

**Minutes of the Planning Commission**

Meeting Date: September 16, 2013    Called To Order At: 6:37pm

PC Members	Present	Absent	Recused	Observed
Chris Dermody, Chair	x			
Jeff Bean	x			
David Barber	x			
Peter Ford	x			
Ryan Doyle	x			
Staci Callan	x			
Tom Murphy				

**A.     DESIGN ADVISORY SEGMENT**

**1.     Jolley Associates. 130 South Main Street/Parcel #26,079,135.** Applicant proposes façade changes to an existing building. This property is located in the DR-4 Design Review District 4.

Carl Ruprecht presented the application on behalf of Jolley Associates and brought material samples. Will be using the “slate” color provided by the manufacturer. Ryan D moved to approve the application as presented, David B second with all in favor.

**2.     Ace Hardware. 109 North Main Street/Parcel #11,063,109.** Applicant will be presenting minor changes to the previously approved Ace Hardware building. This property is located in the Business 1 (B-1) District and DR-1 Design Review District and St. Albans Historic District.;

Changes were presented by Laz Scangas who was representing the applicant which were some façade door/window changes as well as specific for bricks (inset bricks will have gray mortar), material and colors of metal paneling and under trim color. Laz S will submit, via email, the list of colors from the manufacturer. David B motioned to approve the application as submitted, Ryan D second, will all in favor.

**B.     PLANNING SEGMENT**

**1.     Discuss noise issues** – Donald Speigel member of the public expressed his concerns about engine brakes along South Main Street near entrance to the Town Industrial Park and motorcycles & cars accelerating from Fairfax Street. He was advised to bring the issue up with the City Council. Volume level of music played at Twiggs was mentioned by both Jeff B & Peter F. Stacie C and Ryan D are more supportive of a vibrant downtown but concerned for residents in upstairs buildings. One Federal concerns were also mentioned. Chip will check on how Church Street Marketplace handles noise and have a conversation with Tom Murphy about the volume of his music.

- 1. Public discussion on Zoning Districts** – Presentation of nonconforming lot date from NRPC. Jeff B expresses desire to allow people to build more on their current lot. Stacie C stated that many real estate deals fall through because zoning won't allow what they want to do.

Compare the TPUDC form map to our zoning districts. Staff will prepare proposals for smaller lot requirements and narrower required widths. Chris D asked the question of how many duplexes are in the LDR. Staff will look at the grand list and the Fire Marshall's list to determine. During the discussion of uses in the LDR & HDR the suggestion was made to remove clinics from the LDR. A suggestion was also made for groups of 3 Planning Commission members to do some walks around the City. Staff will also check the zoning file for the large apartment building that was approved on Oak Street.

**C. OTHER BUSINESS**

- 1. Approval of Minutes** – August 19, 2013 – Minutes need to be resubmitted. Missing other business (?) and beginning of minutes motion.
- 2.** Chris Dermody is out of town for the next 2 weeks and appointed Jeff B as acting "chair" for the purpose of approving colors with Michelle.

A motion was made by Jeff B to adjourn at 8:35pm, 2<sup>nd</sup> by Ryan D with all in favor.

Respectfully submitted, Chip Sawyer, minute taker.