

Minutes of the St. Albans City Planning Commission
St. Albans City Hall
100 North Main St. St. Albans, VT
Meeting Date: November 16, 2015

DRAFT

Meeting Called To Order At: 6:00pm by Chris Dermody, Chair.

PC Members	Present	Absent
Chris Dermody, Chair	x	
Jackie Deslauriers	x	
David Barber, V. Chair	x	
Michael Gawne	x	
Tom Murphy		x

Staff Present:

Chip Sawyer, Director of Planning & Development
Robin Morrill, Minute Taker

Public Present: Jeff Young

AGENDA

1. Open Meeting
 - a. Discuss any additions or deletions to agenda. None
2. Discuss resolution urging the St. Albans City Council to draft an ordinance protecting the greenbelts in the City. D&V
C. Sawyer stated the current definition of Green Space as defined in the current ordinances, and that this issue has been brought before the council approximately 3 years ago. The effect on certain neighborhoods was discussed. A new definition of green space should be considered. Analysis should be considered regarding the effect on certain neighborhoods and overall the City could use this for enforcement. A new rule that you cannot park on the greenbelt which is the green space within the city right of way. D. Barber discussed a three year phase in for such a new rule and discussed the City opening up a lot for parking for those that would have a problem parking without having the ability to park on the green space.

Motion for Planning Commission Resolution by Jackie Deslauriers to urge that the St. Albans City Council adopt an ordinance to protect greenbelts in the City, second by Michael Gawne with all in favor.

3. Discuss resolution urging St. Albans City Council to adopt a policy that replaces tree removed from City right-of-way, assuming appropriate species and location can be determined.

D&V

J. Young discussed the cost of maintenance and replacement of trees, and discussed the advantages of a City owned tree nursery which would cut the cost of the trees purchased.

Motion for Planning Commission Resolution by Michael Gawne to urge that the St. Albans City Council adopt a policy for replacing City trees when they are removed, second by Michael Gawne with all in favor.

4. Bylaw/Plan update Discussions -

a. City Plan concept - C. Sawyer discussed the City Plan re-write and the Zoning rewrite to be combined in a simultaneous effort, presented a revised schedule to accommodate the combination of the two projects and provided a new schedule based on plan elements. Advertisement regarding the City Plan and the St. Albans Messenger briefly discussed.

b. City design standards - C. Sawyer discussed the tug of war between some individuals ideal vision of what Downtown should look like or what it used to look like and how those ideas often are at odds with those wanting to conduct business here, how it affects economic development and that economic development is the driving force behind the City being able to fund maintenance and rehab of historical buildings and new construction. Historic contributing buildings versus non contributing old buildings defined. C. Dermody discussed experts advice being acquired when it comes to materials used in the construction and or maintenance of buildings. M. Gawne discussed the needs of flexibility in building materials and discussed the language of prohibited versus not recommended in current regulations. C. Dermody discussed materials used in relation to the scale of what these materials would be used on. D. Barber discussed purposes and scope and authority and its correlation to building materials and feels that corrugated metal siding should be a prohibited product. .

c. Schedule - C. Sawyer presented the City Plan Schedule which included cross references of bylaw topics and bylaw identification numbers specific to each discussion area.

Discussion on Article 7 - M. Gawne will forward electronically to C. Sawyer, his notes from reading Article 7 in its entirety which will include his comments, corrections and or suggestions in redline format. Discussions covered the following sections of Article 7: section 701,702,703, 704 & 705. Typo's and language were corrected with the suggestions of M. Gawne taking into consideration his legal expertise. During the review of Article 7 section 703, D. Barber felt that this was the time to discuss materials. C. Dermody called a recess at 7:13 and the meeting resumed at 7:15.

5. Other Business -

a. November 19th City Board Celebration - C. Sawyer briefly discussed the board celebration and stated the location and time and that it was not necessary to notify in advance if attending the event.

b. Approval of minutes - D&V

Motion by Jackie Deslauriers to approve the minutes of October 19, 2105 second by David Barber with all in favor.

c. Other -

d. Questions & Clarifications from Commission members on issues presented. NONE

8. Public Comment -

a. Questions and clarifications from Commission members on issues presented. NONE

Motion to Adjourn at 8:10 pm by Michael Gawne, second by Jackie Deslauriers with three in favor and David Barber opposed.

Respectfully submitted,
Robin Morrill
Minute Taker