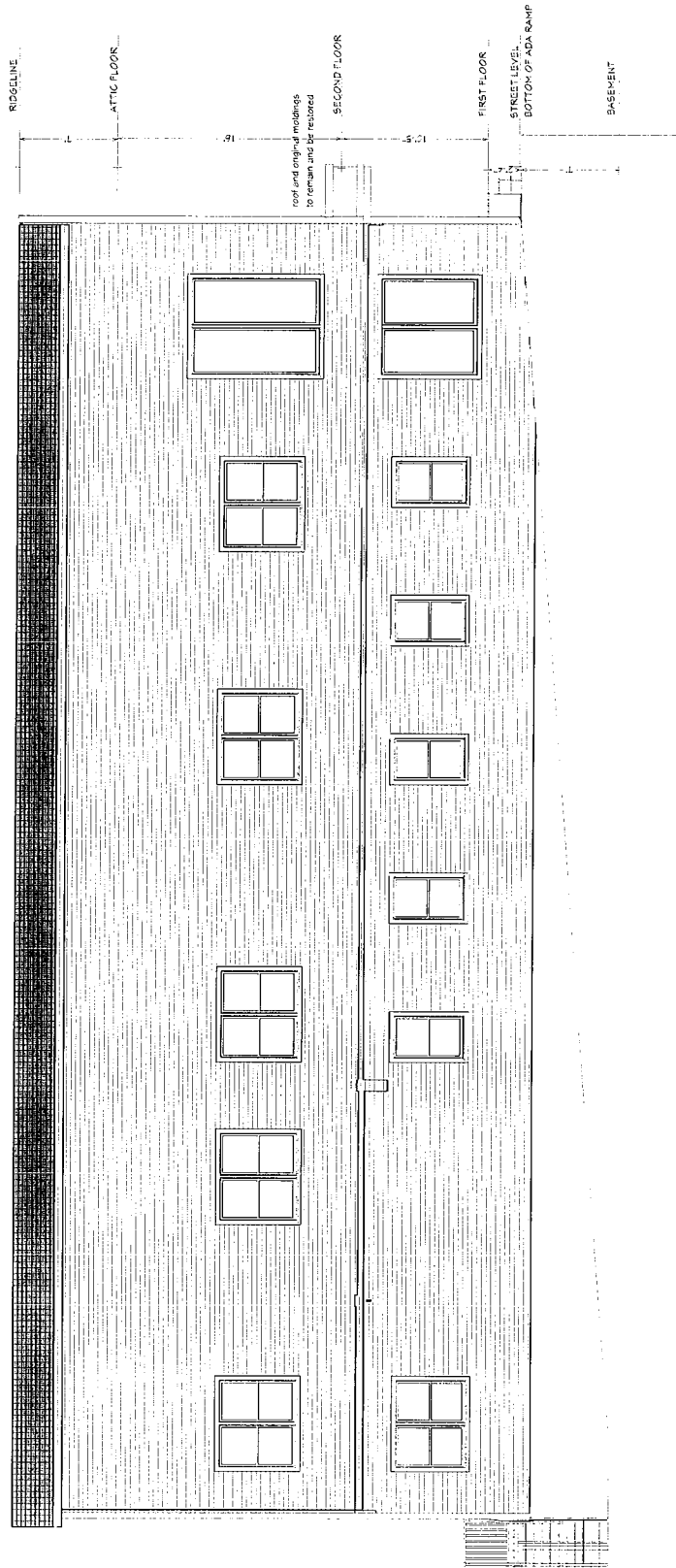


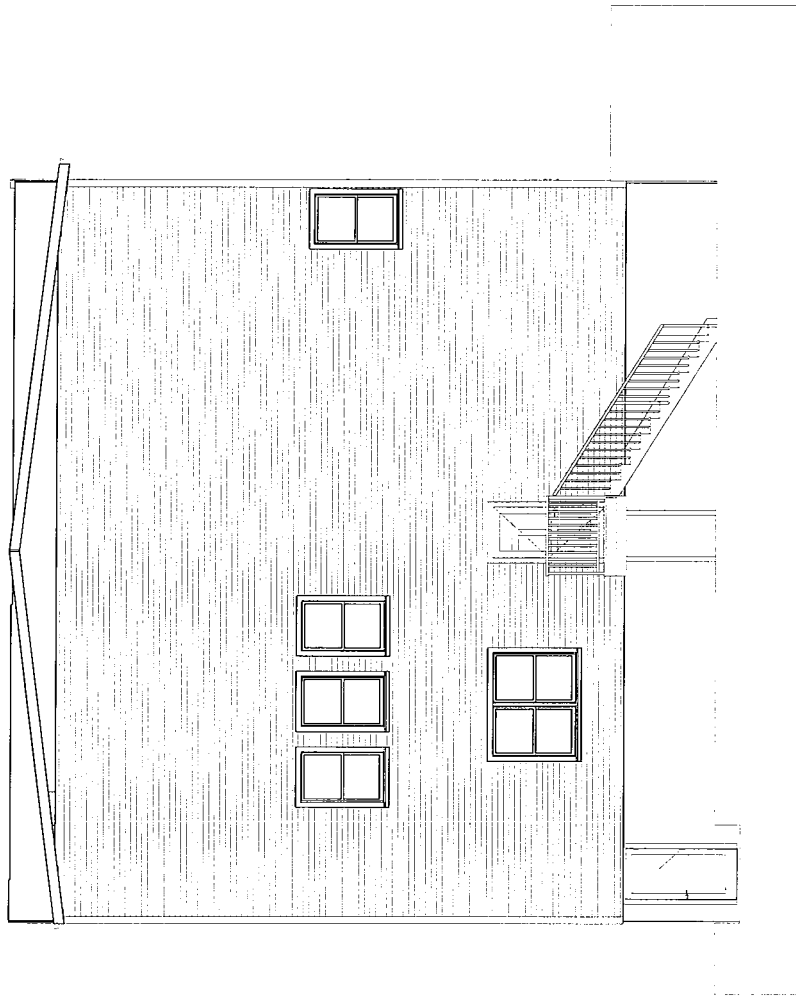


LIVING AREA
400150 FT

EXHIBIT B

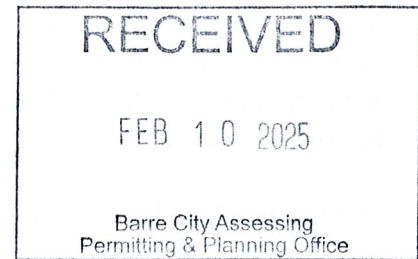






February 10, 2025

City of Barre Zoning Office
Attn: Heather Grandfield
6 North Main Street
Barre, VT 05641



RE: Former Barre Town Hall – 75 North Main Street

To Whom it May Concern:

I am writing at the request of the owners of 75 Main Street, who sought technical assistance from the Vermont Division for Historic Preservation regarding their planned rehabilitation of the historic Barre Town Hall building located at 75 North Main Street. The owners received a state tax credit award to support these renovations and thus the work completed must meet the Secretary of the Interior's *Standards* as determined by the Vermont Division for Historic Preservation.

Listed as a contributing structure in the Barre Downtown National Register District, this building was constructed beginning in 1857 as a gable-roofed Greek Revival/Italianate structure. It originally served a dual public and commercial purpose with a public meeting hall over commercial storefronts. The upper floor ceased to be used for municipal purposes at the turn of the century and the building has undergone several modifications over the years, including the addition of a false front in the late 19th century, modification of upper-level windows in the early 20th century, and multiple renovations to the storefronts facing North Main Street.

I met with the building owners' multiple times, including on site, reviewing initial plans for modifications to the interior and exterior of the building. Due to previous interior alterations, including flood damage from July 2023, the focus of the review was on the proposed exterior modifications and specifically proposed alterations to the front façade.

Excellent photographic documentation exists to show the front of this building throughout its life, and records the many alterations made over time, particularly at the storefront level. Because the owners wished to remove the current storefront bump-outs due to their deteriorating condition, inspiration was drawn from the late 19th century period before these were added.

This restoration approach to the building's façade includes bringing the front plane of the storefronts back into alignment with the upper floor, retaining and restoring the building's Italianate cornice, and replacing non-historic second floor windows with more appropriate paired four-over-four replacements, including installing more historically appropriate trim



details. On the ground floor, the central entry with stairs to the second floor will be retained. New storefronts will be installed on either side of the central door to mimic those present in the 1890s, with large commercial storefront windows above a paneled bulkhead. The proposed new storefronts will be consistent and compatible with the building's late 19th century appearance. It is therefore the opinion of the Vermont Division for Historic Preservation that the proposed project will meet the Secretary of the Interior's *Standards for Rehabilitation*.

Please feel free to reach out to our office with any questions.

Sincerely,



Caitlin Corkins, Tax Credits & Grants Coordinator
Department of Housing and Community Development



DEVELOPMENT REVIEW BOARD STAFF REPORT

Regular Hearing held on Thursday, March 6, 2025 ~ 7:00 P.M.

75 North LLC – 75 North Main Street. Seeks design review approval for façade; Design Review Overlay District, Historic Structure Overlay District, Special Flood Hazard Area, UC-1 Zoning District.

2202 Historic Structure Overlay District

2202.A **Intent.** The Historic Structure overlay district is intended to promote the preservation and/or rehabilitation of structures listed on the State or National Historic Register by ensuring that exterior modifications to historic structures follow the guidelines established in the Secretary of the Interior's Standards for the Treatment of Historic Properties. **Applicant is working with Caitlin Corkins on these guidelines, see letter attached.**

2202.B **Allowed Uses.** The use standards of the base zoning district will apply to a lot subject to this overlay district. **Understood.**

2202.C **Dimensional Standards.** The dimensional standards of the base zoning district will apply to a lot subject to this overlay district. **Understood.**

2202.D **Notice Requirements.** In addition to all other applicable notice requirements under this ordinance, a notice of a hearing for any proposed development or demolition within this overlay district must also be sent to the Barre Historical Society. **A formal letter was sent Wednesday, February 19, 2025 to the Barre Historical Society.**

2202.E **Exterior Modifications.** Exterior modifications of a contributing historic structure within this overlay district will require design review in accordance with [Section 4303](#) and must conform to the standards below. If the structure is also located within the design review overlay district, the reviews will be combined and the applicable standards of [Section 2201](#) will also apply. The applicant must demonstrate that:

- (1) Proposed exterior modifications follow the guidelines established in the Secretary of the Interior's Standards for the Treatment of Historic Properties; or **The Applicant plans to meet and maintain historic standards. See Section 4303, Review Criteria**
- (2) If deviating from the guidelines, the proposed exterior modifications conform to the standards of [Subsection 2201.G](#). **This section addresses doors, windows and the structure. Applicant is making some changes as indicated in the application which will bring back some of the historical features following the Secretary of Interior's Standards for the Treatment of Historic Properties.**

2202.F **Other Proposed Development.** Any other proposed development on a property within this overlay district that would alter the surroundings and context of a contributing historic structure (ex. building a new structure or constructing parking) will require approval from the Development Review Board as a conditional use. The applicant must demonstrate

that the proposed development meets the conditional use criteria (see [Figure 4-1](#)) and the following: **Not applicable – No alterations surrounding the historic building are proposed.**

- (1) The proposed alterations are necessary to allow reasonable use of the property; **Not applicable – no surrounding alterations**
- (2) It is not feasible to earn a reasonable economic return from the property without making the proposed alterations; and **Not applicable – no alterations surrounding the historic building.**
- (3) The alterations as proposed have minimized and mitigated any adverse impacts on the context, setting and integrity of the contributing historic structure to the maximum extent feasible. **Not applicable – no alterations surrounding the historic building.**

4303 Design Review

4303.A **Applicability.** Development within the Design Review Overlay district ([Section 2201](#)) that involves exterior modifications to a structure or site will require design review under this section before the Zoning Administrator may issue a zoning permit or the Development Review Board may grant a development approval, as applicable. Interior alterations and changes of use that do not involve exterior modifications will not require design review. **Applicant is looking for approval for proposed façade renovations.**

4303.B **Purpose.** The purpose of design review is to ensure that proposed development maintains and enhances those aspects of the built environment that contribute to Barre City’s historic character, architectural heritage and sense of place.

4303.C **Review Process.** Applications will be reviewed based on the following process:

- (1) The Design Review Advisory Committee must meet to review all applications subject to design review within 15 days of the Zoning Administrator deeming the application complete. (Note: As specified in [Subsection 4004.A](#), if no Design Review Advisory Committee exists, the Zoning Administrator will conduct the design review. In doing so, the Zoning Administrator may deny or place conditions on a zoning permit to ensure compliance with the standards of [Section 2201](#). The applicant or other interested person may appeal such actions or decisions to the Development Review Board in accordance with [Section 4402](#).) **No committee in place, however application was shared Wednesday, February 26, 2025 with the Barre City Department Heads for review and responses will be collected and shared with the DRB at the time of the hearing.**
- (2) Meetings of the Design Review Advisory Committee are subject to Vermont’s open meeting law, but are not subject to the hearing and notice requirements of this ordinance. **Understood**
- (3) The Design Review Advisory Committee may recommend specific modifications to the proposed development based on:
 - (a) The standards and criteria of this ordinance; and **Understood**

- (b) If the proposed development involves exterior modifications to a contributing historic structure in the Historic Structure Overlay district, the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*. **The applicant intends to meet and maintain historic standards and is collaborating with Caitlin Corkins, Tax Credits & Grants Coordinator.**
- (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](#). **Not applicable as referred to DRB for design review.**
- (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. **Any responses collected from the Barre City Department Heads will be provided at the time of the hearing.**

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*. **The applicant has consulted the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings and has been collaborating with Caitlin Corkins from Tax Credit & Grants Coordinator.**
- (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. **Not applicable – no change.**
- (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. **Not applicable – no change.**
- (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 **Not applicable – no change.**

- (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. **The applicant plans to make changes to restore the building back to the 19th Century look keeping the windows and door openings in the similar arrangement and spacing.**
- (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 **Not applicable – no change.**
- (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. **The applicant plans to replace any deteriorating clap boards, cornice and wood trim with wood keeping with the historic materials following the necessary standards.**
- (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. **Applicant shows renovations to restore uppermost cornice, exterior window trim etc. as shown in the plans consistent with the standard guidelines.**
- (9) **Signs.** Applicants must demonstrate that the type, size, location, design, materials and lighting of new or modified signs conforms to [Section 3107](#) and will be complementary to the building (if building mounted), site (if free-standing) and neighboring properties. **The applicant is not proposing signage at this time. This will be applied and permitted later.**
- (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. **Not applicable- No change and currently comes into the rear of the building.**
- (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. **Not applicable, no new accessory structures.**

Conclusions

Based on evidence above the DRB concludes that the proposal meets the Design Review Overlay Criteria in the Historic Overlay District. **(Pending DRB decision).**

Staff Recommendations

Approve the application as presented for design review in a historic overlay district with the proposed façade changes, as it is known at the time of this review.

1. Condition the decision that the Permit Administrator be allowed to approve any immaterial or non-substantial changes to the site plan without having to come back before the DRB for revision.