

MINUTES
ST. ALBANS DESIGN ADVISORY BOARD
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:30 PM, THURSDAY, MARCH 27, 2025

APPROVED 4.28.2025

Members of the Board Present: IN PERSON: Stephen Poston, Chair; Caleb Menard, Vice Chair; John Morrie; Molly Rand; Andrew Ede

Members of the Board Absent: Evan Champagne, Alternate

Members of City Staff Present: Sara Bennett, Property Services Manager; Katie Haseltine, Minute Taker

Members of the Public Present: Page Dietrich; Jason Farrell; Brett Grabowski

A. Begin Recording and Call to Order - S. Poston called the meeting to order at 6:31 PM

1. Pledge of Allegiance - C. Menard led the pledge of allegiance.

2. Assign Alternates (as necessary) - None.

3. Consider any additions or deletions to agenda - None.

1. S. Poston suggests rearranging the more simple cases tonight to go first.

B. Design Review - Consideration of the following applications:

1. DAB Case 2025-003 | Page Dietrich / Shawn Keough | 41 Hudson Street | Parcel #22044041.

Applicant seeks Design Review for adding a 4' fence to the front set back along Hudson and Federal Streets. This property is located in the B1 Central Business District and the DR2 Downtown Expansion Design Review District.

a. S. Poston opens the case and P. Dietrich notes that the fence will only be 3'.

b. C. Menard asks what the support posts would be. P. Dietrich explains they will be 4x4 with vinyl covering and he plans to use cement in the ground to ensure stability. A. Ede asks if they plan to put a gate in. P. Dietrich does not plan on installing a gate, it will be closed off.

c. M. Rand motions to approve case 2025-003 with a white 3' vinyl fence as presented. J. Morrie seconds. Motion passes with all in favor.

2. DAB Case 2025-005 | Age Well | 228 North Main Street | Parcel #22063228. This property is located in the B2 Transition Business District and the DR3 Residential Design Review District.

a. S. Poston opens the case and J. Farrell introduces himself explaining that they are looking to replace a dilapidating front porch. The new porch will have a similar layout to 39 Congress Street.

b. M. Rand and A. Ede inquire about the material they intend to use. J. Farrell shares that it would be wood decking and their plan is to replicate what it currently looks like, just with new material to improve it's current condition.

c. S. Poston asks for clarification on the railings. J. Farrell confirms that there will be some railings added, but that is because the board previously approved a project with the addition of some railings.

d. A. Ede asks for some clarification from the board on the design recommendations in regards to historic look. S. Poston explains that it depends on the district the case is located in.

e. J. Morrie and J. Farrell discuss the railings requirements from the previous case approved. J. Farrell will touch base with S. Bennett to clarify what was approved before moving forward.

f. C. Menard motions to approve Case 2025-005 to replace the current porch with a similar layout to 39 Congress Street, which includes vinyl railings, wood decking, and posts 8'. Additionally, C. Menard references the work on the railings to follow previously approved recommendations in Case 2024-004. J. Morrie seconds. Motion passes with all in favor.

3. DAB Case 2025-004 | Milot Real Estate / City of St. Albans | 19 Lower Newton Street | Parcel #22054019.

Applicants seeks a favorable recommendation for site plan review for 2 new residential buildings totaling 87 units, landscaping, and associated lot improvements. This property is located in

the S-Ind Service Industrial and MDOD Multi-Dwelling Overlay Zoning Review Districts and the DR3 Residential Design Review District.

- a. S. Poston opens the case and B. Grabowski (Milot Real Estate) introduces himself and explains that this is a long awaited redevelopment project of the Fonda site. They are proposing two buildings, with a total of 87 units, with four stories and ground level parking.
- b. B. Grabowski explains that the smaller, 40-unit building, closer to the corner will be constructed first, with an estimated completion timeline of 12 months. The larger, 47-unit building, will follow.
- c. C. Menard noticed that there are some shakes in the rendering. B. Grabowski confirms there will be some of that.
- d. S. Poston asks about outside lighting. B. Grabowski confirms there will be exterior lighting that is downward facing and dark sky compliant.
- e. A. Ede asks about trash/recycling enclosure. B. Grabowski states it will be closed.
- f. A. Ede asks about the condenser units and wanting to see where those will be located for the first floor. B. Grabowski notes that there really won't be a lot of condensers and they will be screened.
- g. S. Poston and C. Menard suggest adjusting the street facade to include the shake motif from the top to the end of the building to make it more visually appealing. B. Grabowski can include that in the design. S. Poston also notes adding in a specification sheet of materials to be used for when this case goes to the Design Review Board.
- h. C. Menard makes a favorable recommendation for Case 2025-004 with the following details:

- Materials as listed: Hardie Plank lap siding as well as Hardie shake siding, colors Gray Slate, Rich Espresso, Cobblestone, Navajo Beige.
- Hardie 5/4 trim board in midnight black
- Windows are to be a black finish.
- Stone veneer at the buildings base and piers is to be Boral Cultured Stone in "Echo Ridge Cobblefield." Stone veneer at the base of the building is to be set over a granite salt course.
- Roofing to be asphalt shingles.
- Request that the annotated drawing with the above-mentioned specifications be provided.
- Recommend carrying the frieze board at the level 4 to wrap around at least the main façade at the end of the building.
- Condensers to be located on the 2nd, 3rd, 4th level porches. Any exterior condensers for the first level would need to provide adequate screening.
- Dumpsters to be screened as presented

- i. M. Rand seconds. Motion passes with all in favor.

C. Other Business

1. Sign Updates - None
2. Enforcement Updates - None
3. Approve Meeting Minutes

- a. February 24, 2025

- C. Menard notes a few changes. S. Poston motions to approve the minutes as amended. M. Rand seconds. Motion passes with all in favor.

4. Confirm next meeting date: **April 28, 2025** - S. Poston confirms next meeting.
5. Other - None.

D. Public Comment - None.

E. Adjourn - S. Poston adjourns the meeting at 7:56 PM