

Barre City Planning Commission

September 23, 2021 Meeting Minutes

Present: David Sichel (Chair), Jackie Calder (Vice Chair), Michael Hellein (Secretary), Amanda Gustin, Jim McWilliam

Staff: Janet Shatney (Director of Planning, Permitting & Assessing)

Visitors: Peter Anthony

1. Call to Order

6:30pm

2. Adjustments to the Agenda

None

3. Public Comment

No public comment.

4. Old business

A. Approve meeting minutes of August 26, 2021

Amend minutes to change "appalled" to "disappointed". Motion: Gustin, second Calder, approved.

5. New Business

A. Housing Density Discussion

Sichel introduced the topic of housing density limits in the current zoning ordinance. Shatney noted that there is interest in developing an area off of Prospect Street but their plans to not fit within the current R-4 zoning. Shatney also stated that several attempts to find funding to develop the Ward 5 School but did not lead to anything.

There was some discussion of what the problems facing developers are and whether any changes are needed. There was discussion of the

balance of infrastructure costs against property tax revenue. Shatney informed the Commission that a developer on Prospect Street was interested in pursuing a special assessment district and public bond financing to pay for infrastructure construction.

Gustin asked to follow up to get more information on the limitations for Ward 5 School development. Hellein said he would provide a motion at a future meeting recommending to remove minimum parking requirements and reform the winter parking ban.

6. Staff Updates

Shatney said 5-6 sales a week are being recorded. There's a development creating upper-story housing on Main Street.

Shatney mentioned that the Planning Commission is planning to meet with the TAC and PRC Committees in the future.

7. Roundtable

Hellein mentioned he noticed that vinyl does appear to be a permitted material for window signs in the current ordinance, and only pre-cut letters are prohibited.

Gustin noted that she and Sichel will be attending the upcoming Council meeting.

Anthony noted that it's not the Planning Commission's role to specify whether owner-occupied or renters are preferred, but would really like to see more people invested in the community through owning their homes.

8. Adjourn

7:49pm, **Motion Gustin, Second Calder, Adjourned**