

**Minutes of the St. Albans City Planning Commission**  
**St. Albans City Hall**  
**100 North Main St. St. Albans, VT**  
**Meeting Date: September 15, 2014**

*Approved November 17, 2014*

Called To Order At: 6:37 pm by C. Dermody, Chair.

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

**Staff Present:**

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

**Public Present:**

Rebecca Pfeiffer  
Mike Walsh  
Megan Manahan

**AGENDA**

1. Discuss any additions or deletions to agenda. - D&V

**Motion by D. Barber to discuss City Hall renovations, second by Ryan Doyle with four in favor & Michael Gawne abstaining.**

2. Discussion on Zoning Re-Write Project-

C. Dermody asked the DRB board members present if they had any immediate topics that they would like to discuss. M. Manahan said that they have not had time to review and the rest of the DRB members present agreed.

C. Dermody stated he felt that a couple of glaring issues were Solar panels and Trees in the green space. Short discussion on Section 248 and solar panels, both on and off grid. Short discussion on a plan for the future to keep trees in the green spaces.

Mike Gawne on section 5.6. and whether nonconformities should be handled more aggressive? Should grandfathered properties be grandfathered indefinitely or should there be a specific time limit and under what circumstances? Chip Sawyer discussed a scenario where a building was built 5 ft from a property line where as now the requirement is 10'. Mike Gawne stated that he was more concerned with nonconforming use. Rebecca Pfeiffer referenced Bob's Meat Market on Barlow St., a business in a residential neighborhood. Additional discussion on examples of nonconforming properties. Mike Gawne discussed whether a non conforming loss of more than 75% should be allowed to be rebuilt as nonconforming. Clarification from C. Sawyer regarding the 75% regulation. R. Doyle and D. Barber both discussed reasons of continuity in neighborhoods where certain buildings rebuilt would not fit in with the rest of the structures if nonconforming properties could not rebuilt. Ie: 3 family building being replaced with a single family home where all the surrounding buildings are two & three stories and or two more family homes etc. C Dermody asks for suggestions on addressing the issue and Megan Manahan suggests to explore set backs and lot size options. Ryan Doyle asks how we can allow for flexibility in the new Regulations.

David Barber on two story buildings Development Regulations section 6. He feels that no Faux two story buildings be allowed in the Downtown district and that better language needs to be written to ensure that one story buildings with a faux second floor would not be allowed in specific area's. Mike Gawne asked if there is a height requirement for a story. David Barber suggests that it be defined as a habitable space. Parking issues for the area where two or three stories would be required and no parking is available was also discussed in conjunction with a requirement for a full second story in the downtown area. Ryan Doyle suggests a tabletop discussion meeting on the subject.

Michael Gawne on section 2.4 B suggested the language needs to be changed in the instances where a site plan is changed.

D. Barber regarding demolition of historic structures. Suggests page 107 section F (1) be changed to a licensed structural engineer versus just an engineer. David also referenced Page 109 (h) where the language does not include a requirement of specific credentials pertinent to structural stability before a damaged building is torn down and suggests that additional language be added to clarify the qualifications of any person who is demanding demolition.

Megan Manahan suggests the word (experience) be defined with additional language. Page 108 section F (1) Mike Gawne suggested an approved list of qualified persons with experience in Historic structures and demolition of these structures and a method be added to the list.

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

**Motion by Ryan Doyle to table the minutes of August 18, 2014, second by David Barber**

**with three in favor and Michael Gawne and Jackie Deslauriers abstaining.**

b. Project updates. 1 hr 36 minutes.

Zoning rewrite project - Chip Sawyer - section 415 changes will go before Council for the first time in October, SI setbacks on rail lines, public interest markets and extending the B1 on Lake St. have passed and will become effective on September 29th

Housing study - NRPC summary in October with several hundred surveys being returned, more landlord responses than tenant.

Street scape projects - Coming along, Hudson to Hoyt funds received, waiting for V-Trans for the go ahead on letting it out to bid.

c. Other.

City Hall renovations: Chip Sawyer discussed briefly some of the changes to City Hall with the upcoming renovations. Public hearing set tentatively for September 29<sup>th</sup>.

4. Public Comment  
No public comment

**Motion to adjourn at 8:17 pm by Ryan Doyle second by David Barber with all in favor.**

Respectfully submitted,  
Robin Morrill  
Minute Taker