

**MEETING MINUTES**  
**ST. ALBANS CITY PLANNING COMMISSION**  
**REGULAR MEETING**  
**ST. ALBANS CITY HALL, 100 NO. MAIN ST.**  
**6:00 PM MONDAY, JULY 17, 2017**

*Approved September 18, 2017*

**Board Members Present:**

Chair David Barber, Vice Chair Jackie DesLauriers, Stan Bradeen, Michael Gawne

**Board Members Absent:**

Amy Paradis and Luke Richter

**Public Present:** See attached sign-in sheet

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

**AGENDA**

**1. Open Meeting called to order at 6:03 pm by Chair D. Barber.**

- a. Discuss additions or deletions to agenda
- C. Sawyer introduced the new minute taker W. Coy

**2. Approval of Minutes June 19, 2017**

Chair David Barber asked for some spelling corrections be made to the draft meeting minutes. Chair Barber also asked that additional comments be added to the discussion about yard runoff that included his discussion of soil compaction. **With those corrections, Michael Gawne moved to accept the corrected meeting minutes from June 19, 2017. Stan Bradeen seconded the motion. It was passed with one abstention, Jackie DesLauriers.**

**3. Discuss potential bylaw revisions to protect stream corridors**

Discussion started by C. Sawyer presenting the potential bylaw revisions to protect the Stevens Brook stream corridor. He stated that logistically would be great Planning Commission asked that a draft be prepared for presentation at next month's meeting for public opinion. Two representatives from the State of Vermont, Rebecca Pfeiffer and Staci Pomeroy brought a water table to show the consequences of various options on the stream management of Stevens Brook. They reviewed the differences that riprap vs. flood walls vs. vegetation makes on erosion and the amount of silt flowing downstream. They recommended a combination of management techniques be used on Stevens Brooks and advised a comprehensive plan. The Commission returned to the table after the demonstration to discuss the different proposed revisions to the Land Development Regulations for Stream Corridor Protection. There were concerns raised about:

Section 302 Zoning District Boundaries B.3 - The top of the bank needs to be better defined.

Section 308 Stream Corridor Overlay District Standards C. – needs to be re-drafted to address concerns about the homeowner making the decisions as to what is damaged or diseased.

Section 308 Stream Corridor Overlay District Standards

Section 308 Stream Corridor District Standards E. – a motion was made by D. Barber to change the last sentence “*Tree houses and decks or similar structures, without a grade floor area, and involving land disturbance for footing or pilings totaling less than twenty (20) square feet, may be sited within ten (10) feet horizontal distance of the top of the bank.*” Shall be changed to “*Tree houses and decks or similar structures, without a grade floor area, and involving land disturbance for footing or pilings totaling less than twenty (20) square feet, shall be sited **no closer than ten (10) feet horizontal distance of the top of the bank.***”

Other discussion points included :

- Existing non conformity and how is it to be managed?
- a buffer setback (vegetative) to help hold the soil and prevent erosion.
- allowed a six ft wide path down to the stream; have a clearing or visual view of the stream; herbaceous bordering that allow for view clearings;

Stan Bradeen listed 3 backyard issues that he saw as concerns:

1. The bank is much higher on one side versus the other
2. How to contain an invasive species
3. House is much closer to the bank so no mow zone would extend halfway into the property.

The commission also discussed that the stream corridor management, in the past, has been done by individuals next to the stream. As there were no by-laws outlining the rules and restrictions, there was no recourse to address the problems that individual solutions have on other residences downstream. This has been frustrating and disappointing to many homeowners that have property on the stream. Chip Sawyer was tasked with reviewing the draft plans and bringing a revised draft to the next Planning Commission meeting. There were still too many concerns to present this to the public.

#### **4. Discuss updates to draft City Plan and Commission report**

Due to time constraints, this was not fully discussed by the Commission. Chair Barber gave a task to Chip Sawyer concerning one item on the draft update of the City Plan. The Commission will discuss this at the next meeting.

#### **5. Other Business**

- a. Planning and Development Update – None.
- b. Other – None.

#### **6. Public Comment**

None.

**Meeting was adjourned at 8:08 by M. Gawne. The motion was seconded by Stan Bradeen. The motion unanimously passed.**

PC 7/17/17

THANK YOU FOR COMING. PLEASE SIGN IN.

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