

Minutes of the St. Albans City Development Review Board

St. Albans City Hall

100 North Main St. St. Albans, Vt.

Meeting Date: July 11, 2016

Approved August 1, 2016

Board Members	Present	Absent
Megan Manahan, Chair	x	
Rebecca Pfeiffer V. Chair	x	
Michael Walsh		x
Owen Manahan	x	
Jacqueline Deslauriers-1 st Alt		x
Judith Leonard-2 nd Alt	x	

Staff Present:

Curtis Comfort, Planning & Permitting Administrator

Robin Morrill, Minute Taker

Public Present: Jason Benoit, Craig & Cecile Stebbins & Peter Mazurak-Cross Consulting Engineers (See attached sign-in sheet)

A. OPEN MEETING - Meeting called to order at: 6:33 by Megan Manahan, Chair

1. Pledge of Allegiance
2. Consider any additions or deletions to agenda – None

B. DEVELOPMENT REVIEW SEGMENT

1. **Case #2016-007 / 29 Bellows Street / St. Albans City School / Parcel 22007011** – Applicant requests approval of a Minor Site Plan Amendment to construct 30’x28’ temporary classroom building with new water, sewer, gas and electric services. This property is located in the (LDR) Low Density Residential District.

Megan Manahan, Chair, read the account into record and swore those giving testimony regarding the case, and asked if any board members have any conflicts of interest and or would like to recuse themselves from the hearing. No conflicts of interest or recusals noted.

C. Comfort, Planning and Permitting Administrator presented the staff report.

Applicant presentation: Peter Mazurak of Cross Consulting Engineers introduced himself and stated that Mr. Comfort's review of the application pretty much covered everything and indicated that the site plan has all the details on it. M. Manahan asked Mr. Mazurak if he would summarize the proposal. Mr. Mazurak then stated that they were proposing a 28'X30' temporary class room adjacent to the storage facility that was recently constructed, accesses from Bellows St. over an existing paved driveway, with new water and sewer line connecting to City services. Removal of overhead power lines, installation of a new utility pole and underground power routed to the storage building. Parking will remain the same as is currently.

Board questions – M. Manahan questioned what the term temporary meant? Is the structure temporary or is the use temporary? P. Mazurak responded that the structure was permanent with a 10 year approximate timeline for the proposed temporary use and that it would be removed or repurposed. No exterior lighting is proposed, color to be light beige to match the storage building. M. Manahan questioned the hours of use and P. Mazurak responded that it would be school hours and that he did not have information on the schools hours of operation. M. Manahan questioned if there would be after normal school hour and or evening use and P. Mazurak stated not at this time but there could be a potential for after hours or evening hour use and did not want to rule that out. R. Pfeiffer questioned if this would be standard classroom space and P. Mazurak stated yes and that it would not generate noise above the standard classroom level. M. Manahan questioned the number of entrances and exits and their location and P. Mazurak stated two entrances, one on the North side and one on the West side. J. Leonard questioned changing classes and if students would be walking from the main building to the temporary building, Mr. Mazurak stated yes. R. Pfeiffer questioned if students would be changing classes and P. Mazurak stated that students would be going back and forth from the school to the temporary classroom.

Public Comment: C. Stebbins introduced herself as a resident living directly across the street from the proposed building. She is concerned with the increased traffic and noise levels, is opposed to this modular building, has concerns of how the children will get their lunches in the dead of winter having to walk to the cafeteria in below zero weather and the fact that this has not been addressed. Mrs. Stebbins questioned the location of the proposed building and why isn't it being placed in the back parking lot. P. Mazurak stated that the location was due to utility access. She also questioned the buildings use after the 10 hour weekly mandated preschool hours, where the students will be dropped off, and if the busses would be using Bellows St. She stated that busses do not currently use Bellows St., wanted clarification that they would not be dropping students off at the proposed building and that the students would be walking from the main building to the temporary building. M. Manahan stated that per the applicant's representative that the busses would not be stopping at the temporary building and therefore they would be walking from building to building. M. Manahan questioned parent/guardian drop off and pick up and P. Mazurak stated that he felt that would only take place in emergency situations. C Stebbins stated that the site is esthetically unpleasant, there is no grass, just weeds that are not mowed, there are telephone poles that have been laying on the ground at the proposed site for several years, she feels that it is affecting their property value significantly and that the modular building would continue to reduce their property value as well as other properties in the immediate area.

C. Stebbins of 10 Bellows St. has a lack of trust with the School for several reasons, grass was supposed to be planted after the storage facility was built and it has never been seeded, water runoff, parking lot use on the area that is supposed to be a grassed area and a storage facility for the tractor was built and the tractor is being stored outside next to the building. He requested that the DRB board members visit the site before they approve the project. He also believes that the parents will be dropping off children at the temporary building versus the bus dropping them off at the main building which would increase

traffic significantly. Mr. Stebbins discussed the runoff as the curbing has been damaged by snow plows and they have had to install a very costly drain system at the end of their driveway to deal with it as the grade of the road directs water towards their home. Property value is a major concern for him should this proposal be approved. R. Pfeiffer questioned P. Mazurak as to whether there was a grading plan for the site. Mr. Mazurak responded that they did not have plans to re-grade the entire site. C. Stebbins suggested additional catch basin/basins to collect runoff be included in the plans. Mr. Mazurak stated that they would consider an additional catch basin being introduced into the plans.

Jason Benoit, resident of 1 Bellows St. stated that the school does not have a cedar hedge row on their property as the plans indicate, the cedar hedge row is his property and that he purchased it and claims there is a property line dispute. M. Manahan explained to J. Benoit the procedure for submitting evidence regarding the property line discrepancy. Mr. Benoit presented photos that were on his phone of the school property condition and his property line. M. Manahan questioned P. Mazurak if the applicant was aware of any property line disputes and he stated that they were not aware of any. Mr. Benoit is also concerned with noise levels and suggested that additional fencing or noise barrier be required in the proposal to curtail any additional noise arising from the finished project. M. Manahan questioned the construction time line and the applicant's representative was unable to answer definitively.

Hearing was closed at 7:43 p.m.

C. OTHER BUSINESS

1. Planning & Development updates – no new updates
2. Enforcement updates. Enforcement updates were reviewed.
3. Approval of Meeting Minutes D&V.

Motion by Owen Manahan, to approve the minutes of June 6, 2016, second by Judith Leonard, with three in favor and Rebecca Pfeiffer abstained.

4. Other – No other business

D. Public Comment –

Motion by Rebecca Pfeiffer to enter deliberative session at 7:54p.m., second by Owen Manahan, with all in favor.

Respectfully submitted,

Robin Morrill

Minute Taker

