

Minutes of the St. Albans City Planning Commission

St. Albans City Hall

100 North Main Street St. Albans, VT

Meeting Date July 18, 2016

DRAFT

Planning Commission Members

| | Present | Absent |
|------------------------------|----------------|---------------|
| David Barber, Chair | x | |
| Jackie DesLauriers, V. Chair | x | |
| Michael Gawne | x | |
| Stan Bradeen | x | |
| Amy Paradis, Alt | | x |

Staff Present

Chip Sawyer, Director of Planning & Development

Robin Morrill, Minute Taker

Public Present – None

AGENDA

1. Open Meeting: Meeting called to order at 6:00p.m. by David Barber, Chair.

a. Discuss additions or deletions to agenda. D. Barber discussed concern with the temporary loose gravel around the fountain. C. Sawyer discussed several alternatives to the gravel. S. Bradeen discussed steps around the fountain being additional seating during events. Brief discussion on the pros & cons of suggested options for the fountain surround.

C. Sawyer announced that Tom Murphy has officially resigned effective immediately.

2. Approval of Minutes

Motion by Michael Gawne, to approve the Minutes of June 14, 2016, second by David Barber with two in favor and Jackie Deslauriers and Stan Bradeen abstained.

3. Discuss possible amendments to Land Development Regulations

a. draft Design Review rules.

b. standards for houses and frontage – C. Sawyer discussed prominent front entrance design for City homes that are not in the design districts and a recently approved design that does not include a

prominent front entrance facing the street. This recently approved application/design has brought attention as the design does not project the City's overall esthetics/character. A lengthy discussion on "Snout Nose" house designs. The current regulations do not include prominent front entrances that face the street in the LDR, HDR or the Business Neighborhood Transition Districts. Proposed regulations to include standards for the LDR, HDR & Business Neighborhood Transition Districts' were presented by C. Sawyer. Discussion on the proposed regulation ensued with several language edits being noted. C. Sawyer to prepare and present a second draft at the August Planning Commission meeting.

4. *City Plan* Discussion on Neighborhoods C. Sawyer presented the proposed re-write Article 7 with most recent edits. Discussion and additional edits and or suggestions were made and added to Articles 701, 702 and 703.

5. Other business –

a. Stebbins-Catherine Planning Project Update – C. Sawyer announced that the consultants chosen for the project are White & Burke Real Estate Investment Advisors, Inc. as well as S.E. Group. Data on the existing condition of the building should be available at the September Planning Commission meeting.

b. Planning & Development update – no discussion

c. Other – no other discussion

9. Public Comment – No Public Comment

Motion to adjourn at 7:55p.m. by Michael Gawne, second by Stan Bradeen with all in favor.

Respectfully submitted,

Robin Morrill

Minute Taker