

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

Approved on April 20, 2015

Meeting Called To Order At: 6:30 pm 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	
Open seat		
Open seat		

Staff Present:

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

Public Present:

See Attached Sign in Sheet

AGENDA

1. Discuss any additions or deletions to agenda. - D&V None
2. Proposed revisions to Land Development Regulations, multiple sections concerning creation of Medical Institution District.
 - a. Continuation of Public Hearing - C. Dermody read two emails from concerned residents near the proposed medical district regarding an increase in noise. C. Sawyer discussed in depth a memo dated 2-12-15 from himself to the Planning Commission which was comprised of the Planning Commission Report and the proposed revisions for the creation of a Medical District. The memo specifically addressed 3 areas and are as follows:

Section 304, the Medical institution accessory Use and Service Industrial Accessory Use categories have been consolidated into one Accessory Use in Medical Institution or Service Industrial District category.

In Section 306, the proposed max. height in the MI District has been revised to only allow 28 ft.

of height within 55ft. of a side or rear setback.

In Subsection 515.1 (D)(a) a revision has been made to allow proposed revisions to the parking in front of the hospital building within 150 ft of the Town line.

b. Discuss Planning Commission edits to proposal and report D&V

All edits reviewed and discussed. C. Dermody discussed striking the Clinic/Medical Facility category under Uses allowed in Low Density Residential District in Section 304 Permitted and Conditional Use.

Motion by David Barber to strike the Clinic/Medical Facility category under Uses allowed in Low Density Residential District in section 304 Permitted and Conditional Uses, second by Tom Murphy with all in favor.

Motion by Tom Murphy to approve the Planning Commission edits to the Medical Institution District second by Jacqueline Deslauriers with all in favor.

c. Discuss approval of proposed revisions with/without edits - D&V

Motion by Jackie to approve the proposed revisions to the proposed Land Development regulations for the creation of a Medical Institution District with edits and the Planning Commission Report, second by David Barber with all in favor.

3. Other Business

a. Noise regulation - C. Sawyer read list of exceptions that exempt specific sounds from the nuisance noise label, pointing out that noise associated with routine snow removal is on the exempt list.

b. Action Item List. C. Sawyer reviewed the action list which included storm water management rules, larger permit notice cards, and ongoing stakeholder interviews as part of the City Housing Study.

c. Housing Study Update - Draft Report to PC By March

d. Approval of minutes - D&V

Motion by David Barber to approve the minutes of January 19th 2015 informational meeting, second by Chris Dermody with two in favor and Jackie Deslauriers and Tom Murphy abstained.

Motion by Jackie Deslauriers to approve the minutes of November 17, 2014, second by David Barber with three in favor and Tom Murphy abstained

Motion by David Barber to approve the minutes of December 15, 2014, second by Jackie Deslauriers with three in favor and Tom Murphy abstained

e. Other- None

f. Questions and clarifications from Commission Members on issues presented. None

4. Public Comment None

a. Questions and clarifications from Commission Members on issues presented. None

Motion to adjourn at 7:52 by Tom Murphy, second by Jackie Deslauriers, with all in favor.

Respectfully submitted,
Robin Morrill
Minute Taker

Planning Commission 2/16/15

THANK YOU FOR COMING. PLEASE SIGN IN.

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