

Minutes of the St. Albans City Development Review Board
St. Albans City Hall
100 North Main Street St. Albans, VT
Meeting Date: October 5, 2015

Approved November 2, 2015

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

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. **Case 2015-016. 17 Aldis Street /Bourdeau Bothers, Inc. / Parcel 22002017**– Applicant seeks a favorable recommendation for a minor site plan amendment. Applicant would like to extend the existing rail line in order to increase car handling capacity and reduce congestion. This property is located in the (SI) Service Industrial District.

M. Manahan, chairperson read the account into record and immediately stated that she has a conflict of interest, recused herself from the hearing, R. Pfeiffer V. Chair officiated the remainder of the hearing and swore in all those giving testimony. C. Comfort - Planning and Permitting Administrator presented the staff report.

Jacob Bourdeau representing Bourdeau Brothers, Inc. addressed the board regarding his application

stating that the request to extend the rail line would be to increase the short term storage. R. Pfeiffer questioned the definition of short term storage and J. Bourdeau responded, “typically two days or less“.

Public Comment - NONE

Hearing was closed at 6:38 pm.

2. Case 2015-015. 213 South Main Street / Cadillac Motel / Parcel 26079207 - Applicant seeks a favorable recommendation for a major site plan amendment. Applicant would like to renovate 2 existing buildings as extended stay and condominium units as well as constructing new 7 and 12 unit dwellings on the parcel. This property is located in the (B-2) Business 2 and (DR-4) Gateway Districts.

M. Manahan Chairperson read the account into record, swore in all giving testimony and C. Comfort - Planning and permitting administrator presented the staff report.

Chad Brannon P.E. for Fieldstone Land Consultants, PLLC on behalf of the Applicant gave a presentation of the proposed project. Presentation of plans consisting of the following: Existing Conditions Plan, Site Demolition Plan, Site Layout Plan, Site Grading & Drainage Plan, Site Utility Plan, Site Lighting Plan, Site Landscaping Plan, Construction Details, Erosion Control Details, Elevations and First and Second Floor Plans. Presentation was followed by questions from the board to the applicant and representative and are as follows:

G. Meuhl asked if there would be recycle receptacles and where they would be. Applicant responded that there are a combination of two dumpsters at each dumpster site.

R. Pfeiffer requested confirmation from the Applicant that a portion of the maintenance of the parking would be the responsibility of the Condo Association, Applicant A. Turner responded yes, that he would need to come up with a master plan which would produce a ratio of responsibility between the Condo Association and the Cadillac Motel for parking maintenance.

M. Manahan requested an explanation of the term extended stay units. A. Turner the Applicant responded that an extended stay unit was for a maximum 28 day stay and typically the unit had a kitchenette type living space. M. Manahan questioned the applicant as to if he had planned on contracting with anyone to fill those temporary stay units and the applicant stated that he did not have any contracts as of the date of the meeting. The applicants representative C. Brannon discussed the importance of the option for this type of living space as an important option for different business persons coming into town on a temporary basis and how common it is in the industry for Motels of this magnitude to have several units available of this type,

M. Walsh questions the space available for snow storage and the applicants representative C. Brannon stated that they do believe there is adequate space for snow storage and with the upgrades and improvements in the grading he felt that they have adequately addressed that with their planning for the project. He also stated that they have never had snow storage issues in the past.

M. Walsh asked if all the parking would be paved, C. Brannon responded yes. He also asked what the projected timeline was for the project was. A. Turner Applicant stated the project would probably be a 2 year project starting in 2016 and ending in 2017.

Public Comment - J. Mason, father of Shawn Mason & Jennifer Barrett who are neighboring property owners questioned the applicant as to whether soil samples had been taken as he had concerns of his son's foundation on his house should blasting or jack hammering need to be done because of the close proximity to the proposed project. C. Brannon representative for the applicant stated that soil samples had been taken and there were no restrictions or refusals and that there was no hammering or blasting for the proposed building that would be the closest to the Mason property. He stated that building construction would happen in the second year of the project. S. Mason also mentioned the horseshoe pit that runs along their fence line bordering the proposed project as there is considerable noise and inappropriate language for his young child to hear while playing in the yard. C. Brannon, representative for the applicant stated that the Act 250 Permit would address the noise. J. Barrett brought up the topic of the dumpster that is bordering their property and that trash had been thrown over the fence into their yard.

Storm run off discussed considerably and C. Brannon discussed the direction of flow from the highest spot on the property to the proposed basins and the outfall eventually into the (inaudible) drainage system.

R. Pfeiffer questioned if a traffic study had been done. Applicants representative C. Brannon answered no and suggested that there would be no more traffic than if the Motel currently had all available rooms rented.

Hearing was closed at 7:42 pm

C. OTHER BUSINESS-

1. Planning and Development updates. No updates.
2. Enforcement Updates. Updates discussed are as follows: 14 Stebbins St. and 99 North Main
3. Approval of Meeting Minutes – D&V

Motion by Rebecca Pfeiffer to accept the Minutes of September 14, 2015 as amended, second by Mike Walsh with all in favor.

4. Other - No Discussion

5. Public Comment. NONE

Motion to move into deliberative session at 7:55 pm by Rebecca Pfeiffer, second by Gerry Muehl with all in favor.

Respectfully submitted,
Robin Morrill
Minute taker

St Albans Development Review Board - Regular Meeting
 5-Oct-15

Thank you for attending. Please sign in

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