

# Barre City Planning Commission

## April 14, 2022 Meeting Minutes

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**Present:** David Sichel (Chair), Jackie Calder (Vice Chair), Michael Hellein (Secretary), Amanda Gustin, Becky Wigg, Rosemary Averill, Joe Reil

**Absent:** None

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

**Visitors:** Michael Boutin, Samantha Hiscock, Peter Anthony, Jake Hemmerick

1. **Call to Order:** 5:30pm
2. **Adjustments to the Agenda:** None.
3. **Public Comment:** No public comment.
4. **Old Business**
  - a. **Accessory Dwelling Unit (ADU)**

Shatney went through the current criteria in zoning for an ADU, and what must be changed. Discussion about owner occupying, driveways, use of land, bedrooms, parking, subordinate uses, off-street parking, bedroom numbers and studio spaces, and square footage and even when the landowner sells and what happens, were all discussed. Other parts of the development ordinance can dictate what can and cannot happen, With 9 criteria that an ADU must meet now, discussion followed:

Clarifications for understanding that the eliminating any parking requirements for the ADU, and to rely on other parts of the zoning were agreed upon.

The 9 criteria under 3202.A have been discussed to look like the following:

- i. revise item (1) to mirror state statute
- ii. leave item (2) as is
- iii. remove item (3) in its entirety
- iv. leave item (4) as is, it mirrors statute
- v. leave item (5) as is, it mirrors statute
- vi. remove item (6) in its entirety
- vii. revise item (7) to state that this use is exempt from the parking minimums, but keeping the reference to them so they know what is being exempted
- viii. items (8) and (9) are left as is

To be approved at the April 28, 2022 meeting

The rest of the ADU sections 3202.B through 3202.D are left as is.

Discussion over bundling ordinance changes or pushing each piece forward ensued, and if the commission agrees at the next meeting, the ADU language could be pushed forward on its own.

5. **New Business:** None.

## 6. **Staff Updates**

Shatney said in addition to the staff report, she wanted to let the commission know where we ended up with the issue of the poorly written DRB decision from last August 2021, that in consultation with 3 attorneys, it is better left the way it is, and that combined with the written minutes and listening to the recorded hearing, it is clear that the intended outcome was to deny the sign request. Hellein wanted the Commission to know that a change that Shatney has instituted with the DRB is that they will meet the following month to approve any decisions and minutes, regardless if there is an application or not, this way, any errors can be caught so this does not happen again. Also, that the DRB met the prior week for a fence variance to eight feet high which was granted.

There has been one applicant for the permit administrator position, so it is being renoticed in multiple ways.

Calder asked about the RK Miles projects, and wondering if it had anything to do with the historic Thwing building, and they do not.

Gustin asked about meeting virtually or hybrid for future meetings, and Sichel said it will go on the agenda for the next meeting, but we will meet virtually only for the April 28, 2022 meeting and hearing.

## 7. **Roundtable**

Averill said she was thankful to be on the commission, and looking forward to seeing where things go, and thanked Shatney for the packet of materials.

Reill also stated he was glad to be a part of this, and looking forward to future discussions, there is a lot to learn.

## 8. **Adjourn**

7:01pm, **Motion Wigg, Second Hellein, unanimous vote to adjourn.**