

MEETING MINUTES
ST. ALBANS CITY DESIGN ADVISORY BOARD
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NO. MAIN ST.
Meeting Date: August 25, 2014

Called To Order At: 6:33 p.m. by Katie Collin, Chair

Board Members	Present	Absent
Katie Collin, Chair	X	
Jack Tremblay		X
Evan Champagne	X	
John Morrie, V. Chair	X	
KarenMarie Peltier	X	

Staff Present:

Chip Sawyer, Director of Planning & Development and Acting Zoning Administrator

Public Present:

See attached sign-in sheet.

- A. Open Meeting.
 - 1. Consider any additions or deletions to agenda.
 - a. NONE.

- B. Design Review
 - 1. **Local Fare/22-26 North Main Street** – Applicant is requesting a positive recommendation to the Zoning Administrator for window changes to the front and back of the building. This property is located in the DR1 – Traditional Downtown District.

Chip Sawyer, Acting ZA, summarized the application read the Memorandum provided to the DAB. Applicant Tom Murphy went into more detail.

A conversation started on whether the wood columns in the rear window were load-bearing or not. If not load-bearing, the applicant would like to replace that entire window with one garage door opening. Otherwise, the applicant will need to install 3 separate narrow garage doors. Upon questioning, applicant explained that all panels of the installed doors would be glass. Applicant also clarified that only the two 1/1-sash windows in the front, on either side would be replaced with garage door openings. The larger windows across the top would be restored to glass, and the AC would be relocated to the rear of the building.

Applicant clarified that the color of the garage door framing would match the dark “chocolate” or “bronze” color around the current front door trim.

No public comment, when solicited by K. Collin.

Motion by John Morrie to approve as presented and explained. Seconded by KarenMarie Peltier and approved with all in favor.

2. St. Albans Shopping Center, Inc. /133 North Main Street, Suite 11 –

Applicant is requesting changes to the façade. This property is located in the DR2 – Downtown Expansion.

Applicant Norman Stanislas explained the application. One main detail is that the subject storefront façade would be brought flush right and left instead of the current, angled indentation. Application includes another current storefront as an example of proposed glazing pattern and façade coloration.

Motion by KarenMarie Peltier to approve as presented and explained. Seconded by John Morrie and approved with all in favor.

3. Fashion Scenz Retail/40 North Main Street – Applicant is requesting changes to the façade. This property is located in the DR1 – Traditional Downtown.

Applicant Joseph Olio explained the application. The façade materials would be non-fading aluminum or composite materials. Applicant explained that it does not seem that there is currently brick underneath the material under the windows to be restored.

C. Sawyer mentioned that metal siding was not a recommended façade material in Article 7. The applicant responded that they could mimic the look with wooden slats of the same color as proposed, but with black background behind, instead of the same proposed reddish color.

Motion by KarenMarie to approve with the wooden slat and color alterations as discussed in the meeting, the stipulation that the façade extend all the way to the bottom of the 2nd floor windows, unless it is entirely brick underneath the current façade, and the stipulation not to use fiber board that is currently subject to a class action suit against CertainTeed Corporation. Seconded by Evan Champagne and approved with all in favor.

C. Other Business

1. Discuss zoning re-write project and form based codes.

Chip Sawyer explained the Zoning Re-Write project underway by the Planning Commission and focused on the form-based code section of the proposed revisions. There was a lengthy discussion between the Board and Sawyer and David Barber, a Planning Commission member. The Board gave some suggestions to consider for the form-based code.

2. Approve minutes – D&V

Motion by Evan Champagne to approve the minutes as edited. Seconded by John Morrie, and approved with all in favor, except for KarenMarie Peltier abstaining.

D. Public Comment
None.

Motion by KarenMarie Peltier to adjourn the meeting at 8:50pm. Seconded by John Morrie and approved with all in favor.

Respectfully Submitted,
Chip Sawyer

Approved Minutes