

MINUTES
ST. ALBANS DESIGN ADVISORY BOARD
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:30 PM, WEDNESDAY, MAY 28, 2025

APPROVED 7.28.25

Members of the Board Present: IN PERSON: Stephen Poston, Chair; Molly Rand; Andrew Ede

Members of the Board Absent: Caleb Menard, Vice Chair; John Morrie; Evan Champagne, Alternate

Members of City Staff Present: Sara Bennett, Property Services Manager

Members of the Public Present: Cindy Reid (Director of Real Estate Development at Cathedral Square);
Sam Beall (Principal at Duncan Wisniewski Architecture)

Begin Recording and Call to Order - S. Poston called the meeting to order at 6:35 PM

1. Pledge of Allegiance - M. Rand led the pledge of allegiance.
2. Assign Alternates (as necessary) - None.
3. Consider any additions or deletions to agenda - None.

A. Design Review - Consideration of the following applications:

1. DAB Case 2025-008 | Cathedral Square | 17 Lower Newton St. | Parcel #TBD. Site Plan Review-
Amendment - for a new pavilion. 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 Sam Beall and Cindy Reid introduce themselves. S. Beall explains that they had originally been permitted for a backyard site plan, and 2 possible smoking shelter solutions were presented. One of which was down their sidewalk where the final permanent shelter exists, but an alternate solution was on the walking loop in the rear yard. Ultimately, they did not want to have the smoking shelter out there, but did want to do some sort of shelter for non-smokers. The design being shown tonight is intended to create that outdoor covered space. S. Beall explains that the design is meant to follow cues from the existing design, and one of the prominent features are the Angle Bay windows, which have reference to some of the vernacular architecture within older homes in St. Albans. In taking from those aspects, they are proposing a hexagonal shaped structure utilizing slender steel columns, board form concrete, lap siding on the exterior, very simple framing, and a metal roof. Additionally, they plan to use the same color palette that is being used on the main building for this structure.
- b. S. Poston asks if any new colors are being proposed. S. Beall confirms there are no new colors.
- c. M. Rand shares concern around foot traffic and how much coverage around the wall there is. She references that Barlow Park had dugouts taken out and that attracted some drug use traffic doesn't want that to happen here. S. Beall notes that they did talk about that and they did put a split rail fence and more lighting in that area to hopefully reduce those chances. C. Reid notes that the facility is fairly secure with garage doors, screening on all the door openings, as well as cameras and lighting.
- d. A. Ede asks if there is any lighting or illumination within the pavilion itself or on the exterior. S. Beall explains they decided against that, noting people would not want the overhead lighting.
- e. A. Ede asks about accessibility. S. Beall confirms there will be a ramp.
- f. A. Ede motions to approve the amendment. 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. April 28, 2025

