



# *City of Barre, Vermont*

## *“Granite Center of the World”*

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### **Planning Commission Meeting Minutes July 27, 2017 at 6:30 P.M. Secondary Conference Room, 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 6:33 pm at Barre City Hall. In attendance were Commissioners Dave Sichel, Jim Hart, Michael Hellein and Ken Lunde. Also in attendance were Janet Shatney, Planning Director, and Ms. Brandy Saxton of PlaceSense. Chair Calder determined a quorum was present.

Also in attendance were David Delcore of the Times Argus, Peter Anthony, Thomas and Karen Lauzon.

**Adjustments to the Agenda:** None.

**Visitors and Communications:** None other than those mentioned above.

**Old Business:** Consideration of the July 13, 2017 meeting minutes: A motion was made by Commissioner Hart and seconded by Commissioner Hellein to approve the minutes as printed, *motion carried.*

The Commission began the Tiny House discussion. Ms. Saxon was asked what was out there for this type of housing. She noted that a distinction should be made between the RV type and a non-moveable type of home. Currently in the draft zoning, there is a reduction from the current 550 sf minimum for a dwelling unit to a proposed 150 sf for a studio/efficiency, and 250 sf for anything else. Discussion for these “cottage-y” types of homes should have specific language in the proposed PUD (Planned Unit Development) section.

Commissioner Sichel led a discussion on how a multiple tiny home lot is different than a mobile home park in state laws, what is the specific definition of a manufactured home, do mobile homes get special privileges, once built are they usually not in conformance. The State treats a MH (Mobile Home) park as a whole, and not by each individual home within the park.

Mr. Lauzon said that these tiny homes are a neat idea, that people can pull in, plug in and live there for a while. Talk of removing the trailer or not, placing them on blocks, or a block wall. Mr. Lauzon said that the trend is usually an 8’x20’, approx. 160 sf tiny living, and compare to a

standard 9'x18' parking space, they're about the same. Would the Commission consider lowering the proposed dwelling unit density calculation in the proposed R-16 zoning district from 2700 sf to 2400 sf? Then the property he has purchased would be able to get 3-4 tiny homes on the lot. The property is currently a vacant 3-unit building. He stated he doesn't want to run a travel trailer park, but something that would cater to people who want to live a minimal lifestyle.

Mr. Anthony said that a tiny home builder that both he and Mr. Lauzon have spoken with should be a resource to this, and make sure that the building standards could be in a partnership with the zoning. If these units are self-contained, could have a definite dimension distinguished from the multiple housing square footage. He stated that the City should be a vanguard of this as we need to be on the change for what today's families have evolved to.

Further discussion regarding a co-op or a condominium model ensued, but needs to encourage permanency. These homes could be a stepping stone for people who need a first home, and differentiate between a campground. Ms. Saxton said there is draft language for a campground currently, and we need to be sure we don't fall into that definition. Mr. Anthony said that something like this should get into the Master Plan and Barre City should get out in front.

The Lauzons and Mr. Anthony departed the meeting, and the Commission resumed its review of draft language beginning at Accessory Dwellings. We will resume at the next meeting beginning with section 3216 "Carwash".

Director Shatney reminded the Commission that Tuesday, August 1 is the Interim Zoning hearing in front of City Council, and participation is needed.

**New Business:** None.

**Other Business:** Commissioner Hellein asked that time slots be assigned to the agenda, due to interested parties coming to the meetings taking up the bulk of the meeting, and is delaying the work through the draft regulations.

The next regularly scheduled meeting on Thursday August 10<sup>th</sup> back in Council Chambers.

**Roundtable:** None.

Motion to adjourn at 8:05 pm was made by Commissioner Sichel, and seconded by Commissioner Hellein, *motion carried*.

There is no audio recording of this meeting.

Respectfully Submitted,  
Janet E. Shatney, Director