

Minutes of the Development Review Board

Meeting Date: February 4, 2013 Called To Order At:

Member	Present	Recused	Absent	Member	Present	Recused	Absent
Megan Manahan				Heather Fontaine			
Dustin Degree				Rebecca Pfeiffer			
Michael Walsh							
Owen Manahan							

Pledge of Allegiance

Moment of silence for Edward Klingler, Jr.

The chair read into record how the hearing will be conducted.

Consideration of Cases

A. Hearing on the Application of:

- 1. Case 2013-004 – Gregory & Kimberly Douglas. 222 North Main Street/Parcel #22,063,222.** Applicant requests conditional use approval to change a multi-family dwelling into a single family dwelling. The property is located in the B-2 Business 2 District.

Interested Parties:

(Established at the beginning of the Hearing)

Testimony given by: (x) Applicant () Co-Applicant (x) Agent

Testimony given by: () Interested Party

Rebecca Pfeiffer recused herself as she is a tenant of 222 North Main Street. The Zoning Administrator presented the staff report. Gregory & Kimberly Douglas then presented their application – they are looking to make their home a single family home with an accessory unit. The accessory unit request will go before the Zoning Administrator at a later date. Megan M. asked the question of what the building is behind the house; Mr. Douglas stated it is a garage. Megan M. also asked for clarification of exactly where the house is on the property. With no further comments from board, staff and applicant the hearing closed at 6:43pm. Rebecca Pfeiffer rejoined the board.

- 2. Case 2013-005 – Daniel J. Handy Family Trust/Gregory Abbott. 260 North Main Street/Parcel #22,063,260.** Applicant requests conditional use approval to operate a furniture store. The property is located in the B-2 Business 2 District.

Interested Parties:

(Established at the beginning of the Hearing)

Testimony given by: (x) Applicant () Co-Applicant (x) Agent

Testimony given by: () Interested Party

The Zoning Administrator read the staff report into record at which time there were no questions from the board. Mr. Greg Abbott, applicant, presented is case to the board. The store will only be a showroom with the furniture actually being stored and delivered from their Enosburg location. There will be no physical changes to the property. Owen M. asked where they came up with 1 customer per hour and Mr. Abbott replied that it was based on his experience and that furniture stores aren't overly busy. Michael W. stated the Regulations show that he needs to have 11 off street parking spots. Mr. Abbott said that there are 5 in the front and that then rear would have approximately 15-20 spots – he is unsure of the square footage in the back for said parking spaces. They will not be using the quasi hut in the back. The store hours would be 9-5 Mo-Thu, 9-6 Fri, 9-4 Sat, 10-3 Sun. The only public comment came from Peter Ford and he asked for a picture of where the store is located. With no further questions the hearing closed at 6:52pm.

- 3. Case 2013-006 – 109 North Main Street, LLC. Parcel #'s 11,022,009/11,022,013/11,022,015/11,063,109/11,063,115/11,063,117/11,063,119.** Applicant requests a major site plan approval. The properties are located in the B-1 Business 1 District.

Interested Parties: David Barber, Ray Trombley, David & Monica Kimel, Jeff Bean, Dan O'Rourke, Chris Dermody, Peter Ford, Peter Des Lauriers, Tim Smith, Kevin McGinn, Chip Sawyer, James Hungerford, Tom Hungerford, Michael Smith, Normand Stanislas, Kevin Smith, Brian Pelkey, Tim Hawkins, Phil Gerbode, Ryan Doyle, Liz Gamache, Lori Jordan Barney, Jeff Young, Dominic Cloud, Bob Farrar, Susan Krupp, Chris Hungerford.

Individuals representing for the application: Sam Ruggiano, Gordon & Deborah Winters, Laz Scangas, Tyler Mumley

The hearing opened at 6:53pm. Heather Fontaine recused herself as she works for the architect that was hired for this project. The Zoning Administrator read the staff report into record and presented new copies of the major site plan. Owen M. asked if there will be mixed uses and the ZA stated yes – retail and office space. Sam Ruggiano presented the application on behalf of 109 North Main Street, LLC. They will be tearing down 5 buildings and creating one building that will be 16,724 square feet which includes both floors. There will be an ingress/egress on both Congress and Main Streets, tractor trailers will make deliveries from Main Street only. Curb cuts, parking spaces, lights, stormwater, water and wastewater usage and landscaping were presented by Mr. Ruggiano. Tyler Mumley, Ruggiano Engineering, presented the traffic study and stated that once all the numbers were tallied it was determined that moving the hardware to store to the new location would increase traffic by 7 vehicle trips. Laz Scangas, architect for the project, presented a revised rendering of the new building which was based on suggestions from the Design Advisory Board. Michael W asked about the 90 degree bricked corner on the site plan and Mr. Scangas stated that they are now adding a 45 degree two story glass window for displays. He also stated that the windows were enlarged and added, roofline trim was revised and extended and awnings were added.

There were questions from board regarding lighting. Mr. Ruggiano stated there would be 2 yard lights, 3 lights to the east, 3 lights on the north side. Lights would be on from dusk to dawn. There was discussion regarding where snow would go and the pervious areas (29,000 sq ft as opposed to 30,000 before) and it was noted that there is a catch basin on the plan. Sam Ruggiano also noted that there is a 4' high retaining wall and with the way the water and snow would melt it should have no impact on the east side of the property or to those that abut them. Landscaping was discussed – there will be shrubs on the NW corner of the proper, around dumpster and along Congress and Main Street – minimal.

Gordon Winters, owner, addressed the board. He stated that there would be only 2 deliveries per week and they would happen fairly early in the morning. Deliveries would happen between 8am-9am and unloading would take about 30 minutes. Mike W asked about the Streetscape project and how that might affect the parking on Main Street in front of the building. Chip Sawyer, Director of Planning for the City stated that there are not many details at this time and it is unknown whether the spaces would be increased or decreased. Megan M. asked if the Main street façade is flush; Laz Scangas stated where there is a darker line it means it recesses in about 4 inches. Rebecca P asked what would be considered the main entrance to which Mr. Winters stated he hoped the entrance from the parking lot. Based on Owen M question Mr. Winters responded that the peak hour at the store is typically from 4:15p – 515pm. Rebecca P asked if there were seasonal variations to which the applicant stated spring and summer.

Public Comments:

- David Barber, Planning and Design Advisory Board - Asked if the City would be cleaning the site to which he was told yes they would be. He supports the project and he felt that the applicant listened to comments from the DAB and thinks they building looks more like a 2-story building. He would like to see some type of design feature on either side of the word "Ace".

- David Kimel – stated his support for the project.
- Jeff Bean, Planning and Design Advisory Board – He likes the revised plan and felt it was much improved on from what was presented to the DAB. He would like to see some softening of the walls and questioned whether the building should be up to the sidewalk or pushed back a bit to allow for more vegetation.
- Dan O'Rourke – requested clarification of the turning radius and traffic counts (are multiple tenants being taken into consideration, landscaping between parking spaces and the shopping center. Sam Ruggiano addressed his concerns and Tyler Mumley stated the # of trips is based on square footage and not the # of tenants.
- Chris Dermody, Chair of the Planning/Design Advisory Board – appreciates the efforts of board, staff and community on this project.
- Peter Ford, Planning and Design Advisory Board – feels that the drawing has improved but does not feel this size building should be on Main Street. Asked for clarification if there would be a lumber yard; Gordon Winters stated no there would not be – other than the occasional 2x4....
- Peter Deslauriers – great building, great for the City and admires Mr. Winters for moving forward with this project.
- Tim Smith – echoed Mr. Deslauriers sentiments and hopes that applicant is open to suggestions.
- Kevin McGinn – applauds the City of St. Albans and the Winter's on this project. He feels it extends the downtown more – benefits the City.
- James Hungerford – supports the project.
- Tom Hungerford – supports the project – keeping our downtown more modern – needs to move forward.
- Mike Smith – likes the building for the downtown and it will create more traffic which is needed.
- Normand Stanislas – owns 8 parcels in the City and does all the maintenance for the St. Albans Shopping center. Asked what the NE corner elevation (423) and SE corner elevation (430) difference is – it was stated to him by Sam Ruggiano – 7'.
- Kevin Smith – agrees 100% on this project. He stated the existing buildings look awful and this building looks great and we need bodies in our downtown.
- Chip Sawyer , Director of Planning for the City – in favor of the project.
- Brian Pelkey – supports the project.
- Tim Hawkins, Councilman – no comment at this time.
- Phil Gerbode – supports the project. Asked what type of brick would they be using – Laz Scangas was unsure. Asked about parking across from him (in front of Ace) and Chip Sawyer stated the City was unsure at this time.
- Ryan Doyle, Councilman – thinks it is a handsome building, lots of wall and he hopes the conversations continue on this project.
- Liz Gamache, Mayor – looks forward to the results of the project.
- Lori Jordan Barney – supports the project and likes the improvements. In regards to the Historic Downtown – is it being held to historic downtown regulations? And the awnings – vinyl or cloth? Gordon Winters stated they will be cloth.
- Jeff Young, Councilman – supports the project. Talked about the landscaping and that this would be a great opportunity to do some good things.
- Bob Farrar – express his concern with the ingress/egress on Congress Street.
- Sue Krupp, City Clerk – supports the project.
- Chris Hungerford – discussed the parking and the houses that are to be torn down are outdated.

The chair then stated if there were any other public comments. Some individuals who had already spoken were given another 2 minutes to speak.

- Peter Ford – asked for the Board to take their time. Maybe look at stores that are similar to this in other downtowns. This is not a village hardware store and it is inappropriate where it is.
- Phil Gerbode – There are going to be some modern aspects to a new building and it needs to meld in with the downtown.

- Kevin Smith – this is the closest we are ever going to get for an anchor store in the downtown. Our tax base will go up and this building is an average size building.
- David Barber – wondering about the cost of the brick? Are the improvements that the DAB asked for costing more? The Chair stated it was not the board’s job to answer these questions.
- Mike Smith – stated how much Gordon has supported the community through donations.

There were no more public comments.

Mr. Winters stated that they started Ace Hardware in St. Albans 10 years ago and the support he has received over the past 10 years has been great.

There were a few questions from the board - Dustin D asked what the timeline was going to be. It was stated that they hoped March – as soon as Brownfields is cleaned up. Rebecca P asked if there was a timeline with the City and Chip S stated no but they feel everything should go smoothly. Mike W asked if the sidewalk in front on Main Street will be wider (yes, Sam Ruggiano) and if the awnings will be fixed – yes and they will be about 2’ out from the building and will the parking be eliminated on Congress Street – no.

With no further comments or questions from the board, staff and public the hearing was closed at 8:27pm.

Heather Fontaine returned resumed her position on the board.

B. OTHER BUSINESS

1. **Approval of Meeting Minutes** – it was noted that Rebecca’s last name was misspelled. Staff will make the changes. January 7 minutes – Owen M made the motion to approve, Heather F second with all in favor. January 22 minutes – Dustin D made the motion to approve, Owen M second with all in favor (note Megan M was not here for 1/22/13 meeting – she did not vote).
2. **Planning & Development update** – Chip Sawyer stated that consulting regarding the fountain in the park happen by the end of the month (pricing, etc.). Streetscape will resume in April. Rebecca P asked if the fountain would be TIF line item or a budget item. Chip stated no on TIF but monies could be raised by fundraising or a municipal bond.

Mike W asked staff if they could look into the agreement with the Shopping Center regarding snow storage and where it should be going. Brad stated he would reach out to Norman Stanislas.

C. PUBLIC COMMENT – there was no public comment.

D. DECISIONS – motion made by Dustin D and second by Rebecca P to go into deliberative session at 8:39pm.

Motion to adjourn was made by Dustin Degree and second by Rebecca Pfeiffer with all in favor. Meeting adjourned at 9:48pm.

Meeting Adjourned At:

Respectfully Submitted:

Michelle Boudreau

Clerk, Development Review Board