

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

Approved on June 1, 2015

Called To Order At: 6:31 p.m. by Megan Manahan, Chair

Members	Present	Absent
Megan Manahan Bliss, 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:

Chip Sawyer, Director of Planning & Development
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 - D&V None

B. DEVELOPMENT REVIEW SECTION

1. **Case 2015-005. 24 North Main St. / Twiggs / Parcel 23063022**– Applicant requests approval of a minor site plan amendment. Applicant would like to construct a deck and stairs at the rear of the existing structure. This property is located in the (B-1) Business 1 District and (DR-1) Traditional Downtown District.

M. Manahan Bliss, Chair swore in all giving testimony on Case 2015-005. The zoning and permitting Administrator read the account into record and gave staff recommendations noting appropriate zoning regulations. Representative for the applicant stated that the composite product versus pressure treated lumber for the construction of the deck was above budget for the project and requested the pressure treated lumber be approved with the condition that after one year of

weathering they would paint it a color to match existing fencing or an approved color. R. Pfeiffer questioned if there were any Historic preservation issues and the representative stated that anchoring the deck to the brick was the only issue that had been brought up. Representative stated that a rear entrance to the business would be included in the application. Hours of operation of deck would be Noon to 10 pm weather permitting. No safety or fire issues have been brought to their attention in the planning of the project. The bar that is proposed for the deck is to be a portable bar, therefore no alcohol would be stored on the deck permanently. No questions from the public were asked.

.Hearing closed at 6:42 pm

2. Case 2015-006, 007: 70 & 90 Federal St. / S.B. Collins, Inc. / Parcels 23033070 & 23033090 - Applicant requests approval of a major site plan amendment and for a variance in accordance with Section 905.2 of the Land Development Regulations due to unique physical conditions at the site. This property is located in the (B-1) Business 1 and (DR-2) Downtown Expansion Districts.

M. Manahan Bliss, Chair swore in all giving testimony on Case 2015-006 and Case 2015-007. The zoning and permitting Administrator read the account into record and gave staff recommendations noting appropriate zoning regulations. A. Hoak representing the applicant and Ruggiano Engineering described the application and the request for a variance and the reasoning behind the request. A. Hoak distributed plans SK1 through SK-3 showing traffic maneuvers where delivery trucks can enter and exit without crossing the center lane with the exception of a southbound delivery truck leaving the yard, this vehicle will cross the center lane into oncoming traffic. A. Hoak then showed on plans SK1A through SK3A where the traffic maneuvers of delivery trucks would then impede oncoming traffic when entering or exiting the property. A. Hoak addressed storm water issue and discussed in depth drainage and run off. The applicant feels that the project meets the requirements in section 603.4 as there are no catch basins available to direct run off from their property to and that the proposed plan should continue with the same storm water plan that it currently uses. Flow rate and run off volume statistics for a 10 year storm were given by Mr. Hoak. M. Manahan Bliss referenced section 905.2 of the Land development Regulations and questioned Mr. Hoak as to his request for the variance. Mr. Hoak responded that the variance is requested due to the existing conditions with Federal St. and not due to Zoning regulations or the proposed site. No questions from the public were asked.

Hearing closed at 7:17pm

3. Case 2015-008: 100 North Main St. / St. Albans City Hall / Parcel 23063100 - Applicant requests approval of a major site plan review for the construction of new concrete entrance stairs; two new additions, which will include (2) elevators and a stairway; to engage in extensive exterior renovations; install new water, sewer and electrical service; and redesign and existing parking area including: relocation of an existing emergency generator, new grading, drainage, curbing, pavement, concrete, sidewalks, site illumination and striping. This property is located in the (B-1) Business 1 and (DR-1) Traditional Downtown Districts.

M. Manahan Bliss, Chair swore in all giving testimony on Case 2015-008. The zoning and permitting Administrator read the account into record and gave staff recommendations noting appropriate zoning regulations. P. Cross of Cross Consulting Engineers, PC. outlined the project and provided detailed drawings for review. Questions regarding the number of spaces currently in the City Hall parking lot versus what would be available when the project is complete were asked.

It was unclear the number of spaces currently and it is believed that there would be 24 spots when the project was complete. Public questions were from a neighboring property owner and included but not limited to the difference in the width of the access from the City Hall Parking lot to the adjoining lot and utility connections and excavation of both utilities and sewer.

Hearing closed at 7:47 pm

C. OTHER BUSINESS-

1. Planning and Development update. City Council to hear Medical Institution District proposal 3-9-15.

2. Enforcement Updates- 14 Stebbins St., 133 No. Main St., 211 Lake St, 10 So. Main St. were reviewed.

3. Approval of Meeting Minutes – D&V

Motion by Rebecca Pfeiffer to accept the Minutes of February 2 , 2015, second by Gerry Muehl with all in favor.

5. Other - None

C. PUBLIC COMMENT - NONE.

Motion to move into deliberative session at 8:51 pm by Rebecca Pfeiffer , second by Owen Manahan with all in favor.

Respectfully submitted,
Robin Morrill
Minute taker

