

**TOWN OF BARRE
PLANNING BOARD
SEPTEMBER 13, 2021**

CALL TO ORDER: 6:33 PM

BOARD MEMBERS PRESENT

Tom Keeler Wes Miller
Jean Depatie Kurt Dudley
Kirk Mathes Jean Peglow
Dr. George McKenna (Alt.)
Eric Watson (Alt.) (In attendance as resident)

EXCUSED BOARD MEMBERS

Stephen Harling

Others present: Ben McPherson and Tom McCabe

Mr. Keeler appointed Dr. McKenna to a voting member in Mr. Harling's excused absence.

I. APPROVAL OF MEETING MINUTES

Mr. Mathes made a motion to approve the August 9th regular meeting minutes as is. Motion was seconded by Mr. Dudley and carried. (7-0).

II. OLD BUSINESS

Mr. Keeler stated that the board last month was asked to individually look into other towns specificity in regards to water, septic and parking concerning strip or mini malls and subdivisions. No one had been able to look into it or had additional comments. Mr. Keeler will ask Mr. Bensley for his take on this. Kendall, Carlton and Yates would have lake shore therefore, they may not be compatible. Ridgeway and Shelby may have zoning considering the Tops Center; etc. who have multiple businesses on the same parcel. Clarendon may be the only town similar to us. It was mentioned that Clarendon has this situation with a gas/mini mart station that also has a repair shop. Mrs. Preston will see if she can find Clarendon's zoning on this. The Town of Pembroke was also mentioned as there is a building that has different businesses in one building.

III. NEW BUSINESS

Mr. Watson and Mr. McPherson was in attendance to explain their idea of what Mr. Watson would like to do with his property in the General Business District. He has been tossing around

several ideas and has been talking with Mrs. Dale-Hall about them as well. She had suggested that he come before the board. Mr. Watson originally wanted to have an additional one or two buildings similar to what he has now. Mr. Watson at one point did not want to subdivide the property. However, he now feels that a minor subdivision might be the better way to go. He is currently looking at three or four subdivisions. They would be under one entity with separate tax lots for development. Mr. Watson either does and will have buffer strips, meet setback requirements and only have up to the 35% building coverage Therefore, not creating a hardship for the future. He would basically be leasing to himself. Down the road, if he sells in the future, all General Business zoning would be met.

One property would have storage units (236-240), built in two stages. Storage units are allowed in the General Business District. Electric would be needed for the storage units and would have its own service. Water was asked about – each lot would have its own service. Since the water line runs on the other side of the road, Mr. Watson is talking about a possible peter pit out front and running from there to the other parcels. However, he hasn't talked to the Highway department about this yet.

Currently the configured third proposed parcel is L-shaped with the back half located in the Town of Albion. He does not have any planned uses for this or the possible fourth parcel.

Currently all of the land is being taxed in Barre. This caused an issue when he first purchased the property.

Mr. Watson inquired as to what was needed to subdivide. Any business probably would not require a Special Use Permit being its located in the General Business District. However, a Site Plan Review would be needed for the individual lots when they are developed. What role if any would the County Planning Board have? Since the town does not have any zoning relating to subdivision, Mr. Keeler will check with Mr. Mark, town attorney, and with Mr. Bensley from the County. Mr. Keeler will then inform Mr. Watson.

Dr. Pogue has sent an email requesting that the board look into tiny homes in reference to Orleans County Housing Snapshot done by LaBella Associates. Because of our elderly and possibly lower income needs of the town we might consider changes to our current zoning. Our current zoning states that a home must not be smaller than 900 square feet. Tiny homes are only 400 square feet which excludes lofts. Discussion took place:

- What about health and safety issues?
- Would this lead to two structures on one lot in the future?
- Some do not see a huge demand in Barre
- There are so many abandoned homes within Barre

IV. COMMUNICATION

ORLEANS COUNTY PLANNING BOARD

Sound during the meeting was not good so Mr. Keeler has asked for the notes from the meeting. Therefore, the report has been tabled for this month. Mr. Keeler will forward the notes after

receiving them. Mr. Keeler did say that the Town of Barre's referral on the AES Baird Solar project was approved however it should be referred to the Office of Emergency Management for their opinion. The town has received that report and Mr. Keeler read it with Mrs. Preston forwarding the report to the board.

V. ADJORNMENT

Mr. Mathes made a motion to adjourn the meeting at 8:03 pm; seconded by Mrs. Peglow and carried (7-0).

Lee A. Preston, Clerk