

Barre City Planning Commission

July 25, 2024 Meeting Minutes

Present: David Sichel (Chair), Becky Wigg (Vice Chair), Joe Reil (Secretary), Wendy Ducey, Raylene Meunier

Absent: Rosemary Averill, Caitlin Corkins

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

Visitors: None

1. Call to Order.

5:30pm.

2. Adjustments to the Agenda.

None.

3. Public comment (for something not on the agenda).

None.

4. Approval of Minutes.

a. June 13, 2024.

Wigg moves to approve, Meunier seconds, unanimous in favor.

Prior to Public Hearing, there was a round of introductions between new member Wendy Ducey and present members.

5. Warned Public Hearing

a. Proposed Flood Hazard Area Regulations.

There was a proposal to amend the Flood Hazard Area Regulations to include a definition of "substantial improvement" prior to sending on to City Council.

Consensus was that adding a definition would add clarity and would be more consistent with State and FEMA guidelines.

Reil moves to make this revision, Ducey seconds, unanimous in favor.

Becky moves to close public hearing and recommend draft to City Council, Meunier seconds, unanimous in favor.

Public Hearing closed.

6. Old Business.

- a. Hazard Mitigation Plan Actions Table & Hazard Mitigation Plan – Staffing & Funding Table – Commission review

Commission reviewed Shatney's data entry for various State-provided categories which will inform our priorities and aid in receipt of funds for various needs.

There was discussion around how this data will be used, this is a planning document, primarily to show they're being considered, and aids in grant applications as they're established priorities.

This discussion is a step in the public review of the plan, it will then go to City Council, and then to the public for review.

Some specific items were discussed:

Are these appropriate to include, due to costs or unforeseen circumstances, e.g., burying power lines, elevating roads with questions about whether they were appropriate to include at all, due to costs or unforeseen circumstances.

Some are already covered in our updates to Flood Hazard Regulations and may not need to be maintained, e.g., anchoring fuel tanks.

There are also some that could be added, e.g., hydrology studies to determine if river clean-up/maintenance is appropriate, creating/maintaining other floodplain areas, monitoring landslide areas (rather than a one-time study).

Shatney will review these items with the consultant and bring results back to the Commission.

- b. Municipal Plan – review Economic Development Section

There was some discussion around a few specific categories: landlord (residential and commercial) ordinances and how they could be revised, including dealing with building owners who are hesitant to rent due to problematic tenants; encouraging development of a downtown grocery store; better communication around zoning standards to encourage developers to review them ahead of time instead of failing during the permitting process.

7. New Business.

None.

8. Confirm Date of Next Meeting.

- a. August 8, 2024.

9. Staff Updates.

State officials are requiring structures to be elevated; City recently held a meeting for property owners on the buyout list, many want to elevate instead of selling, City is pursuing grants for this; Developmental Review Board approved a curb cut which will probably be appealed and Capital Candy is looking to demolish a granite shed that is a historic structure.

Other new developments in the City were reviewed, new businesses and apartment buildings planned.

Prospect Heights work continues, supported by a grant obtained by Senator Sanders, who also helped with grants for the Auditorium and a new Water Main.

10. Round Table.

Wigg asks about the Summer Street, the grant has been extended and Shatney is reaching out to the Consultants.

The Zoning Revision grant cannot be extended, Shatney is trying to find ways to maintain it so that it is not lost.

11. Adjourn.

07:08 pm, **Meunier moves to adjourn, Ducey seconds, unanimous in favor.**