

Minutes of the St. Albans City Planning Commission
St. Albans City Hall
100 North Main St. St. Albans, VT
Meeting Date: August 18, 2014

Approved November 17, 2014

Called To Order At: 6:30 pm by C. Dermody, Chair.

PC Members	Present	Absent
Chris Dermody, Chair	x	
Open		
David Barber	x	
Peter Ford	x	
Ryan Doyle	x	
Open Seat		
Tom Murphy	x	

Staff Present:

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

Public Present:

Jacqueline Brown
Jeff Young

AGENDA

1. Discuss any additions or deletions to agenda.

C. Dermody introducing an Environmental Court question

2. Public Hearing on proposed revisions to Land Development Regulations.
 - A. Sections 202, 304, 412, 415, 517, & 706.

C. Sawyer - 2012 discussions regarding gas stations in the downtown area for the future. Pedestrian unfriendly situations with gas stations was discussed and section 415 was introduced. T. Murphy questioned is there a specific limit on pump numbers per sq. ft. of land? C. Sawyer answered no. Overview of changes in section 202, overview of changes in section 304, overview of changes in section 412, overview of changes in section 415, overview of changes in section 517, & overview of changes in section 706 were presented by C. Sawyer. General questions and editing suggestions to the above sections by board members and C. Sawyer.

Lengthy discussion on Canopy heights for gas stations.

3. Consider approval of proposed revisions to Land Development Regulations - D&V.

Motion by Ryan Doyle to approve the proposed revisions to Land Development Regulations as edited, second by Tom Murphy and approved with four votes in favor and David Barber opposed.

4. Housing Study Update - Chip Sawyer gave the preliminary results of the responses of the Housing Study Survey.

5. Zoning Re-Write Project- Next Steps - C. Sawyer handed out an updated Schedule for Proposed Development Regulations, the updated 186 pg Development Regulations dated 8/18/2014, and a Planning Commission Priority List for Discussion which will allow each Board members to list their top 10 items for discussion. C. Sawyer read through the significant changes in the Proposed Zoning.

6. Consider nominations and elect Planning Commission Vice Chair - D&V

Motion by Ryan Doyle to accept the nomination of David Barber as Vice Chair to the Planning Commission, second by Peter Ford with all in favor.

7. Other Business
 - a. Approval of Minutes - D&V

Motion by Ryan Doyle to accept the minutes of July 21, 2014 , second by Peter Ford with all in favor.

- b. Planning & Development Dept. Updates. C. Sawyer gave updates to the Planning Commission

- c. other D. Barber on Dollar General, Ryan Doyle re: capstones on buildings

8. Public Comment

No Public Comment

Motion to adjourn at 8:44 pm by Ryan Doyle second by David Barber with all in favor.

Respectfully submitted,
Robin Morrill
Minute Taker