

Minutes of the Development Review Board

Meeting Date: August 12, 2013 Called To Order At: 6:30pm

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

Pledge of Allegiance

A. PUBLIC HEARING

- 1. Continuation of Case 2013-019 – ReArch Company (Property owner: City of St. Albans). 27-33 Federal Street/Parcel #23,033,027; 41 Federal Street/Parcel #23,033,041; 28 Kingman Street/Parcel #23,048,028.** Applicant requests a major site plan approval and an increase in the maximum height per Section 513. These properties are located in the Business 1 (B-1) District.

Peter Cross, representing the applicants, reviewed the site plan with the board. Asher Nelson (Re-Arch) presented building façade changes specifically windows, mechanical penthouse, floor elevations, and dimensions to building. Mike W asked if you could see the building from Church or Lake Street and Mr. Nelson replied no and that you could not see it coming up Lake Street. Greg Backus and Peter Cross presented the traffic study and went through the highlights. They felt that the small changes were negligible. Owen M asked about outlying intersections and was told that they were not considered. Sam Ruggiano asked the board to consider evaluating the traffic and how it flows after one year and then 3 years and to adjust where necessary. Mr. Ruggiano also spoke about the intersection and the lights coming off of Lake Street. He would also like to see that monitored and have a right turn in, right turn out onto Lake Street only. This should be considered when/if the hotel does come in to play on Lake Street. Continued discussion on – David White is fine with studying it, Keith Taruski would like to see a one way entrance.

The hearing closed at 6:52pm

- 2. Continuation of Case 2013-020 – City of St. Albans. 28 Kingman Street/Parcel #23,048,028; 43 Lake Street/Parcel #23,033,027; 19-27 Lake Street/Parcel #23,049,019; 15-17 Lake Street/Parcel #23,049,015 (Owner: Jaycaron Associates, LLC); 11 Federal Street/parcel #23,033,011 (Owner: Americanadian, LLC) – Applicant requests expansion of a pre-existing conditional use (parking) and a major site plan approval. These properties are located in the Business 1 (B-1) District.**

Hearing opened at 6:53pm.

Peter Cross, representing the City of St. Albans, presented the application and went through the changes that the Design Advisory Board asked for. He showed that the maximum height on the building is 67’ and that is at the northwest corner of the parking garage. Sam Ruggiano stated his

same concerns from the previous case #2013-019. Mike W asked about gates on the outside wall for the dumpster – Peter C addressed.

Hearing closed at 7:12pm.

3. **Case 2013-021 – Americanadian, LLC. 45 Lake Street/Parcel #23,049,045.**
Applicant requests minor site plan approval. This property is located in the Business 1 (B-1) District.

Hearing opened at 7:13pm. Keith Taruski, applicant, presented his application. He stated that the height of the new building should not be higher than 60'. Peter Cross read a letter into record on behalf of the City of St. Albans "see attached document". Megan M talked about the east elevations and awnings and are they still part of the plan/footprint? Mr. Taruski stated that they will not be part of the design. When asked about a traffic study Mr. Taruski did not feel it was necessary. When asked for public comment, Chip Sawyer, Dir. of Planning and Development stated that he echoed the concerns read by Mr. Cross.

The hearing closed at 7:48pm.

B. OTHER BUSINESS

1. **Approval of Meeting Minutes** – July 1, 2013 – Dustin Degree made a motion to accept the minutes as presented, Owen Manahan second with all in favor.

C. PUBLIC COMMENT – There was no public comment.

F. DECISIONS - the board went into deliberative session at 7:50pm.

A motion to adjourn the meeting at 8:30pm was made by Rebecca Pfeiffer, second by Dustin Degree with all in favor.

Respectfully Submitted:

Michelle Boudreau
Zoning Administrator