

**MEETING MINUTES ST. ALBANS CITY PLANNING COMMISSION MEETING  
ST. ALBANS CITY HALL  
100 NORTH MAIN STREET  
6:00 PM THURSDAY, APRIL 16, 2018**

***Approved May 21, 2018***

**Board Members Present:** Chair David Barber, Stan Bradeen, Michael Gawne

**Board Members Absent:** Vice Chair Amy Paradis, Jackie DesLauriers, Luke Richter

**Public Present:** None.

**Staff Present:** Chip Sawyer, Director of Planning & Development; Wendy Coy, Minute Taker

**1. Meeting called to order at 6:00 pm by D. Barber.**

**2. Discuss additions or deletions to agenda – None**

**3. Approval of Minutes April 05, 2018**

There was no quorum to approve the minutes. Approval was postponed until next meeting.

**4. Other Business**

- a. Update on Route 7 Livability Connection Project –** Mr. Sawyer presented the Route 7 Livability Connection Study. He informed the Board that the Project Schedule has changed and that the public meeting will now be in June. Mr. Sawyer suggested that the Planning Commission hold off on the discussion of access management in the Land Development Regulations until this study has been completed. He believes that they will have suggestions that the Planning Commission can use. Member Bradeen was concerned that there would be missed opportunities in the planning due to preconceived ideas of what is practical and what isn't. He would like the study to give all possibilities. Member Gawne suggested that there are other places such as Federal Street that would be appropriate for bike lanes. Chair Barber pointed out that he believes that the abandoned portion of the rail trail would be a good place for an access for bicycles. Mr. Sawyer stated that this is part of the Rail Banking law which is a federal law that states that the rail can be repurposed but the railroad keeps ownership of the land and they can re-lay rails if they need them. Member Gawne suggested that bike racks be added so that people have a place to rest their bikes when they come downtown. Chair Barber stated that the thought this study was a good start. Member Bradeen suggested that the City look at closing Sheldon Road as the City owns the entrance to that road. Mr. Sawyer stated that this has been discussed but that all parties would need to be on-board. Member Bradeen stated that some of the owners are looking to have a discussion about the parking issues on Route 7. Member Gawne suggested that the City Planning Commission meet with the Town Planning Commission.

Member Bradeen condemned the idea of having a striped lane on either side of the road that would represent a bike lane. The short-term solutions should not be funded and focus on the long-term solutions even if it will take longer to achieve.

- b. Planning and Development Update** - None
- c. Other** – There is a City Council Meeting on April 30<sup>th</sup> that will have the first reading of the dwelling unit amendments.

#### **5. Discuss Land Development Regulations**

- a. Historic preservation/demolition and design standards** – Chair Barber stated that there is no intent to vote on these amendments tonight as he would like more Board members present before it is voted on. Mr. Sawyer suggested that the Commission concentrate on the demolition section of the rules. Mr. Sawyer also discussed the removal of the regulations being applied to any structure on the Vermont State Register of Historic Homes. He spoke to the Vermont State Registry and most of the homes in St. Albans are on the register. The Registry doesn't recommend using the registration as a basis of regulations. There are three options: Remove the sentence. Keep the sentence and use it. Create multiple historic districts throughout the City. Mr. Sawyer gave the Commission three questions to consider. What is it we want to protect about our historic homes? What do we want to impose on the owners of our historic homes? What do we want to do? We can use historic preservation for historic design. How are we going to encourage historic preservation and discourage the demolition of historic buildings? Member Bradeen suggested that the City might not need multiple historic districts but regulations that help protect the historic structures.
- b. Other** – None.

#### **6. Public Comment – None.**

**Motion to adjourn was made by Member Gawne at 7:50 p.m. Member Bradeen seconded. The motion passed unanimously.**