



City of Barre, Vermont

“Granite Center of the World”

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Planning Commission Meeting Minutes October 25, 2018 at 6:30 P.M. Council Chambers, City Hall (6 N Main St)

A regular meeting of the Barre City Planning Commission was called to order by Commission Chair Jackie Calder at 6:32 pm at City Hall. In attendance were Commissioners Michael Hellein, Jim Hart, Dave Sichel and Ken Lunde. Also in attendance were Planning Director Janet Shatney; Permit Administrator Heather Grandfield, and Times Argus reporter David Delcore. Chair Calder determined that there was a quorum for the evening.

Adjustments to the Agenda: None.

Visitors and Communications for anything not on the agenda: None.

Old Business: A motion was made by Commissioner Hellein and seconded by Commissioner Lune to approve the October 18, 2018 meeting minutes as presented with no discussion, motion passed unanimously.

The rehabilitation services or residential treatment facility language was discussed again. A revised map showing approximately the 1,000’ distance just from the schools, overlaid onto a map without any residential zoning districts was shown as requested at the last meeting. It was agreed to leave the distance at 1,000 feet, and only from schools, and remove dispensing medical marijuana but leaving drugs for opioid addiction. Section 3228.B was left in place, not allowing these facilities in any residential zoning district if they would be dispensing medication.

A comment regarding the future land use area where Green Acres and the Highgate housing complex was discussed. The comment was if these were to leave, or the housing removed, would similar housing be allowed. Similar housing would be allowed, but at single and 2-family dwellings, along with 5+-unit dwellings, all conditional-needed approval, as is currently. Therefore, the Commissioners felt that the similarities are there, and have left those parcels in R-4 as drafted.

A comment regarding pitched versus flat roofs, roof heights and minimum requirements was made, and the Commission felt it was just necessary to ensure the commenter understood the current and proposed regarding these.

A follow-up on smaller, city designated parks and turning parking areas into green spaces was brought to the Commission’s attention. A review of the draft shows that all public parks are

permissible uses in the zoning districts they've been allowed in; therefore, only site plan approval by the DRB would be required. And, for any private designated parks potential public use, would more than likely require some form of agreement, which is beyond zoning capabilities.

Gardens were queried, and also using them for private parks. If the property owner wanted to have a public garden on its property, the use of the land would not need further zoning change, and not considered a zoning concern. More than likely the property owner would want agreements with whomever they've let onto their property so there is some understanding. Further, there is no reason why a property owner couldn't or wouldn't want to create some green space for employees, and would be encouraged.

Riparian buffers were discussed. The draft map was shown and the Planning Director will ensure that those properties where watercourses go underground that they will be removed from the map, and that a final draft map will be available.

Technical or legal review costs were commented on once more, suggesting that an application be denied or placed on hold until the developer or applicant can provide additional information. While we have been instructed that it would be rare if ever that this ability would be used, it's a good protection measure for the city if an application were so onerous that compliance couldn't be determined. It's also a matter of when the administrator would deem the application complete, and then there are the statutory timeframes for the administrator to acquire further information before issuing a zoning permit. It was determined to leave as is.

New Business: None.

Executive Session: Not needed.

Roundtable: Commissioner Lunde expressed his issue with grout not being allowed for fill, but ultimately not enough so that language in the draft would be changed. And, Commissioner Lunde has resigned from the Planning Commission effective December 1, 2018 as he is moving to Florida for the winter months.

Adjourn: A motion to adjourn at 7:52 pm was made by Commissioner Hart and seconded by Commissioner Hellein, motion carried. There is no audio recording of this meeting.

Respectfully Submitted,
Janet Shatney, Planning Director