

Minutes of the St. Albans City Development Review Board
St. Albans City Hall
100 North Main Street St. Albans, VT
Meeting Date: November 2, 2015

DRAFT

Called To Order At: 6:30 p.m. by Megan Manahan, Chair

Members	Present	Absent
Megan Manahan, Chair	x	
Rebecca Pfeiffer V. Chair	x	
Michael Walsh	x	
Gerry Muehl	x	
Jacqueline Deslauriers-Alt		x
Owen Manahan - Alt		x
Open Seat		

Staff Present:

Curtis Comfort, Planning & Permitting Administrator
Robin Morrill, Minute Taker
Chip Sawyer, Director of Planning & Development

Public Present:

See attached Sign in Sheet

A. OPEN MEETING

1. Pledge of Allegiance
2. Consider any additions or deletions to agenda - None

B. DEVELOPMENT REVIEW SECTION

1. Request for Reconsideration of Conditions of Development Review Board Decision regarding Case #2015-014 / 43 Lake Street / City of St. Albans / Parcel 23049043 - Request for Reconsideration of Conditions of Development Review Board Decision regarding Case #2015-014 / 43 Lake St. / City of St. Albans / Parcel 23049043 - Applicant requests reconsideration of DRB conditions as part of the board decision dated October 7, 2015 regarding a major site plan review. Applicant would like to construct a 5 story, 84 room hotel. This property is located in the (B-1) Business 1 and (DR-1) Traditional Downtown Districts.

Megan Manahan read the account into record, questioned board members regarding conflict of interested and swore in each giving testimony regarding this case.

David White, President of White & Burke Real Estate Investment Advisors Inc. presented for the Applicant. Mr. White gave history of the case and designs to date as well as an overview of conditions outlined in the DRB's letter to the applicant dated 10-7-2017. Mr. White began his request for reconsideration stating that his presentation tonight is based on Architectural Design and esthetics and that product or construction costs were not considered in the proposed changes. The Powerpoint presentation began with a computerized drawing of a standard Hampton Inn design. Mr. White stated that it was evident that Hampton's standard Hotel design would not be appropriate for Downtown and continued the presentation referring to the drawing of the first concept that had been brought before the DAB, a second computerized drawing of what the Hotel would look like with all the DRB's conditions and a final modified design taking into consideration the DRB's Notice of Findings and Decision dated October 7, 2015. Mr. White stated that the latest changes are based mainly on architectural esthetics with the exception of the top two floors windows that did not depict stone headers as headers were structurally impossible with the metal siding. Mr. White stated that he would remain open to further requirements should the DRB have any concerns with the modified design and proceeded giving an overview of all changes from the previous design presented. Mr. White requested that the DRB use the latest proposed drawing for reference should they have additional conditions regarding the reconsideration of the proposed project.

Questions from the board proceeded the applicants presentation and are as follows:

Board members unanimously agreed that the top two floors windows should be four over four to coincide with the windows on the first through third floors as did members of the public present. M. Walsh stated that he would prefer the brick in the center of the building over the Hotels main entrance extend to the top floor as was indicated in the DRB's Notice of Findings and Decision dated 10-7-15. Both M. Walsh and G. Meuhl both felt that by the brick extending to the top floor it gave the appearance of a separate building.

Wrapping the rear entrance with a stone material similar to the main entrance of the hotel was a comment of both G. Meuhl and M. Walsh. D. White brought up the power point presentation depicting the rear entrance and the stone product used around the entry.

Textures and colors of building materials and how they affected the esthetics of the building were discussed.

Public Comment

E. Champagne commended the applicants presentation and explained to the DRB that the original metal siding proposed had looked similar to shingles and that the DAB preferred something with a smoother texture resulting in the final product selected for this presentation.

J. Tremblay expressed his pleasure with the Applicants representatives presentation.

J. Morrie applauded the presentation and questioned the length of the siding and the joining at the seams.

D. Cloud discussed the relationship between the pedestrians and the building and the benefit of the lighter color on the top of the building.

Hearing was closed at 7:15 pm

C. OTHER BUSINESS-

1. Board member term expirations and appointment process

C. Sawyer named Owen Manahan, Rebecca Pfeiffer and Jackie Deslauriers as board members who's terms were up December 31, 2015 and indicated that an indication of interest would be needed by Mayor Gamache by December 7th in order for prepping prior to the Council meeting on December 14th.

2. Planning and Development updates. C. Sawyer discussed the two small Business Neighborhood Transition Districts that the Planning commission has been working on and that it would possibly be adopted by council on November 9th. Specific definitions on Medical Offices and Controlled Substance Dispensaries. City Plan briefly discussed. Form Base Code briefly discussed.

3. Enforcement Updates. The following enforcement updates were briefly discussed:

211 Lake Street
99 North Main St.
83-85 North Main St.

4. Approval of Meeting Minutes – D&V

Motion by Gerry Meuhl to accept the Minutes of October 5, 2015, second by Mike Walsh with all in favor.

5. Other - Mike Walsh questioned the City's property at 10 South Main St and questioned if it had been put on the Real Estate Market. C. Sawyer stated that it had not been put on the market as there had been previous interest in the property and stated that it may be listed in the near future.

5. Questions and clarification from Board members on issues presented. NONE

Motion to move into deliberative session at 7:38 pm by Rebecca Pfeiffer, second by Mike Walsh with all in favor.

Respectfully submitted,
Robin Morrill
Minute taker