

Mayor: Tim Smith
Ward 1: Timothy Hawkins
Ward 2: Lindsay Hunn
Ward 3: Marie Bessette
Ward 4: Trudy Cioffi



Ward 5: Erik Johnson
Ward 6: Chad Boudreau
Clerk/Treasurer: Nicole Robtoy
City Manager: Dominic Cloud

St. Albans City Council
Regular Meeting
Monday, May 12, 2025

5:30 pm Executive Session, Second Floor
6:30 pm Open Session, Council Chambers
Zoom link: www.stalbansvt.com/council

AGENDA

1. Executive Session re: contract negotiations 5:30
 - a. Consider a finding that premature general public knowledge would clearly place the City or a person involved at a substantial disadvantage (D&V).
 - b. Consider a motion to enter Executive Session to discuss contract negotiations (D&V).
2. Convene Open Session with Pledge of Allegiance 6:30
3. Public Comment on non-agenda items within Council purview 6:32
 - a. Public comment limited to two minutes per speaker
4. Second Reading: zoning amendments for smoke shops and adult entertainment. 6:35
5. Consider adoption of zoning amendments for smoke shops and adult entertainment (D&V). 6:45
6. First Reading: zoning amendments for statutory changes and other updates. 6:50
7. Consider adoption of National Incident Management System and Local Emergency Management Plan, C. Sawyer (D&V). 7:00
8. Consider naming of Federal Street Extension, C. Sawyer (D&V). 7:02
9. Appointments 7:05
 - a. Consider appointment of Joe Luneau and Richard Stahl to Historic Preservation Commission (D&V).
 - b. Consider appointment of Mike Manahan as City Representative to Northwest Solid Waste District (D&V).
10. Mayor's Report 7:10
 - a. Public Safety and Quality of Life Committee: Cioffi (Chair), Bessette, and Huhn
 - b. Finance Committee: Hawkins (Chair), Boudreau, and Johnson
11. Council Reports 7:15
12. Consider approval of meeting minutes: Reg. mtg. 4/14/25 (D&V) 7:25
13. Consider approval of warrant: 4/30/25 (D&V) 7:27
14. Consider a motion to adjourn (D&V) 7:30

1 **Proposed Amendments for Smoke Shops and Adult Entertainment.**

2
3 *For City Council second reading, May 12, 2025*

4
5 **The St. Albans City Council hereby ordains** the following amendments to the St. Albans City
6 Land Development Regulations. Text to be added is underlined, and text to be removed is ~~struck~~
7 ~~out~~.

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9
10 **Amendment 1.** Add the following definition of Smoke Shop to Article 2, Section
11 202 Defined Terms:

12
13 ***

14 **SMOKE SHOP**

15 Any retail use that self-identifies itself as a “smoke shop,” “vape shop,” “tobacco shop” or with
16 related terminology or in which sales of tobacco products, tobacco-related products, and other
17 nicotine products such as cigarettes, cigars, chewing tobacco, snuff, pipe tobacco, dipping
18 tobacco, nicotine pouches, bidis, vape products, vapor products, and tobacco/vape paraphernalia
19 and accessories consist of 20 percent or more of the product display or sales area of the space.
20 Also, any commercial establishment or club, not including a Place of Worship, that principally
21 exists as a venue wherein customers or members use tobacco products, tobacco-related products,
22 and other nicotine products such as cigarettes, cigars, chewing tobacco, snuff, pipe tobacco,
23 dipping tobacco, bidis, vape products, vapor products, and tobacco/vape paraphernalia and
24 accessories.

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29 **Amendment 2.** Article 3, Section 303 Zoning District Standards is amended as
30 follows:

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32 ***

33 G. Service-Industrial District – S-IND

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35 ***

36 3. Conditional Uses, to be reviewed in accordance with Section 602 and all other
37 applicable standards and requirements.

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- 40 p. Smoke Shop
41 q. Soup Kitchen.
42 r. Storage Facility.
43 s. Transportation Facility.
44 t. Utility facilities.
45 u. Veterinary hospital.

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5 **Amendment 3.** Article 4, Sections 403 Home Occupations and 404 Home
6 Industry are amended as follows:

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8 **Section 403 Home Occupations**

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10 Any home occupation, as defined elsewhere in these regulations, shall be permitted as an
11 accessory use to any residential use if it complies with the requirements of this section.

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13 ***

14 H. Any use resembling or associated with a Smoke Shop or Adult Entertainment Establishment
15 is prohibited as a Home Occupation.

16
17 I. Prior to beginning any home occupation, a zoning permit shall be obtained from the Office of
18 the Zoning Administrator. The Zoning Administrator may require the submittal of any
19 information deemed necessary to ensure that the proposed use meets the above standards for
20 home occupations. Failure to provide sufficient information to determine compliance may result
21 in the denial of a zoning permit for the proposed home occupation.

22
23 **Section 404 Home Industry**

24
25 Any home industry, as defined elsewhere in these regulations, shall be permitted as an accessory
26 use to any residential use if it complies with the requirements of this section.

27
28 ***

29 H. Any use resembling or associated with a Smoke Shop or Adult Entertainment Establishment
30 is prohibited as a Home Industry.

31
32 I. Prior to beginning any home occupation, a zoning permit shall be obtained from the Office of
33 the Zoning Administrator. The Zoning Administrator may require the submittal of any
34 information deemed necessary to ensure that the proposed use meets the above standards for
35 home occupations. Failure to provide sufficient information to determine compliance may result
36 in the denial of a zoning permit for the proposed home occupation.

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39 **Amendment 4.** Article 5, Section 517 Signs is amended as follows:

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41 **Section 517 Signs**

42 **Section 517.1 General Regulations and Standards**

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44 ***

45 **K. Sign Standard Tables**
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1 ***

Table 2 - Maximum Total Sign Area Per Business By Zoning District

	B1	B2 & RP	Residential	MI & S-IND	INS ^a
<i>The maximum total area of all signs for a business except incidental, building marker, and identification signs, and flags^b shall not exceed the lesser of the following:</i>					
Maximum Number of Total Square Feet ^{cd}	120	120	60	120	60
Square Feet of Signage Per Linear Foot of Street Frontage ^d	1.5	1.5	N/A	1.5	N/A

a. This column does not represent a zoning district. It applies to institutional uses permitted under these regulations in residential zoning districts. Such uses may include, but are not necessarily limited to, churches, schools, funeral homes, and cemeteries.

b. Flags of the United States, the state, the city, foreign nations having diplomatic relations with the United States, and any other flag adopted or sanctioned by an elected legislative body of competent jurisdiction, provided that such a flag shall not exceed 60 square feet in area and shall not be flown from a pole the top of which is more than 40 feet in height. These flags must be flown in accordance with protocol established by the Congress of the United States for the Stars and Stripes. Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such.

c. The maximum total square feet allowance does not exempt applicants from consideration of architectural features in which case it may reduce the maximum number of total square feet permitted.

d. See 517.1 L for limitations on maximum total sign area for Smoke Shops and Adult Entertainment Establishments.

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Table 4 - Number and Dimensions of Certain individual Signs by Sign Type

Sign Type	Number Allowed	Maximum Sign Area	Vertical Clearance	
			From Sidewalk or Private Drive or Parking	From Public Street
No sign shall exceed any applicable maximum numbers or dimensions, or encroach on any applicable minimum clearance shown on this table.				
Freestanding				
Home Occupation, Non-Residential, Incidental	See table 3	See table 3	N/A	N/A
Temporary	2	6 square feet	N/A	N/A
Building				
Banner	2 per business	See table 3	7 feet	12 feet
Building Marker	1 per building		N/A	N/A
Canopy	2 per business	20% surface area	7 feet	12 feet
Incidental	N/A	2 square feet	N/A	N/A
Marquee	1 per building		9 feet	12 feet
Projecting	2 per business	10 square feet	9 feet	12 feet
Home Occupation	1	4 square feet	N/A	N/A
Suspended	4 per business		9 feet	N/A
Temporary (Accessory)	Pursuant to Section 517.1(J)	Pursuant to Section 517.1(J)		
Wall	2 per business		N/A	N/A
Window	2 per business	25% window area ^a	N/A	N/A
Miscellaneous				
Banner		See table 3	9 feet	12 feet
Flag	N/A	N/A	9 feet	12 feet
Sandwich Board	1 per business	9 square feet		

a. See 517.1 L for limitations on allowed window area % for Smoke Shops and Adult Entertainment Establishments.

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Table 5 - Permitted Sign Characteristics by Zoning District

	B1	B2 & RP	Residential	MI & S-IND	INS^a
Animated	N	N	N	N	N
Changeable Copy	P	P	N	P	P
Illumination^{b,h}					
Internal ^{c,f}	P	P	N	P	N
External ^d	P	P	P	P	P
Exposed bulbs or neon ^{e,f}	P	P	N	P	N
Light-Emitting Diode (LED) ^{g,f}	P	P	N	P	N
Time and Temperature	P	P	N	P	N

P = Permitted

N = Not allowed

a. This column does not represent a zoning district. It applies to institutional uses permitted under these regulations in residential zoning districts. Such uses may include, but are not necessarily limited to, churches, schools, funeral homes, and cemeteries.

b. Only white or off-white light of a constant intensity shall be permitted as the primary light source for any sign. The average level of illumination of a sign face shall not exceed 10.0 foot-candles and the uniformity ratio shall not exceed a 2:1 average to minimum ratio. Shall be lit only during the hours of commercial or organizational operation for the associated use.

c. Shall be permitted only as white or off-white graphics on an opaque dark colored background or as white or off-white halo lighting. The lettering of such internally lit signs shall not exceed 40% of the surface area of the sign, and there shall be minimal, if any, translucence of the opaque background material (See figure 3 at the end of Section 517.1).

d. External lighting shall be designed and aimed to provide illumination of the sign face(s) only and external light sources shall be directed downward and shielded to limit light spill, glare or trespass beyond the sign face(s). The light source should not be visible. (See figure 4 at the end of Section 517.1)

e. Exposed neon shall be permitted only as a minor portion of a sign or sign lighting.

f. Shall not be permitted in the Traditional Downtown Design Review District (DR-1) with the exception of signs for movie theatres and performing arts centers meeting the following conditions: such signs are based on historical precedent, as demonstrated by applicant; the proposed lighting will not create unacceptable glare or light trespass; and the sign lighting and overall design is consistent with industry standards for such sign types.

g. Only lettering and logo elements and not the background may be illuminated on an LED display. The refresh rate for any changing message on an LED display shall not be less than 30 seconds.

h. See 517.1 L for restrictions on lighting for Smoke Shops and Adult Entertainment Establishments.

L. Limitations for Smoke Shops and Adult Entertainment Establishments

1. The Maximum Total Sign Area for Smoke Shops and Adult Entertainment Establishments shall be reduced to 50% of the calculation from Table 2. Maximum Total Sign Area Per Business By Zoning District.

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2 2. The maximum allowed window area for signage for Smoke Shops and Adult
3 Entertainment Establishments shall be reduced to 10%.

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5 3. Any lighting for signage for Smoke Shops and Adult Entertainment Establishments shall
6 be limited solely to external illumination by a separate light source and shall not flash or
7 be animated.

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12 **Effective Date:**

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14 These amendments shall take effect twenty-one (21) days after the date of adoption by the St.
15 Albans City Council.

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18 **Approval and Adoption:**

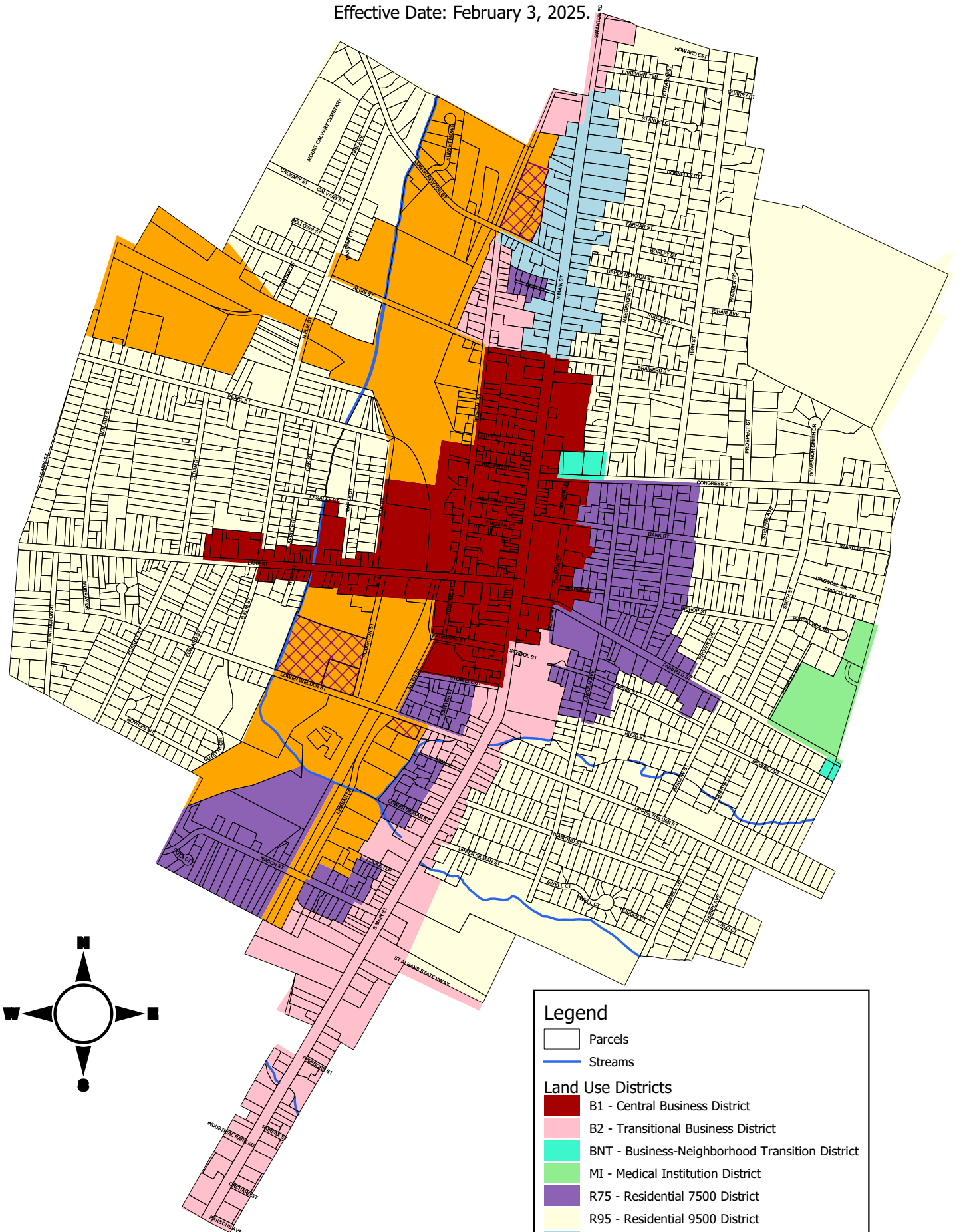
19
20 Adopted this ____ day of _____, ____.

21
22 **City Council Signatures:**

23 _____
24
25 _____
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City of St. Albans Official Zoning Map

Effective Date: February 3, 2025.



Guidance for the interpretation of this map is found within the St. Albans City Land Development Regulations at www.stalbansvt.com/development.
 Prepared by the City of St. Albans. www.stalbansvt.com
 Vermont Coordinate System. Transverse Mercator, NAD 83.
 North arrow on map refers to grid north.
 All map features derived from VGIS digital coverages. With the following exception: Zoning District boundaries description from the City of St. Albans.

St. Albans City Planning Commission
Report on Proposed Amendments to City Land Development Regulations

Amendments for Smoke Shops and Adult Entertainment

Version: March 24, 2025

The St. Albans City Planning Commission is considering proposed amendments to the City's Land Use Development Regulations.

The purpose of the amendments is to limit conflicts between smoke shops and adult entertainment establishments and other uses and the public health in general.

Specifically, the amendments would:

- Add the definition of Smoke Shop to Article 2.
- Limit smoke shops solely to a conditional use in the Service-Industrial District.
- Prohibit uses resembling smoke shops or adult entertainment establishments from being allowed as home occupations or home industries.
- Reduce the total allowed square footage of signage for smoke shops and adult entertainment establishments by 50% and limit their allowed window space signage to 10%. Also prohibit such signage from flashing or using integrated lighting.

Statutory Findings of Planning Commission in Fulfillment of 24 V.S.A. § 4444:

This amendment would implement the 2017 St. Albans City Plan, specifically:

- ✓ Objective 1.1 A. 4. Produce regulations, ordinances, and programs that most effectively and equitably implement the City's objectives and policies.
- ✓ Policy 1.1 B. 4. The City's Plan and permitting regulations will be amended with a problem-solving focus whenever regulatory contradictions or unintended consequences are revealed or when better ways of accomplishing the City's objectives and policies are discovered.
- ✓ Activity 5.1 C. 11. Explore the need and ability to limit the outward advertisement of the sale or dispensing of alcohol, tobacco, and controlled substances City-wide or in specific areas of the community.

These amendments would have an effect on any proposals for the subject uses.

This amendment would not be incompatible with the proposed future land uses and densities of the St. Albans City Plan.

This amendment would neither inhibit nor carry out any specific proposals for any planned community facilities.

For more information, please contact:

Chip Sawyer
Director of Planning & Development

c.sawyer@stalbansvt.com
(802) 524-1500 x259

COMPANION DOCUMENT

Date: May 9, 2025

To: St. Albans City Council

From: Chip Sawyer, Director of Planning & Development

Re: Summary and explanation of proposed zoning amendments.

The City Planning Commission has drafted various zoning amendments and referred them to the City Council for a first reading. The purpose of the amendments is to bring our zoning into compliance with recent State statutory changes, integrate the interim zoning of July 2023 and make other corrections and clarifications as needed.

This companion document summarizes each amendment. And then the actual amendment text is in the following document.

Amendment 1. Replace the word “Family” with “Household” throughout the Regulations, and update all relevant acronyms accordingly.

This amendment would be a customized word replacement throughout the Regulations. Past PC discussions have supported removing the word family. And new State changes (24 V.S.A. § 4412(14)) now prohibit us from favoring families or forbidding unrelated individuals from living together. **This amendment is related to new State statutes.**

Amendment 2. Replace the terms “Residential 9500 District” and “R95” with “Residential 8700 District” and “R87” throughout the Regulations.

This amendment would be a customized word replacement throughout the Regulations. The name of our current Residential 9500 District is based on the 9,500 square feet of lot space that we were requiring for a single-family home. Now we can require no more than 8,700 sq.ft. and will change the Regulations accordingly. **This amendment is related to new State statutes.**

Amendment 3. Article 2, Section 202 Defined Terms is amended as follows:

This amendment contains all of the proposed additions and changes to Defined Terms.

Access to Property Outside City:	Added in order to regulate this type of use.
Congregate Housing	Delete the definition.
Development:	Amended to capture all forms of development currently regulated.
Dwelling Unit:	Amended to clarify that each DU must be partitioned from other DUs.
Emergency Shelter:	Added to refer to Home Shelter. Specifically mentioned by State changes.
Family:	Deleted. No longer needed.
Homeless and Homeless Shelter:	Amended to mirror state definition in 24 V.S.A.
Hotel:	Amended to include State changes concerning public assistance.
Off-Street Parking:	Amended to clarify distinction from on-street parking.
Recovery Residence:	Added because it is specifically allowed by State statute.
Green Stormwater Infrastructure:	Added for purposes of regulating the use.
Accessory Stormwater Treatment:	Added for purposes of regulating the use.
Municipal Stormwater Treatment:	Added for purposes of regulating the use.
Street:	Amended to clarify purpose and distinction from driveways.
Structure:	Amended to capture all forms of structure currently regulated.
Substantial Improvement in the Flood Hazard Area:	Amended to clarify its applicability solely to development in the Flood Hazard Area.

Amendment 4. Article 3, Section 303 Zoning District Standards is amended as follows:

This amendment is the lengthiest one, because it makes changes to uses and standards that have to be repeated for each of the zoning districts. **Many of these amendments are required by or related to new State statutes.**

1. The descriptions for Child Care are updated to match State statute (33 V.S.A. § 3511) and our removal of the term “family.”
2. Recovery Residences are added as Permitted uses in compliance with 24 V.S.A. § 4412(1)(G).
3. Two- and Multi-Household Dwellings are added in as Permitted uses to match Single-Household Dwellings, as **required** by the State changes (24 V.S.A. § 4412(1)(D))
4. Congregate Housing is removed as a use.
5. The rules on allowed number of Principal Buildings, which were out in Section 503, are now integrated directly into each zoning district.
6. The required square footage of lot area in the R87 and BNT districts are adjusted to meet the **required** State changes of allowing 5 units per acre (24 V.S.A. § 4412(12)) and also allow up to a 4-unit wherever a Single-Household Dwelling is allowed.
7. The **required** State change that we must treat up to a 4-unit with the same dimensional standards as a Single-Household Dwelling (24 V.S.A. § 4412(12)) is made throughout the section.
8. Integrates Stormwater Treatment as Permitted uses.
9. The rules on front and rear setbacks as an average, with 10 or 20 feet as fallbacks, depending on the district, is clarified.
10. Adds Community House as a Conditional Use in the R75 district.
11. Prohibits first-floor residential in the center of Downtown and also limits the use of front yards in this area to commercial or retail only.
12. Moves any use previously known as a “Public Facility” (24 V.S.A. § 4413(a)) that isn’t explicitly allowed elsewhere to a Conditional Use in the Service-Industrial District, except for any residential, lodging or shelter uses.

Amendment 5. Article 3, Section 304 Summary Table of Uses by Zoning District shall be amended to reflect the amendments to Section 303 Zoning District Standards.

This is necessary for any changes to uses in Section 303.

Amendment 6. Article 3, Section 306 is amended as follows:

New allowances for Affordable Housing Development, as required by 24 V.S.A. § 4412(13). **This amendment is required by new State statutes.** Here's the new text:

Section 306 Allowances for Affordable Housing Development

Notwithstanding the provisions of this article, the residential portion of an affordable housing development, as defined in 24 V.S.A. § 4303(2), including any associated with mixed-use development, shall be allowed a Dwelling Unit lot area density bonus of 40% and a height bonus of one habitable floor or twelve feet, whichever is shortest.

Amendment 7. Article 4, Section 410 Public Facilities is amended as follows and all existing references to Section 410 shall be adjusted as necessary:

This change strikes out the existing language about Public Facilities so that it can be moved to a new section on exemptions and limitations in Article 9.

Section 410 would be reused to insert the new language on regulating properties that span the City boundary and properties that are used to access land outside the City. The basic idea is that property in the City can't be used to serve something that wouldn't be allowed in its zoning district. And guidance is added to inform the level of review and how to apply dimensional standards.

Amendment 8. Article 4, Section 411 Agricultural and Silvicultural Practices is amended as follows and all existing references to Section 411 shall be adjusted as necessary:

This change strikes out the existing language about Agricultural and Silvicultural Practices so that it can be moved to a new section on exemptions and limitations in Article 9.

Section 411 would be reused to provide guidance on the regulation of Stormwater Treatment. Here is the new language:

Section 411 Stormwater Treatment

- A. Green Stormwater Infrastructure shall be regulated in the same manner that landscaping would be. However, Green Stormwater Infrastructure shall be allowed within front, side and rear setbacks, provided that it does not direct any additional drainage to neighboring properties or streets.
- B. Accessory Structures associated with stormwater treatment shall be subject to the Regulations.
- C. Stormwater Treatment shall only require Site Plan Review if it would alter structures or parking areas.

Amendment 9. Article 4, Section 412.5 Non-Conformities in Planned Unit Developments is repealed and all references to Section 412.5 shall be removed or edited as necessary.

This would remove a reference to Planned Unit Developments that grants them a special nonconformity status.

Amendment 10. Article 4, Section 413 Planned Unit Developments is amended as follows and all references to Planned Unit Developments shall be adjusted as necessary.

This amendment would complete the City's transition away from the aspects of Planned Unit Developments that are not applicable in an urban environment. PUDs would be renamed "Transitional Lot Development," and the rule would lean into the transitional functions that we built in the last time this section was updated.

The amendment also adjusts the rule in order to meld with the new State changes concerning parking and multi-household dwellings.

Amendment 11. Article 5, Section 501 Miscellaneous Requirements of the Act is amended as follows:

This amendment would specify that the "existing small lot" rule would only apply to undeveloped lots. In other words, it would not allow you take advantage of the State's changes and cram a fourplex onto a small lot, just because there is already a Single-Household Dwelling there.

Amendment 12. Article 5, Section 503 Principal Buildings is repealed and all references to Section 503 shall be removed as necessary.

This would remove the section that has now been inserted directly into the zoning districts in Section 303.

Amendment 13. Article 5, Section 515 Off-Street Parking and Loading is amended as follows:

This amendment would implement the State's parking changes in 24 V.S.A. § 4414(4) and § 4428. **This amendment is required by new State statutes.**

Amendment 14. Article 5, Section 526 Fire Escapes and Refuges on Facades is created as follows:

This amendment would implement the existing section of the City's Interim Zoning that has restrictions and standards for fire escapes and refuge balconies on the front of buildings. **This amendment would incorporate the City's 2023 Interim Zoning.**

Amendment 15. Article 5, Section 527 Demolition of Buildings for Parking or Storage is created as follows:

This amendment would implement the existing section of the City's Interim Zoning that prohibits the speculative demolition of buildings in the Central Business District for the creation of privately-run parking lots or storage. **This amendment would incorporate the City's 2023 Interim Zoning.**

Amendment 16. Article 6, Section 606 Limits on Conditions of Development Review Board Decisions is created as follows:

This amendment would directly insert the limitations on DRB decisions from 24 V.S.A. § 4464(b)(7)(A). It has to do with not applying restrictive conditions to housing development. **This amendment is required by new State statutes.**

Amendment 17. Article 7, Section 702 Scope and Authority is amended as follows:

This amendment would clarify the process for seeking a decision from the Design Advisory Board and whether they are issuing an administrative decision versus when they are making an

advisory recommendation to the DRB.

Amendment 18. Article 7, Section 703 Applicability and District Descriptions is amended as follows:

This amendment fixes a typo with the outline formatting of Section 703.

Amendment 19. Article 7, Section 705 Procedures is amended as follows:

This amendment also adds clarification to when the DAB is issuing an administrative decision versus an advisory recommendation to the DRB and what constitutes failure to act.

Amendment 20. Article 7, Section 707 Exemptions is amended as follows:

This amendment would delete the item about public safety, so that it can be moved to a new section on exemptions and limitations in Article 9.

Amendment 21. Article 9, Section 903 Permits and Approvals is amended as follows:

This amendment would consolidate most of the exemptions and limitations from requiring a permit. It would make the following changes:

1. Exempt from Permitting:
 - a. Work in the City or State right-of-way.
 - b. Boundary adjustments created by changes to City or State right-of-way.
 - c. Accessory structures less than 36 square feet in footprint and less than 6 feet in height. However, they still must comply with all applicable rules.
2. Emergency work for an imminent situation of public safety would be temporarily exempt from permitting but eventually have to be brought into conformance with the regulations.
3. Insert the exemptions and limitations from 24 V.S.A. § 4413(b), (d), (g) and (h), concerning electric generation, energy storage, transmission, or communication facilities, agricultural or forestry activities, and solar collectors.
4. Insert the limitations from 24 V.S.A. § 4413(a)(1) and (2), previously referenced as “Public Facilities.”

Amendment 22. Article 9, Section 908 Public Notice is amended as follows:

This amendment would insert the 120-day timeline for the DRB to warn a hearing from 24 V.S.A. § 4464(b)(1) and the 45-day decision deadline from the same section of statute. **This amendment is required by new State statutes.**

Amendment 23. Section 1001 City of St. Albans Official Zoning Map is amended as follows:

This amendment would make the following zoning boundary changes.

1. Move 18 and 20 Locke Terrace from the Service-Industrial District to the Residential 7500 District.
2. Move 10 and 14 Savage Street and 92 Aldis Street from the Service-Industrial District to the Residential 8700 District.
3. Ensure that the development lot made up of 100-120 Federal Street is located entirely within the Central Business District.

###

The actual amendments follow on the next page:

City of St. Albans

Proposed Amendments to the Land Development Regulations.

For City Council first reading, May 12, 2025

The St. Albans City Council hereby ordains the following amendments to the St. Albans City Land Development Regulations. Text to be added is underlined, and text to be removed is ~~struck out~~. Text added since these amendments were last warned is **in red**. Three asterisks (***) are a place-holder for the existing portions of a section that are not proposed for amendment.

Amendment 1. Replace the word “Family” with “Household” throughout the Regulations, and update all relevant acronyms accordingly.

Amendment 2. Replace the terms “Residential 9500 District” and “R95” with “Residential 8700 District” and “R87” throughout the Regulations.

Amendment 3. Article 2, Section 202 Defined Terms is amended as follows:

ACCESS TO PROPERTY OUTSIDE CITY

When a private lot or private street located within the City, or partially within the City, is used to provide access between the City street right-of-way and a property, or portion of a property, that is located outside the City. See section 410.

CONGREGATE HOUSING

~~A residential use that may or may not contain complete dwellings and provides communal dining facilities, housekeeping, organized social and recreational activities, transportation services, and/or other services appropriate for the residents. This definition does not include Assisted Living Facilities, Community Houses, Nursing Homes, or Residential Care Homes.~~

DEVELOPMENT

The division of a parcel into two or more parcels of land, the construction, reconstruction, conversion, interior or exterior alteration (including signage and building color), relocation or enlargement of any building or other structure or land, or of any mining, excavation, or landfill, and any change in the use of any building or other structure or land, or extension of use of land. Development also includes removal of vegetation in the Riparian Buffer Area and stream alteration and bank maintenance. ~~[NOTE: alterations, stream alteration and bank maintenance,~~

~~and the Riparian Buffer Area are defined in these bylaws.}~~

DWELLING UNIT

A building or portion thereof, designed for occupancy by one household family for residential purposes, containing complete housekeeping, sleeping, cooking, and sanitary facilities. In a building with more than one Dwelling Unit, each Dwelling Unit is to be fully partitioned off from the others, and each with its own access to the exterior of the building, possibly through a general lobby that serves securable entrances to the other Dwelling Units.

EMERGENCY SHELTER

See Homeless Shelter.

~~FAMILY~~

~~An individual, or two or more persons related by blood, marriage, legal adoption, guardianship, or other analogous relationship.~~

HOMELESS

A person who lacks a fixed, regular, and adequate nighttime residence and/or has a primary nighttime residence that is: ~~A:~~ a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings; or ~~B:~~ a Homeless Shelter or Emergency Shelter.

HOMELESS SHELTER

Any facility, the primary purpose of which is to provide a temporary shelter for the homeless in general or for specific populations of the homeless and that does not require occupants to sign leases or occupancy agreements, however an agreement or contract for occupant behavior and conduct may be required.

~~A supervised publicly or privately operated shelter designed to provide temporary living accommodations to the homeless.~~

HOTEL

A building or group of buildings other than a boarding or lodging house where sleeping accommodations are provided for compensation, which may include additional services such as restaurants, meeting rooms, entertainment and recreation facilities, and at no time is a residence for any occupant except the property owner or manager. Accommodations may be provided to provide housing assistance through the State of Vermont, or to any person whose room is rented

with local, state or federal government funds. Included are motels, cabins, inns, tourist courts, motor lodges or similar uses.

OFF-STREET PARKING, OFF-STREET (OFF-STREET PARKING)

A parking area that is located on a lot and not on a street. May include a driveway.

A temporary storage area for a motor vehicle that is directly accessible to an access aisle or driveway and that is not located on a dedicated street right-of-way.

RECOVERY RESIDENCE

A shared living residence supporting persons recovering from a substance use disorder that provides tenants with peer support and assistance accessing support services and community resources available to persons recovering from substance use disorders and is certified by an organization approved by the Department of Health and that is either a Vermont affiliate of the National Alliance for Recovery Residences or another approved organization or is pending such certification.

STORMWATER INFRASTRUCTURE, GREEN (GREEN STORMWATER INFRASTRUCTURE)

A form of stormwater treatment that is limited to the utilization of natural rocks, plants and other earth forms at-grade or below-grade.

STORMWATER TREATMENT, ACCESSORY (ACCESSORY STORMWATER TREATMENT)

The development of land to treat stormwater run-off and groundwater seepage, which is accessory to a Principal Use on the lot.

STORMWATER TREATMENT, MUNICIPAL (MUNICIPAL STORMWATER TREATMENT)

The development of land performed by the City, or on the City's behalf, to provide stormwater or combined sewer treatment or storage.

STREET

Any road, highway, thoroughfare, avenue, land or right-of-way, whether public or private, used for general vehicular circulation and/or to provide access to abutting individual properties. Not a driveway.

STRUCTURE

An assembly of materials for occupancy or use, including a building, mobile home or trailer, sign, wall, or fence.

~~Any construction, erection, assemblage or other combination of materials upon the land, including swimming pools, necessitating pilings, footings or a foundation attachment to the land.~~

SUBSTANTIAL IMPROVEMENT IN THE FLOOD HAZARD AREA

A definition used specifically for the regulation of in the Flood Hazard Overlay District. Any repair, reconstruction, or improvement of a structure in the Flood Hazard Overlay District, the cost of which equals or exceeds 50 percent of the market value of the structure either (a) before the improvement or repair is started, or (b) if the structure has been damaged, and is being restored, before the damage occurred. The term does not, however, include either (1) any project for which improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or (2) any alteration of a structure listed on the National Register for Historic Places or a State Inventory of Historic Sites.

Amendment 4. Article 3, Section 303 Zoning District Standards is amended as follows:

Section 303 Zoning District Standards

This section establishes the purpose, allowed uses, and general dimensional standards of each Zoning District. Any use defined in Section 202 Defined Terms that is not specifically listed as a Permitted or Conditional Use for a Zoning District is not allowed within that district.

A. Residential 87009500 District – R87R95

Permitted Uses, to be reviewed in accordance with Section 601 and all other applicable standards and requirements:

- ChildDay Care Home, Large ~~Family~~ in accordance with Section 405.
- ChildDay Care Home, Small ~~Family~~ in accordance with Section 405.
- One Dwelling Unit included with one or more other properly permitted uses that are not Dwelling Units.
- Home Occupation in accordance with Section 403.
- Recovery Residence or Residential Care Home for which 24 V.S.A. Sec. 4412(1)(G), as amended, is applicable.
- Single-Household~~Family~~ Dwelling.
- Two-Household Dwelling.
- Multi-Household Dwelling of up to four Dwelling Units.
- Stormwater Treatment, Accessory or Municipal (see Sec. 411).

Conditional Uses, to be reviewed in accordance with Section 602 and all other applicable standards and requirements:

- Bed & Breakfast.
- Community Center.
- ~~Congregate Housing.~~
- ~~Two-Family Dwelling.~~
- Home Industry in accordance with Section 404.
- Lodging House.
- ~~Transitional Lot Planned Unit Development~~ via Section 413, which could also allow Multi- ~~Household~~ Family Dwellings or Two or more Dwelling Units included with one or more other properly permitted uses that are not Dwelling Units.
- School, Certified/Licensed.

Allowed Number of Principal Uses: Only one Principal Use is allowed on a property in this Zoning District, unless approval for more than one Principal Use is granted via Section 413 ~~Transitional Lot Planned Unit~~ Developments. This provision does not prohibit the approval of a Home Occupation or Home Industry as an Accessory Use.

Allowed Number of Principal Buildings: Only one Principal Building is allowed on a property in this Zoning District, unless approval for more than one Principal Building is granted via Section 413 Transitional Lot Developments.

Minimum Lot Area Required Per Use:

Single- or Two-Household Family Dwelling:	8,700 9,500 square feet.
Two-Family Dwelling:	12,000 square feet.
Multi- Household Family Dwelling of up to four Dwelling Units:	8,700 5,000 square feet per Dwelling Unit.
Multi- Household Dwelling of five or more Dwelling Units:	<u>5,000 square feet per Dwelling Unit.</u>
Dwelling Units included with other Principal Uses that are not Dwelling Units:	8,700 5,000 square feet per Dwelling Unit.
All other uses:	12,000 square feet.

Minimum Lot Width:

If <u>Principal Use is a Single- or Two Household Family Dwelling, or Multi-Household Dwelling of up to four Dwelling Units is Principal Use:</u>	75 feet.
All other uses:	100 feet.

Minimum Front Setback:

Public Interest Markers (Section 517.4):	5 feet.
All other development:	<u>The average existing setback of all buildings within 200 feet of side lot lines. If there are no</u>

	buildings within 200 feet, then the front setback shall be 20 feet. 20 feet or average of all buildings within 200 feet of side lot lines.
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Minimum Side Setbacks:

<u>Single- or Two Household Dwelling, or Multi- Household Dwelling of up to four Dwelling Units:</u> Single Family Dwelling:	10 feet.
Dog house, child's play house, or tree house accessory to a residential use:	2 feet.
Temporary seasonal pool (Section 407):	2 feet.
Shed or similar structure with a floor area of not more than 96 square feet and a height of not more than 10 feet:	2 feet.
All other Accessory Structures:	5 feet.
All other Uses:	15 feet.

Minimum Rear Setback:

Dog house, child's play house, or tree house accessory to a residential use:	2 feet.
Temporary seasonal pool (Section 407):	2 feet.
Shed or similar structure with a floor area of not more than 96 square feet and a height of not more than 10 feet:	2 feet.
All other Accessory Structures:	5 feet.
All other Uses:	20 feet or the average setback of all existing buildings within 200 ft of the side property lines, <u>whichever is smaller.</u>

B. Residential 7500 District – R75

Permitted Uses, to be reviewed in accordance with Section 601 and all other applicable standards and requirements.

- ~~Child~~Day Care Home, Large ~~Family~~ in accordance with Section 405.
- ~~Child~~Day Care Home, Small ~~Family~~ in accordance with Section 405.
- One Dwelling Unit included with one or more other properly permitted uses that are not Dwelling Units.
- Home Occupation in accordance with Section 403.
- Recovery Residence or Residential Care Home for which 24 V.S.A. Sec. 4412(1)(G), as amended, is applicable.
- Single-Household~~Family~~ Dwelling.
- Two-Household Dwelling.
- Multi-Household Dwelling of up to four Dwelling Units.
- Stormwater Treatment, Accessory or Municipal (see Sec. 411).

Conditional Uses, to be reviewed in accordance with Section 602 and all other applicable standards and requirements.

- Bed & Breakfast.
- Cemetery.
- Community Center.
- Community House.
- ~~Congregate Housing.~~
- Child Day Care Facility in accordance with Section 405.
- ~~Two-Family Dwelling.~~
- Multi- Household Family Dwelling of five or more Dwelling Units.
- Two or more Dwelling Units included with one or more other properly permitted uses that are not Dwelling Units.
- Home Industry in accordance with Section 404.
- Lodging House.
- Medical Office/Clinic.
- Mobile home park in accordance with Section 406.
- Place of Worship.
- Transitional Lot ~~Planned Unit~~ Development (Section 413).
- School, Certified/Licensed.
- School, Commercial.

Allowed Number of Principal Uses: Only one Principal Use is allowed on a property in this Zoning District, unless approval for more than one Principal Use is granted via Section 413 Transitional Lot ~~Planned Unit~~ Developments. This provision does not prohibit the approval of a Home Occupation or Home Industry as an Accessory Use.

Allowed Number of Principal Buildings: Only one Principal Building is allowed on a property in this Zoning District, unless approval for more than one Principal Building is granted via Section 413 Transitional Lot Developments.

Minimum Lot Area Required Per Use:

Single- or Two-Household Family Dwelling:	7,500 square feet.
Two-Family Dwelling:	10,000 square feet.
Multi- <u>Household Family Dwelling of up to four Dwelling Units:</u>	<u>7,500 5,000 square feet per Dwelling Unit.</u>
<u>Multi- Household Dwelling of five or more Dwelling Units:</u>	<u>5,000 square feet per Dwelling Unit.</u>
Dwelling Units included with other Principal Uses that are not Dwelling Units:	<u>7,500 5,000 square feet per Dwelling Unit.</u>
All other uses:	10,000 square feet.

Minimum Lot Width: 75 feet.

Minimum Front Setback:

Public Interest Markers (Section 517.4):	5 feet.
All other development:	<u>The average existing setback of all buildings within 200 feet of side lot lines. If there are no buildings within 200 feet, then the front</u>

	setback shall be 10 feet. 10 feet or average of all buildings within 200 feet of side lot lines.
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Minimum Side Setbacks:

<u>Single- or Two Household Dwelling, or Multi- Household Dwelling of up to four Dwelling Units: Single Family Dwelling:</u>	10 feet.
Dog house, child's play house, or tree house accessory to a residential use:	2 feet.
Temporary seasonal pool (Section 407):	2 feet.
Shed or similar structure with a floor area of not more than 96 square feet and a height of not more than 10 feet:	2 feet.
All other Accessory Structures:	5 feet.
All other Uses:	15 feet.

Minimum Rear Setback:

Dog house, child's play house, or tree house accessory to a residential use:	2 feet.
Temporary seasonal pool (Section 407):	2 feet.
Shed or similar structure with a floor area of not more than 96 square feet and a height of not more than 10 feet:	2 feet.
All other Accessory Structures:	5 feet.
All other Uses:	20 feet or the average setback of all existing buildings within 200 ft of the side property lines, <u>whichever is smaller.</u>

C. Business-Neighborhood Transition District - BNT

Permitted Uses, to be reviewed in accordance with Section 601 and all other applicable standards and requirements.

- ~~Child Day~~ Care Home, Large ~~Family~~ in accordance with Section 405.
- ~~Child Day~~ Care Home, Small ~~Family~~ in accordance with Section 405.
- One Dwelling Unit included with one or more other properly permitted uses that are not Dwelling Units.
- Home Occupation in accordance with Section 403.
- Recovery Residence or Residential Care Home for which 24 V.S.A. Sec. 4412 (G), as amended, is applicable.
- Single-Household~~Family~~ Dwelling.
- Two-Household Dwelling.
- Multi-Household Dwelling of up to four Dwelling Units.

- Stormwater Treatment, Accessory or Municipal (see Sec. 411).

Conditional Uses, to be reviewed in accordance with Section 602 and all other applicable standards and requirements.

- Assisted Living Facilities.
- Bed & Breakfast.
- Cemetery.
- Community Center.
- ~~Congregate Housing.~~
- Day Care Facility in accordance with Section 405.
- ~~Two Family Dwelling.~~
- Home Industry in accordance with Section 404.
- Lodging House.
- Medical Office/Clinic.
- Mobile home park in accordance with Section 406.
- Office.
- Place of Worship.
- Transitional Lot Planned Unit Development via Section 413, which could also allow Multi-Household Family Dwellings or Two or more Dwelling Units included with one or more other properly permitted uses that are not Dwelling Units.
- School, Certified/Licensed.
- School, Commercial.

Allowed Number of Principal Uses: Only one Principal Use is allowed on a property in this Zoning District, unless approval for more than one Principal Use is granted via Section 413 Transitional Lot Planned Unit Developments. This provision does not prohibit the approval of a Home Occupation or Home Industry as an Accessory Use.

Allowed Number of Principal Buildings: Only one Principal Building is allowed on a property in this Zoning District, unless approval for more than one Principal Building is granted via Section 413 Transitional Lot Developments.

Minimum Lot Area Required Per Use:

Single- or Two-Household Family Dwelling:	8,700 9,500 square feet.
Two Family Dwelling:	12,000 square feet.
Multi- <u>Household Family</u> Dwelling of up to four Dwelling Units:	8,700 5,000 square feet per Dwelling Unit.
Multi- Household Dwelling of five or more Dwelling Units:	5,000 square feet per Dwelling Unit.
Dwelling Units included with other Principal Uses that are not Dwelling Units:	8,700 5,000 square feet per Dwelling Unit.
All other uses:	12,000 square feet.

Minimum Lot Width:

If <u>Principal Use is a Single- or Two Household Family</u> Dwelling, or Multi- <u>Household Dwelling of up to four Dwelling Units is Principal Use:</u>	75 feet.
All other uses:	100 feet.

Minimum Front Setback:

Public Interest Markers (Section 517.4):	5 feet.
All other development:	<u>The average existing setback of all buildings within 200 feet of side lot lines. If there are no buildings within 200 feet, then the front setback shall be 20 feet.</u> 20 feet or average of all buildings within 200 feet of side lot lines.

Minimum Side Setbacks:

<u>Single- or Two Household Dwelling, or Multi- Household Dwelling of up to four Dwelling Units: Single Family Dwelling:</u>	10 feet.
Dog house, child's play house, or tree house accessory to a residential use:	2 feet.
Temporary seasonal pool (Section 407):	2 feet.
Shed or similar structure with a floor area of not more than 96 square feet and a height of not more than 10 feet:	2 feet.
All other Accessory Structures:	5 feet.
All other Uses:	15 feet.

Minimum Rear Setback:

Dog house, child's play house, or tree house accessory to a residential use:	2 feet.
Temporary seasonal pool (Section 407):	2 feet.
Shed or similar structure with a floor area of not more than 96 square feet and a height of not more than 10 feet:	2 feet.
All other Accessory Structures:	5 feet.
All other Uses:	20 feet or the average setback of all existing buildings within 200 ft of the side property lines, <u>whichever is smaller.</u>

D. Central Business District – B1

Permitted Uses, to be reviewed in accordance with Section 601 and all other applicable standards and requirements.

- Banks.
- Controlled Substance Dispensary, Class B (Pharmacy).
- Convenience Store.
- ChildDay Care Home, Large ~~Family~~ in accordance with Section 405.
- ChildDay Care Home, Small ~~Family~~ in accordance with Section 405.
- Dwelling Units, but not ~~Permitted~~-if proposed on the ground floor of a structure and only Permitted if the total of the existing dwelling unit(s) and any proposed dwelling unit(s) on

the lot would result in a density of 1 dwelling unit or less per 2,000 sq. ft. in lot size.

- Food Service/Café as Accessory use.
- Laundry, Onsite.
- Office.
- Personal Services.
- Recovery Residence or Residential Care Home for which 24 V.S.A. Sec. 4412(1)(G), as amended, is

applicable, but not if any residential use is proposed on the ground floor of the structure.

- Restaurant/Café.
- Retail within fully enclosed building, no outside storage.
- School, Certified/Licensed.
- School, Commercial.
- Stormwater Treatment, Accessory or Municipal (see Sec. 411).

Conditional Uses, to be reviewed in accordance with Section 602 and all other applicable standards and requirements.

- Art Center/Gallery.
- Assembly and Exhibition Hall.
- Assisted Living Facility, except not allowed on the ground floor in the St. Albans Historic District.
- Bar, Nightclub.
- Bed & Breakfast.
- Club, Private.
- Community Center.
- Community House, except not allowed on the ground floor in the St. Albans Historic District.
- ~~Congregate Housing, except not allowed on the ground floor in the St. Albans Historic District.~~
- Controlled Substance Dispensary, Class A, but Prohibited within the St. Albans Historic District.
- ~~Child Day~~ Care Facility in accordance with Section 405.
- Dwelling Units, requiring Conditional Use review when the total of the existing dwelling unit(s) and any proposed dwelling unit(s) on the lot would result in a density greater than 1 dwelling unit per 2,000 sq. ft. in lot size, and/or there are residential uses proposed for the ground floor of the structure. However, subject to the following prohibitions:
 - Prohibited for properties that total solely one or two dwelling units, and do not include any other uses, are not allowed in the St. Albans Historic District.
 - Prohibited on the first floors or ground floors of any properties with frontage along the following streets:
 - North Main Street between Lake Street and Hoyt Street,
 - South Main Street between Lake Street and Stebbins Street,
 - Bank Street between North Main Street and Maiden Lane,
 - Lake Street between North/South Main Street and the intersection with Federal Street and Catherine Street, and
 - Kingman Street;and any existing residential or lodging uses on first floors or ground floors within this area shall not be expanded by the number of dwelling units or bedrooms.
- Funeral Home.
- Home Industry in accordance with Section 404.

- Home Occupation in accordance with Section 403.
- Homeless Shelter.
- Hotels.
- Library.
- Lodging House.
- Manufacturing.
- Medical Office/Clinic.
- Motor Vehicle Body and Repair Shop.
- Motor Vehicle Fuel Dispensary, principal or accessory, but Prohibited within the St. Albans Historic District.
- Motor Vehicle Parking Facility.
- Motor Vehicle Sales.
- Motor Vehicle Service Station.
- Museum.
- Nursing Home, except not allowed on the ground floor in the St. Albans Historic District.
- Place of Worship.
- ~~Public Facility, as described in Section 410 of these regulations, but not including any use specifically defined in Article 2.~~
- Recreation.
- Recovery Residence or Residential Care Home, for which 24 V.S.A. Sec. 4412 (G), as amended, is not applicable, except not allowed on the ground floor in the St. Albans Historic District.
- Retail with no building; such as, but not limited to, open-air markets.
- Retail within fully enclosed building but utilizing outside storage.
- Soup Kitchen.
- Storage Facility.
- Transportation Facility.
- Veterinary Hospital.

Allowed Number of Principal Buildings: More than one Principal Building is allowed on a property in this Zoning District.

Use of Front Yard or Plaza Space: The use of the front yard or plaza space between the building and the City right-of-way for any properties with frontage along the following streets is limited solely to commercial or retail purposes directly related to the Principal Use, and residential purposes are prohibited:

- North Main Street between Lake Street and Hoyt Street,
- South Main Street between Lake Street and Stebbins Street,
- Bank Street between North Main Street and Maiden Lane,
- Lake Street between North/South Main Street and the intersection with Federal Street and Catherine Street, and
- Kingman Street.

E. Transitional Business District – B2

Permitted Uses, to be reviewed in accordance with Section 601 and all other applicable standards and requirements.

- Art Center/Gallery.
- Banks.
- Clubs, Private.
- ~~Child Day~~ Care Home, Large Family in accordance with Section 405.
- ~~Child Day~~ Care Home, Small Family in accordance with Section 405.
- Single-Household Dwelling.
- Two-Household Dwelling.
- Multi-Household Dwelling of up to four Dwelling Units.
- Up to four Dwelling Units included with one or more other properly permitted uses that are not Dwelling Units.
- Food Service/Café as Accessory use.
- Home Industry in accordance with Section 404.
- Home Occupation in accordance with Section 403.
- Library.
- Museum.
- Personal Services.
- Recovery Residence or Residential Care Home for which 24 V.S.A. Sec. 4412(1)(G), as amended, is applicable.
- School, Certified/Licensed.
- School, Commercial.
- Stormwater Treatment, Accessory or Municipal (see Sec. 411).

Conditional Uses, to be reviewed in accordance with Section 602 and all other applicable standards and requirements.

- Assembly and Exhibition Hall.
- Assisted Living Facility.
- Bar, Nightclub.
- Bed & Breakfast.
- Building Contractor Facility, except Prohibited with any outside storage of equipment.
- Car Wash.
- Cemetery.
- Community Center.
- Community House.
- Controlled Substance Dispensary, Class A or B, except that Class A is prohibited within the St. Albans Historic District.
- Convenience Store.
- ~~Child Day~~ Care Facility in accordance with Section 405.
- ~~Single Family Dwelling.~~
- ~~Two Family Dwelling~~
- Multi-~~Household Family~~ Dwelling of five or more Dwelling Units.
- ~~Five One~~ or more Dwelling Units included with one or more other properly permitted uses that are not Dwelling Units.
- Funeral Home.
- Hotels.
- Laundry, Onsite.
- Lodging House.
- Manufacturing.
- Medical Office/Clinic.
- Motor Vehicle Body and Repair Shop.
- Motor Vehicle Fuel Dispensary, principal or accessory.
- Motor Vehicle Parking Facility.
- Motor Vehicle Sales.
- Motor Vehicle Service Station.
- Nursing Homes.
- Office.

- Place of Worship.
- Planned unit development (Section 413).
- ~~Public Facility, as described in Section 410 of these regulations, but not including any use specifically defined in Article 2.~~
- Recreation.
- Recovery Residence or Residential Care Home, for which 24 V.S.A.
- Sec. 4412 (G), as amended, is not applicable.
- Restaurant/café.
- Retail within fully enclosed building, no outside storage.
- Retail within fully enclosed building, but utilizing outside storage.
- Storage Facility.
- Transportation Facility.
- Veterinary hospital.

Allowed Number of Principal Uses: More than one Principal Use is allowed on a property in this Zoning District.

Allowed Number of Principal Buildings: More than one Principal Building is allowed on a property in this Zoning District.

Minimum Lot Area Required Per Use:

Single- Household Family-Dwelling:	7,500 square feet.
Two- Household Family-Dwelling:	7,500 square feet.
Multi- Household Family-Dwelling of up to four Dwelling Units:	7,500 5,000-square feet per Dwelling Unit.
Multi- Household Family-Dwelling of five or more Dwelling Units:	5,000 square feet per Dwelling Unit.
Dwelling Units included with other Principal Uses that are not Dwelling Units:	7,500 5,000-square feet per Dwelling Unit.
Congregate Housing:	2,000 square feet per unit.
All other uses:	7,500 square feet.

Minimum Lot Width: 75 feet.

Minimum Front Setback:

Public Interest Markers (Section 517.4):	5 feet.
All other development:	<u>The average existing setback of all buildings within 200 feet of side lot lines. If there are no buildings within 200 feet, then the front setback shall be 20 feet. Average of all buildings within 200 feet of side lot lines.</u>

F. Medical Institution District - MI

Permitted Uses, to be reviewed in accordance with Section 601 and all other applicable standards and requirements.

- Food Service/Café as an Accessory Use in service to the Principal Use.
- Stormwater Treatment, Accessory or Municipal (see Sec. 411).

Conditional Uses, to be reviewed in accordance with Section 602 and all other applicable standards and requirements.

- Any use defined in Article 2 when proposed as an Accessory Use in service to the Principal Use, except that Adult Entertainment Establishments (Section 408) are Prohibited.
- Assisted Living Facility.
- Controlled Substance Dispensary, Class A.
- Controlled Substance Dispensary, Class B (Pharmacy).
- Hospital.
- Medical Office/Clinic.
- Nursing Home.
- Planned Unit Development (Section 413).
- Recovery Residence.
- Recreation.
- Residential Care Home.

Allowed Number of Principal Uses: More than one Principal Use is allowed on a property in this Zoning District.

Allowed Number of Principal Buildings: More than one Principal Building is allowed on a property in this Zoning District.

Minimum Lot Area Required Per Use:

Congregate Housing:	2,000 square feet per unit.
All other Uses:	12,000 square feet.

G. Service-Industrial District – S-IND

Permitted Uses, to be reviewed in accordance with Section 601 and all other applicable standards and requirements.

- Stormwater Treatment, Accessory or Municipal (see Sec. 411).

Conditional Uses, to be reviewed in accordance with Section 602 and all other applicable standards and requirements.

- Any use defined in Article 2 when proposed as an Accessory Use in service to the Principal Use, except that Adult Businesses and Adult Entertainment Establishments (Section 408) are Prohibited.
- ~~Adult Business or Adult Entertainment Establishment (Section 408).~~
- Car Wash.
- Day Care Facility in accordance with Section 405.
- Junkyard, Salvage Yard, Scrap Yard.
- Kennel.
- Motor Vehicle Parking Facility.
- Place of Worship.
- ~~Transitional Lot Planned Unit Development (Section 413).~~
- ~~Public Facility, as described in Section 410 of these regulations, but~~
- ~~not including any use specifically defined in Article 2.~~
- Recreation.
- Retail with no building; such as, but not limited to, open-air markets.
- Retail within fully enclosed building but utilizing outside storage.
- School, Certified/Licensed.
- School, Commercial.
- Soup Kitchen.
- Storage Facility.
- Transportation Facility.
- Utility facilities.
- Veterinary hospital.
- Any use described by the provisions of 24 V.S.A. § 4413(a), except for any residential, lodging or shelter uses.

Allowed Number of Principal Uses: More than one Principal Use is allowed on a property in this Zoning District.

Allowed Number of Principal Buildings: More than one Principal Building is allowed on a property in this Zoning District.

Minimum Front Setback:

Public Interest Markers (Section 517.4):	5 feet.
All other Development:	<u>The average existing setback of all buildings within 200 feet of side lot lines. If there are no buildings within 200 feet, then the front setback shall be 20 feet.</u> 20 feet or average of all buildings within 200 feet of side lot lines.

H. Residential-Professional District – RP

Permitted Uses, to be reviewed in accordance with Section 601 and all other applicable standards and requirements.

- Art Center/Gallery.
- Clubs, Private.
- ~~Child~~Day Care Home, Large ~~Family~~ in accordance with Section 405.
- ~~Child~~Day Care Home, Small ~~Family~~ in accordance with Section 405.
- Food Service/Café as Accessory use.
- Home Industry in accordance with Section 404.
- Home Occupation in accordance with Section 403.
- Library.
- Museum.
- Personal Services.
- School, Certified/Licensed.
- School, Commercial.
- ~~Single-Household Family~~Dwelling.
- Two-Household Dwelling.
- Multi-Household Dwelling of up to four Dwelling Units.
- Up to four Dwelling Units included with one or more other properly permitted uses that are not Dwelling Units.
- Recovery Residence or Residential Care Home for which 24 V.S.A. Sec. 4412(1)(G), as amended, is applicable.
- Stormwater Treatment, Accessory or Municipal (see Sec. 411).

Conditional Uses, to be reviewed in accordance with Section 602 and all other applicable standards and requirements.

- Assisted Living Facility.
- Bed & Breakfast.
- Community Center.
- Community House.
- ~~Congregate Housing.~~
- Craft Production and Retail Shop
- ~~Child~~Day Care Facility in accordance with Section 405.
- ~~Two-Family Dwelling~~
- Multi- Household FamilyDwelling of five or more Dwelling Units.
- Five One-or more Dwelling Units included with one or more other properly permitted uses that are not Dwelling Units.
- Funeral Home.
- Lodging House.
- Medical Office/Clinic.
- Nursing Homes.
- Office.
- Place of Worship.
- Transitional Lot Planned-unit development (Section 413).
- Recovery Residence or Residential Care Homes for which 24 V.S.A. Sec. 4412 (G), as amended, is not applicable.

Allowed Number of Principal Uses: More than one Principal Use is allowed on a property in this Zoning District.

Allowed Number of Principal Buildings: More than one Principal Building is allowed on a property in this Zoning District.

Minimum Lot Area Required Per Use:

Single- Household Family Dwelling:	7,500 square feet.
Two- Household Family Dwelling:	7,500 square feet.
Multi- Household Family Dwelling of up to four Dwelling Units:	7,500 5,000 square feet per Dwelling Unit .
Multi- Household Family Dwelling of five or more Dwelling Units:	<u>5,000 square feet per Dwelling Unit.</u>
Dwelling Units included with other Principal Uses that are not Dwelling Units:	7,500 5,000 square feet per Dwelling Unit.
Congregate Housing:	2,000 square feet per unit.
All other uses:	7,500 square feet.

Minimum Lot Width: 75 feet.

Minimum Front Setback:

Public Interest Markers (Section 517.4):	5 feet.
All other development on the easterly side of North Main Street:	The greater of either 30 feet or 75% of the average of front setbacks within 200 feet of both sides of the subject property.
All other development on the westerly side of North Main Street:	The greater of either 15 feet or 100% of the average of front setbacks within 200 feet of both sides of the subject property.
All other development on all other streets:	<u>The average existing setback of all buildings within 200 feet of side lot lines. If there are no buildings within 200 feet, then the front setback shall be 20 feet.</u> Average of front setbacks within 200 feet of both sides of the subject property.

Minimum Rear Setback:

Dog house, child's play house, or tree house accessory to a residential use:	2 feet.
Temporary seasonal pool (Section 407):	2 feet.
Shed or similar structure with a floor area of not more than 96 square feet and a height of not more than 10 feet:	2 feet.
All other Accessory Structures:	5 feet.
Principal Structures on lots with frontage:	Can extend no deeper into the rear than the average of all existing principal buildings within 200 ft of the side property lines on either side. <u>If there are no buildings within 200 feet, then the rear setback shall be 20 feet.</u>
Principal Structures on lots without frontage (e.g. located behind other lots):	10 feet.

Amendment 5. Article 3, Section 304 Summary Table of Uses by Zoning District shall be amended to reflect the amendments to Section 303 Zoning District Standards.

Amendment 6. Article 3, Section 306 is amended as follows:

Section 306 Allowances for Affordable Housing Development

Notwithstanding the provisions of this article, the residential portion of an affordable housing development, as defined in 24 V.S.A. § 4303(2)¹, including any associated with mixed-use development, shall be allowed a Dwelling Unit lot area density bonus of 40% and a height bonus of one habitable floor or twelve feet, whichever is shortest.

[Footnote] ¹ Currently defined in 24 V.S.A. § 4303(2), affordable housing development means a housing development of which at least 20 percent of the units or a minimum of five units, whichever is greater, are affordable housing units (24 V.S.A. § 4303(1)). Affordable units shall be subject to covenants or restrictions that preserve their affordability for a minimum of 15 years or longer as provided in municipal bylaws.

Amendment 7. Article 4, Section 410 Public Facilities is amended as follows and all existing references to Section 410 shall be adjusted as necessary:

Section 410 Regulation of Properties Partially Within the City and Access to Properties Outside the City Public Facilities

- A. For properties that straddle the municipal boundary line, the boundary line shall not be treated like a property line for the purposes of setbacks. Setbacks, lot coverage, parking rules and all other standards of these Regulations shall still apply to the portion of the property within the City. The portion of property within the City shall not be made more nonconforming, via subdivision or other form of development. No portion of the property within the City may be developed if it is associated with a use on the non-City portion of the property that would not be allowed within the zoning district of the City portion.
- B. The use of a private lot or private street within the City, or partially within the City, to access a property, or portion of a property, outside the City shall require a permit. Such access shall only serve the uses, densities and degrees of use that would be allowed on the lot within the City that is providing access to the City street right-of-way. The proposed access will be reviewed under these Regulations in the same manner that the use proposed to be accessed outside the City would be reviewed if it were located on the City lot. For example, if the use proposed to be accessed outside the City would be a Permitted Use if it were proposed on the lot inside the City, then the proposed access will be reviewed as a Permitted Use. Likewise, if the use proposed to be accessed outside the

City would be a Conditional Use if it were proposed on the lot inside the City, then the proposed access will be reviewed as a Conditional Use.

~~In accordance with 24 V.S.A. Section 4413 the following uses may be regulated through site plan and conditional use review only with respect to location, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use:~~

- ~~A. State or community owned and operated institutions and facilities.~~
- ~~B. Public and private schools and other educational institutions certified by the State Department of Education.~~
- ~~C. Churches and other places of worship, convents, and parish houses.~~
- ~~D. Public and private hospitals.~~
- ~~E. Regional solid waste management facilities certified under 10 V.S.A. Chpt. 159.~~
- ~~F. Hazardous waste management facilities for which a notice of intent to construct has been received under 10 V.S.A. § 6606(a).~~

Amendment 8. Article 4, Section 411 Agricultural and Silvicultural Practices is amended as follows and all existing references to Section 411 shall be adjusted as necessary:

Section 411 Stormwater Treatment ~~Agricultural and Silvicultural Practices~~

- A. Green Stormwater Infrastructure shall be regulated in the same manner that landscaping would be. However, Green Stormwater Infrastructure shall be allowed within front, side and rear setbacks, provided that it does not direct any additional drainage to neighboring properties or streets.
- B. Accessory Structures associated with stormwater treatment shall be subject to the Regulations.
- C. Stormwater Treatment shall only require Site Plan Review if it would alter structures or parking areas.

~~In accordance with 24 V.S.A. Section 4413, this bylaw will not regulate accepted agricultural and silvicultural practices, including the construction of farm structures, as those practices are defined by the Secretary of Agriculture, Food and Markets or the Commissioner of Forests, Parks and Recreation. However, farmers intending to erect a farm structure must notify the municipality of the intent to build a farm structure, and abide by setbacks contained within the~~

~~zoning ordinance, unless they provide an approval of lesser setbacks by the Commissioner of Agriculture, Food and Markets. The notification must contain a sketch of the proposed structure and include the setback distances from adjoining property owners and the street right of way. Additionally, all farm structures within the Flood Hazard Overlay District must comply with the National Flood Insurance Program. Lastly, the municipality may report violations of Accepted Agricultural Practices or accepted silvicultural practices to the appropriate state authorities for enforcement.~~

Amendment 9. Article 4, Section 412.5 Non-Conformities in Planned Unit Developments is repealed and all references to Section 412.5 shall be removed or edited as necessary.

~~Section 412.5 Non-Conformities in Planned Unit Developments~~

~~Notwithstanding other provisions of Section 412, the vacancy of any use that was approved as part of a still-existing Planned Unit Development shall not be considered a discontinuance or abandonment of a nonconforming use or nonconforming density of uses.~~

Amendment 10. Article 4, Section 413 Planned Unit Developments is amended as follows and all references to Planned Unit Developments shall be adjusted as necessary.

Section 413 Transitional Lot ~~Planned Unit~~ Developments

- A. Authority and Purpose. When reviewing a Transitional Lot ~~Planned Unit~~ Development, the Development Review Board is hereby empowered to vary certain requirements and standards found within these Regulations for the purposes of:
1. Encouraging compact, pedestrian-oriented development and redevelopment and promoting a mix of residential uses and nonresidential uses.
 2. Implementing policies of the City Plan ~~municipal plan~~, including provisions for affordable housing.
 3. Providing flexibility in site and lot layout, Building design, placement and clustering of Buildings, use of open areas, provision of circulation facilities, including pedestrian facilities and parking, and related site and design considerations that will best achieve the goals for the area as articulated in the municipal plan and these Regulations ~~bylaws~~ within the particular character of the site and its surroundings.
 4. ~~Providing for the conservation of open space features recognized as worthy of conservation in the municipal plan and these bylaws, such as the preservation of~~

~~forest land, trails, and other recreational resources, critical and sensitive natural areas, scenic resources, and protection from natural hazards.~~

4. Providing for efficient use of public facilities and infrastructure.
5. Encouraging and preserving opportunities for energy-efficient development and redevelopment.

B. Eligibility. In order for an application to be eligible for a Transitional Lot ~~Planned Unit~~ Development, at least one of the following must be true:

1. The application is NOT proposed on a Lot that is located, in its entirety, within a Residential District; or
2. The application is proposed on a Lot that is located within a Residential District, but the majority of the length of at least one boundary of the Lot is immediately adjacent to a zoning district that is not a Residential District; or
3. The application is proposing the redevelopment of a Building built before 1968 that most recently contained institutional, commercial, or mixed uses as of March 13, 2022; or
4. The application is for a Mobile Home Park.

C. Application Requirements. An application for a Transitional Lot ~~Planned Unit~~ Development shall include a description of the request and all of the components required by these regulations for conditional Use Review, plus any other type of review that may be required. See D. Review Process below. When requesting waivers and allowances for a Transitional Lot ~~Planned Unit~~ Development, the applicant must present a justification of how the request is appropriate for the development proposed and will implement the goals of the City Plan and the established purposes under Section 413 A.

D. Review Process. Any application for a Transitional Lot ~~Planned Unit~~ Development shall be reviewed by the Development Review Board as a conditional use in accordance with Section 602. This does not exempt the application from also requiring design review, site plan review, subdivision review, or any other form of review, depending on the relevant requirements of these regulations. When reviewing the application in accordance with the standards in Section 602, the DRB may decline to approve certain waivers or allowances requested, grant waivers or allowances that differ from what was requested, and may attach conditions to any waivers or allowances granted. When reviewing a Transitional Lot ~~Planned Unit~~ Development under Section 602.2 B. (character of the area affected), the Development Review Board shall also take into account the context of zoning districts that are adjacent to the application's Lot.

E. Waivers and Allowances that can be granted for Transitional Lot ~~Planned Unit~~ Developments. Notwithstanding the requirements of these Regulations, the Development

Review Board (DRB) may allow any of the following allowances as part of the approval of a Transitional Lot ~~Planned Unit~~ Development, upon specific request of the applicant:

1. The DRB may approve more than one Principal Building or Use on a Lot, regardless of the zoning district.
2. The DRB may approve a Multi-Household Dwelling of five or more units in the Residential 8700 District, subject to the applicable Lot Area requirements and the possible density bonus below.
~~The DRB may approve a Multi-Family Dwelling in any Residential District, regardless of limits in Section 303.~~

6. The DRB may approve required minimum Off-Street Parking as low as 1 parking space per studio or single-bedroom Dwelling Unit.
~~The DRB may approve required minimum Off-Street Parking as low as 1.5 parking spaces per Dwelling Unit, rounded up to the nearest whole number at 0.5 or more and rounded down to the nearest whole number at less than 0.5.~~

7. The DRB may approve shared facilities between Lots, including the development of an access drive in the setback and of Accessory Structures on either Lot or both Lots to act as Accessory Structures for both Lots.

- F. Standards and Restrictions. In approving a Transitional Lot ~~Planned Unit~~ Development, the Development Review Board is bound by the following:

Amendment 11. Article 5, Section 501 Miscellaneous Requirements of the Act is amended as follows:

Section 501 Miscellaneous Requirements of the Act

The following provisions shall apply to all districts except where listed. In accordance with Section 4412 of the Act, the following shall apply:

A. Undeveloped, Nonconforming Lots

1. Any lot that has been in individual, separate and nonaffiliated ownership from surrounding lots and not ever developed with any Principal Building since July 1, 2024 ~~2004~~, and that was either legally subdivided at the time it was created or was created before subdivision rules were in effect, may be developed for a use allowed in the Zoning District in which it is located, even if the lot does not conform to the Minimum Lot Area or Minimum Lot Width required in Sec. 303, subject to the following standards:

Amendment 12. Article 5, Section 503 Principal Buildings is repealed and all references to Section 503 shall be removed as necessary.

Section 503 [Repealed] Principal Buildings

~~In all residential districts there shall be only one principal building on a lot unless otherwise approved under the planned unit development.~~

Amendment 13. Article 5, Section 515 Off-Street Parking and Loading is amended as follows:

Section 515 Off-Street Parking and Loading

Section 515.1 General Requirements

B. When a site plan is required in the R95, R75, or BNT District, existing non-conforming parking must, as determined by the Development Review Board, be brought into conformance, except that existing nonconforming parking spaces may remain if they are necessary to count toward the parking requirement of an existing residential property when new Dwelling Units are being added.

E. All off-street parking spaces that are required by these Regulations shall be so designed and maintained so that any vehicle may be parked and removed without moving another vehicle. All parking spaces for other than a Single or Two Family Dwelling shall be so designed and maintained that no parking or maneuvering incidental to parking shall be on any public street or walk, and so that any vehicle may be parked and removed without moving another.

Section 515.7 Table of Off-Street Parking Requirements

USE	PARKING SPACE REQUIREMENT
RESIDENTIAL	
<u>A property within a quarter mile of street/sidewalk travel distance to Public Parking with adequate space for development on the property.</u>	<u>1 parking space per dwelling unit or 1 parking space per Single-Household Dwelling with an Accessory Dwelling Unit.</u>
<u>A property outside a quarter mile of street/sidewalk travel distance to Public Parking with adequate space for development on the property.</u>	<u>1.5 parking spaces per dwelling unit or 1.5 parking spaces per Single-Household Dwelling with an Accessory Dwelling Unit, in both cases rounded up to the nearest whole number.</u>
<u>Dwelling, Two Family</u>	<u>2.5 per dwelling unit</u>

Dwelling, Multi-Family	2.5 per dwelling unit
Multi-unit dwellings located in B1, not in the Historic District	1.5 parking spaces per 1 and 2 bedroom units and 2 per 3 bedroom units, guest parking 1 per 3 units
Dwelling, Single Family	2 per dwelling unit
Congregate Housing	1.2 per dwelling unit
COMMERCIAL	
Any use not specifically mentioned below.	As determined by the Development Review Board, with a preference for using the requirement for any use below that closely resembles the proposed use.

Amendment 14. Article 5, Section 526 Fire Escapes and Refuges on Facades is created as follows:

Section 526 Fire Escapes and Refuges on Facades

Notwithstanding any other provisions of the Regulations, the following rules shall apply to any building façade that faces lot frontage:

- A. New exterior stairways attached to the front façade to access upper stories are prohibited.
- B. Existing exterior stairways attached to the front façade to access upper stories are allowed to be maintained and repaired.
- C. Any new balconies and exterior areas of refuge to be attached to the front façade shall be constructed of materials and colors that match the existing façade and shall not reduce the number of window/door openings in the façade.
- D. Existing balconies and exterior areas of refuge attached to the front façade to access upper stories are allowed to be maintained and repaired, as long as such activity does not reduce the number of window/door openings in the façade.

Amendment 15. Article 5, Section 527 Demolition of Buildings for Parking or Storage is created as follows:

Section 527 Demolition for Parking or Storage in the Central Business District

The demolition of any current or former Principal Building in the Central Business District for the purpose of creating storage or parking as a new Principal Use on the lot shall be prohibited, however this prohibition shall not apply to uses that are or will be owned by the City of St. Albans.

Amendment 16. Article 6, Section 606 Limits on Conditions of Development Review Board Decisions is created as follows:

Section 606 Limits on Conditions of Development Review Board Decisions

A decision rendered by the Development Review Board for a housing development or the housing portion of a mixed-use development shall not:

- A. require a larger lot size than the minimum as determined in the Regulations;
- B. require more parking spaces than the minimum as determined in the Regulations;
- C. limit the building size to less than that allowed in the Regulations, including reducing the building footprint or height;
- D. limit the density of Dwelling Units to below that allowed in the Regulations; and
- E. otherwise disallow a development to abide by the minimum or maximum applicable standards in the Regulations.

However, a decision may require adjustments to the applicable standards of the Regulations if the Development Review Board issues or orders a written finding stating:

- A. why the modification is necessary to comply with a prerequisite State or federal permit, City permit, or a nondiscretionary standard in the Regulations or another City ordinance, including requirements related to wetlands, setbacks, and flood hazard areas and river corridors; and
- B. how the identified restrictions do not result in an unequal treatment of housing or an unreasonable exclusion of housing development otherwise allowed by the Regulations.

Amendment 17. Article 7, Section 702 Scope and Authority is amended as follows:

These regulations shall be applicable to all new construction, reconstruction, enlargement, exterior alterations, and changes to outward appearance including color or siding, or demolition within the Design Review (DR) Overlay Districts.

The Zoning Administrator shall solicit a recommendation from the Design Advisory Board, acting either as an administrative decision by the Zoning Administrator or an advisory recommendation to the Development Review Board, before issuing a building permit. Each project shall be evaluated with regard to how it achieves an overall design that meets the intent and directions of the Design Review Standards.

~~For any structure in a Design Review District, the Zoning Administrator shall solicit a~~

~~recommendation from the Design Advisory Board before issuing a building permit. Each project shall be evaluated with regard to how it achieves an overall design that meets the intent and directions of the Design Review Standards. If the Design Advisory Board does not grant a favorable recommendation, then the application shall be referred to the Development Review Board for a final determination under these regulations.~~

Amendment 18. Article 7, Section 703 Applicability and District Descriptions is amended as follows:

Section 703 ~~Applicability and~~ Design Review District Descriptions

~~B. — DR — Design Review Overlay Districts~~

Amendment 19. Article 7, Section 705 Procedures is amended as follows:

Section 705 Procedures

A. The Zoning Administrator shall refer any application requiring Design Review to the Design Review Board. For any application requiring Site Plan Review, the Design Advisory Board's recommendation shall be included as a recommendation to the Development Review Board. For any application not requiring Site Plan Review, the Design Advisory Board's decision shall act as an administrative decision, and the Zoning Administrator shall carry it out. Any failure of the Design Advisory Board to act within the timeframe for an administrative decision shall be treated as if the Zoning Administrator had failed to act.

~~At the time of application for Site Plan Review, the Zoning Administrator shall transmit the site plan application to the Design Advisory Board.~~

~~D. — Failure of the Design Advisory Board to act within the establish time frame shall constitute a recommendation to approve the application.~~

Amendment 20. Article 7, Section 707 Exemptions is amended as follows:

Section 707 Exemptions

Nothing in this article ~~these regulations~~ shall be construed to regulate ~~prevent~~ the following:

A. Ordinary maintenance or repair of any exterior architectural feature, which does not

involve a change in design, material or the outward appearance of the feature.

- B. ~~[Repealed] The construction, reconstruction, or alteration of any feature, which is required by the building inspector for reasons of public safety because of an unsafe or dangerous condition.~~
- C. ~~Routine landscaping shall also be exempt from the design review process.~~ Routine landscaping that consists of ~~shall be taken to mean~~ planting flowers and trees; or the removal of excess or scrub bushes and trees, and which that does not significantly alter the general view of the Design Review District.

Amendment 21. Article 9, Section 903 Permits and Approvals is amended as follows:

Section 903 Permits and Approvals

A. Zoning Administrator Permits

~~No land development, unless otherwise specifically exempted by these Regulations,~~ may be commenced without a permit issued by the Zoning Administrator. No permit may be issued by the Zoning Administrator except in conformance with these regulations or after approval by the Development Review Board, as applicable.

~~6. The following activities are exempt from permit fees:~~

- ~~a. The normal maintenance and repair of an existing structure(s), utilities and infrastructure that does not result in any change to the area or height of a building, nor results in a change of use of the existing structure(s), utilities and infrastructure.~~
- ~~b. Ramps or walkways constructed or modified to meet requirements of the American with Disabilities Act.~~
- ~~c. Fences or walls less than six (6) feet in height in which do not obstruct public rights of way, nor interfere with corner visibility or sight distances for vehicular traffic.~~

B. Exemptions and Limitations from Permitting

1. The following types of development are exempt from requiring a permit:

- a. Any construction or maintenance performed within the City or State right-of-way as part of the public street network or on land otherwise declared as a public highway, however recognizing that the Development Review Board may still require improvements in the right-of-way as a condition of an approval under these Regulations.

b. Any adjustments to lot boundaries created by the establishment of a City or State street right-of-way or by any other declaration of a public highway.

c. Any accessory structure less than 36 square feet in footprint and less than 6 feet in height and located outside the Flood Hazard Overlay District. However, such accessory structures still must comply with all standards of these Regulations and still will be included in the calculation of lot coverage.

2. The emergency construction, reconstruction, or alteration of any feature, which is required by the City Building Inspector, Fire Marshall or Fire Chief for reasons of public safety because of an imminent unsafe or dangerous condition and located outside the Flood Hazard Overlay District, shall be exempt from immediately requiring a permit. Such actions shall be adjusted or removed to be brought into compliance with the Regulations after the fact, in a timeline and manner agreeable to the Zoning Administrator, but ultimately within 12 months of the emergency action.

3. As per 24 V.S.A. § 4413(b), (d), (g) and (h), certain types of electric generation, energy storage, transmission, or communication facilities, agricultural or forestry activities, and solar collectors are exempt from requiring a permit. However, farmers intending to erect a farm structure must notify the City of the intent to build a farm structure, and abide by setbacks contained within the Regulations, unless they provide an approval of lesser setbacks by the Vermont Agency of Agriculture, Food and Markets. The notification must contain a sketch of the proposed structure and include the setback distances from adjoining property owners and the street right-of-way. Additionally, all farm structures within the Flood Hazard Overlay District must comply with the National Flood Insurance Program. The City may report violations of Accepted Agricultural Practices or accepted forestry practices to the appropriate state authorities for enforcement.

4. As per 24 V.S.A. § 4413(a)(1) and (2), the following uses may be regulated only with respect to location, Zoning District, size, height, building bulk, yards, courts, setbacks, density of buildings, off-street parking, loading facilities, traffic, noise, lighting, landscaping, and screening requirements, and only to the extent that regulations do not have the effect of interfering with the intended functional use:

a. State- or community-owned and -operated institutions and facilities;

b. public and private schools and other educational institutions certified by the Agency of Education;

c. churches and other places of worship, convents, and parish houses;

d. public and private hospitals;

e. regional solid waste management facilities certified under 10 V.S.A. chapter 159;

f. hazardous waste management facilities for which a notice of intent to construct has been received under 10 V.S.A. § 6606a;

g. emergency shelters; and

h. hotels and motels converted to permanently affordable housing developments.

5. The following activities are exempt from permit fees:

a. The normal maintenance and repair of an existing structure(s), utilities and infrastructure that does not result in any change to the area or height of a building, nor results in a change of use of the existing structure(s), utilities and infrastructure.

b. Ramps or walkways constructed or modified to meet requirements of the American with Disabilities Act.

c. Fences or walls less than six (6) feet in height in which do not obstruct public rights-of-way, nor interfere with corner visibility or sight distances for vehicular traffic.

C. B. Validity and Expirations of Permits and Approvals

Amendment 22. Article 9, Section 908 Public Notice is amended as follows:

Section 908 Timing, Public Notice and Defects

Public notice for a Development Review Board hearing shall be issued within 120 days of an application being deemed sufficiently complete by the Zoning Administrator to refer to said Board.

Any ~~requirement~~ of public notice required by these regulations, whether or not required by any provision of the Act, and whether applicable to the Development Review Board, shall be given not less than 15 days prior to the date of the public hearing by all of the following:

The Development Review Board shall issue a decision on the matter within 45 days after the adjournment of the hearing. If the Development Review Board does not act within this time-frame, then an appeal may be pursued for deemed approval, as provided for in Section 4471 of the Act.

No defect in the form or substance of any required public notice under this section shall invalidate the action of the Development Review Board where reasonable efforts have been made to provide adequate posting and notice. However, the action shall be invalid when the

defective posting or notice was materially misleading in content. If an action is ruled to be invalid by the Board of Adjustment/Development Review Board or the Environmental Court, the action shall be remanded to the Board to provide new posting and notice, hold a new hearing, and take a new action.

Amendment 23. Section 1001 City of St. Albans Official Zoning Map is amended as follows:

1. Parcels 26053018 and 26053020 on Locke Terrace shall be zoning entirely within the Residential 7500 District.
2. Parcels 22075010 and 22075014 on Savage Street and parcel 22002092 on Aldis Street shall be zoned entirely within the Residential 8700 District.
3. Parcels 22033118, 22033120 and 23033112 on Federal Street shall be zoned entirely within the Central Business District.

Effective Date:

These amendments shall take effect twenty-one (21) days after the date of adoption by the St. Albans City Council.

Approval and Adoption:

Adopted this ____ day of _____, _____.

City Council Signatures:

St. Albans City Planning Commission Report

Various Proposed Amendments to the City Land Development Regulations

Version: March 24, 2025

The St. Albans City Planning Commission is considering proposed amendments to the City's Land Use Development Regulations.

The purpose of the amendments is to bring the regulations into compliance with recent statutory changes, integrate the interim zoning of July 2023 and make other corrections and clarifications as needed. Specifically, the amendments would:

- Incorporate the statutory changes from Act 47 of 2023 and Act 181 of 2024, including residential parking, dwelling unit density, hotels, affordable housing development, emergency shelter, hearings and decisions by the Development Review Board, and unrelated individuals.
- Provide clarification and statutory consistency for various defined terms.
- Clarify the administrative role of the Design Advisory Board.
- From the 2023 Interim Zoning, incorporate first-floor residential limits, standards for fire escapes and refuges, and demolition of buildings for parking or storage.
- Regulate parcels that straddle the City political boundary and the use of lots in the City to access land outside the City.
- Prohibit tandem parking.
- Update and rename the Planned Unit Development rule.
- Clarify the "existing small lot" rule.
- Clarify the average front setback rule.
- Consolidate and clarify limitations on permitting authority.
- Transition the Congregate Housing use to Community Houses and Recovery Residences.
- Replace instances of the word "family" with "household."
- Create allowances for stormwater treatment.
- Correct the Service-Industrial District boundaries on Locke Terrace, Savage Street and Federal Street.

Statutory Findings of Planning Commission in Fulfillment of 24 V.S.A. § 4444:

This amendment would implement the 2017 St. Albans City Plan, specifically:

- ✓ Objective 1.1 A. 4. Produce regulations, ordinances, and programs that most effectively and equitably implement the City's objectives and policies.
- ✓ Policy 1.1 B. 4. The City's Plan and permitting regulations will be amended with a problem-solving focus whenever regulatory contradictions or unintended consequences are revealed or when better ways of accomplishing the City's objectives and policies are discovered.
- ✓ Objective 2.1A.1. Keep as many historic buildings fully utilized as economically feasible.

- ✓ Objective 2.1A.2. Limit divergence from the historic form of Downtown St. Albans' streets, sidewalks, and buildings.
- ✓ Policy 2.1B.2. City regulations will direct new construction to be sensitive to context and historic architecture and patterns.
- ✓ Policy 2.1B.3. City regulations will first favor re-use and restoration of existing historic structures over demolition for new construction.
- ✓ Policy 2.1B.4. If demolition of historic structures is proposed, City regulations will put the burden on the applicant to show the compelling and unique improvements that the development will offer for the public good and the sustained maintenance of the overall Historic District.
- ✓ Policy 2.1B.5. City regulations will direct new construction to be sensitive to context and historic architecture and patterns.
- ✓ Policy 2.2B.6. City regulations and initiatives will enable sustainable grand list growth and tax increment financing revenue in the Downtown for increased public investment throughout the City.
- ✓ Policy 2.2B.8. City regulations and initiatives will encourage a balance of commercial and residential uses Downtown, with a preference for retail in first-floor spaces and a mix of housing, offices and other uses on upper floors.
- ✓ Objective 3.1A.2. Preserve the integrity and character of our neighborhoods.
- ✓ Objective 3.1A.4. The City will have housing available to attract and retain a broad range of new residents.
- ✓ Policy 3.1A.5. Encourage compatible infill residential development in existing neighborhoods.
- ✓ Policy 3.1A.11. Regulate parking to protect the residential nature of the neighborhoods.
- ✓ Policy 3.1A.13. Protect the beneficial aesthetic and ecological aspects of neighborhood streetscapes.
- ✓ Objective 3.2A.1. All residents of the City of St. Albans have access to affordable, safe and sanitary housing.
- ✓ Objective 3.3A.1. Maintain the ability of residential parcels to meet the needs of modern households.
- ✓ Objective 3.3A.2. Protect the aesthetics and historical architectural heritage of our neighborhoods.
- ✓ Policy 3.3B.2. Residential regulations shall be designed, implemented, and/or supported in ways that recognize the need to maintain the residential viability of the historically small or crowded parcels in our neighborhoods.

- ✓ Policy 4.1B.3. Increases in tax-exempt property will be discouraged, and alternatives will be sought for any reduction in tax assessments, particularly in the TIF district.
- ✓ Policy 5.1B.9. Support health and resource centers, where appropriate, for those with special or unique needs, such as opiate treatment centers, addiction housing, women's/family wellness centers, and senior centers.
- ✓ Policy 5.2B.1. Support the network of community support services...to help individuals and families achieve economic, social, and personal success.
- ✓ Objective 7.2A.1. Decrease the amount of water and air pollution from properties and activities in the City.

These amendments would have an effect on development throughout the City, with an emphasis on residential uses.

These amendments would not be incompatible with the proposed future land uses of the St. Albans City Plan. These amendments would implement dwelling unit densities required by new State statutes that supersede the provisions of the City Plan.

Concerning any planned community facilities, these amendments would clarify the permitting status of planned stormwater treatment projects.

For more information, please contact:

Chip Sawyer
Director of Planning & Development

c.sawyer@stalbansvt.com
(802) 524-1500 x259

Local Emergency Management Plan Municipal Adoption Form

The Local Emergency Management Plan (LEMP) must be (re)adopted annually, after town meeting day, and submitted to the appropriate Vermont Emergency Management (VEM) Regional Coordinator by June 1st.

If VEM needs to contact municipal leaders to determine status and support requirements during an emergency, the Emergency Management Director (EMD) and two other local points of contact who should have authoritative local information and authority to request resources are listed at right.

VEM will share the town's contact information with emergency partners who have a life safety need during an emergency.

☐ Mark this box to request Vermont Emergency Management not share the town's contact information with emergency partners (Dam owners, utility providers, elected officials, neighboring EMDs, American Red Cross, FEMA) outside of an emergency.

Municipality	St. Albans City
LEMP Adoption Date	May 12, 2025
NIMS Adoption Date	May 12, 2025
EMD Name	Maurice Lamothe
Position	EMD
Primary Phone	802-524-2166
Alternate Phone	802-524-2167
Email	Maurice.lamothe@stalbanspd.com
Public contact information	802-524-2166 802-524-1500
POC 2 Name	Paul Talley
Position	Lieutenant
Primary Phone	802-524-2166
Alternate Phone	802-524-2167
Email	Paul.talley@stalbanspd.com
POC 3 Name	Jennifer Clark
Position	Assistant
Primary Phone	802-524-2166
Alternate Phone	802-524-2167
Email	jennifer.clark@stalbanspd.com

REMC Representatives	
REMC Emergency Services Appointee	Maurice Lamothe
Email	Maurice.lamothe@stalbanspd.com
EMD REMC Representative	Matt Mulheron
Email	m.mulheron@stalbansvt.com

I hereby certify that the LEMP meets Vermont National Incident Management System (NIMS) requirements and current LEMP Implementation Guidance as on page 2:

Signed* Maurice Lamothe Printed Name: Maurice Lamothe

Certifying individual must have taken, at a minimum, ICS402 or ICS100/IS-100 training



Local Emergency Management Plan (LEMP)

Required Elements

I hereby attest that the municipality has adopted NIMS and the LEMP at a **warned public meeting**, as stated above:

Signed* _____ Printed Name: _____

Attesting individual must be a selectboard member, town manager, council member, city manager, mayor

Once completed, send adoption form (2 pages) and copy of Local Emergency Management Plan to VEM Regional Coordinator.

*A typed name is acceptable as an electronic signature if it represents an act of that person in accordance with 9 V.S.A. § 278.



Required Elements

Municipal Adoption		
<input checked="" type="checkbox"/>	Completed Municipal Adoption Form	
<input checked="" type="checkbox"/>	Required Elements form (this page). If not using a VEM template, this form must include the page numbers where the LEMP Required Elements are listed in your plan.	
LEMP Required Elements		Page # (if not using a template)
<input checked="" type="checkbox"/>	Emergency Management planners	
	List of people who wrote or maintain the LEMP. Must include EMD.	1
<input checked="" type="checkbox"/>	Municipal Emergency Operations Center (EOC)	
	EOC activation authority (minimum 1)	1
	EOC staff positions and corresponding duties (minimum 1)	1
	Potential EOC staff members (minimum 1)	1
	Facility information for potential EOC locations (minimum 1), including address, phone number, and available equipment	2
<input checked="" type="checkbox"/>	Resources	
	Emergency purchasing agent and spending limits	2
	List of town or city owned resources, municipal contracts, or other local resources that can be used during an emergency (if any)	3
	National Incident Management System (NIMS) Typed Resource List (if applicable)	3
<input checked="" type="checkbox"/>	Public Information and Warning	
	Local VT-Alert managers (if applicable)	4
	Local website or social media information (if applicable)	4
	List of local media outlets (if applicable)	4
	Public notice sites (minimum 3 – 2 in town, 1 near town clerk's office)	4
	Note that the public can call Vermont 2-1-1 for resources.	4
<input checked="" type="checkbox"/>	Organizations and communities requiring additional coordination	
	List of organizations or communities and contact method	5
<input checked="" type="checkbox"/>	Shelters	
	Local Shelter address, facility contact, shelter manager, staff requirements, services, daytime capacity, overnight capacity (if applicable) (minimum 1)	10
<input checked="" type="checkbox"/>	Contact Information	
	Local contacts for emergency management team, response organizations, public works, municipal government, and others including neighboring EMDs	13, 14, 15
	Note that municipalities can call 1-800-347-0488 if they need assistance with a shelter, VTAlert, or resources, but they will usually have to pay for supplies, equipment, or personnel.	

Vermont Emergency Management (VEM) encourages municipalities to create and maintain optional LEMP annexes as required. See the VEM website for models and samples: <http://vem.vermont.gov>

Local Emergency Management Plan

1. Emergency management planners

These are the people who wrote and maintain this plan. This must include the EMD.

Police Chief/ Emergency Management Director- Maurice Lamothe
 Police Lieutenant Paul Talley
 Fire Chief- Matt Mulheron
 City Manager- Dominic Cloud
 Director of Planning and Development- Chip Sawyer

2. Municipal emergency operations center (EOC)

The EOC is an organization that coordinates information, support, and response across the municipality for incident commanders and town officials. Its main functions are to maintain situational awareness for municipal leaders, coordinate resource and information requests, and provide public information.

Which municipal position(s) can activate the EOC?

EMD, Acting EMD, or the City Manager,

Preferred EOC positions and duties

<i>Position title</i>	<i>Duties associated with that position</i>
EOC Director	Supervises and directs all EOC activities coordinating municipal support and response
	Staffs phones and radio
	Tracks and answers any Requests For Information (RFI)
	Tracks and coordinates any Requests For Support (RFS)
Operations	TBD
Planning	TBD
Logistics	TBD
Finance	City Treasurer in consult with EMD and City Manager
PIO	Produces and posts public information and press releases. TBD
Volunteer Coordinator	TBD

Potential EOC staff members

<i>Name</i>	<i>Qualified position(s) and notes</i>
Maurice Lamothe	EMD
Paul Talley	Asst EMD
Matt Mulheron	Fire Chief
Jen Clark	PD Admin Asst
Nicole Robtoy	City Clerk
Saray Macy	City finance
Martin Manahan	PW
Chip Sawyer	Planning and Development

Primary EOC location	
Facility address:	City Hall, 100 North Main St.
Phone numbers:	802-524-1500
Equipment and notes:	<input checked="" type="checkbox"/> generator <input checked="" type="checkbox"/> internet <input checked="" type="checkbox"/> phone line <input checked="" type="checkbox"/> computers <input checked="" type="checkbox"/> copy machine <input checked="" type="checkbox"/> projector or large screen <input type="checkbox"/> food prep
Alternate EOC location (if applicable)	
Facility address:	St. Albans PD, 142 S. Main St
Phone numbers:	802-524-2166
Equipment notes:	<input checked="" type="checkbox"/> generator <input checked="" type="checkbox"/> internet <input checked="" type="checkbox"/> phone line <input checked="" type="checkbox"/> computers <input checked="" type="checkbox"/> copy machine <input checked="" type="checkbox"/> projector or large screen <input type="checkbox"/> food prep

3. Resources

Use municipal resources, mutual aid agreements, and local purchases first to get resources for response as needed and available.		
Who is authorized to make emergency purchases and what are their spending limits. Please note the town is responsible for ensuring individuals listed in this plan are aware of and following these limits.		
City Treasurer or other City Department head		
<i>Please use the following sections to note resources you may need during a disaster, and how you would access them. Resources to consider include, but are not limited to, fuel for town vehicles, food, office supplies, plow trucks, dump trucks, generators, excavators, wood chippers, all-terrain vehicles, and signage.</i>		
Town or city owned resources (if applicable)		
Type of resource	Name	Contact information
Law enforcement related	Maurice Lamothe - PD Chief	802-524-2166
Fire related	Matt Mulheron – FD Chief	802-524-2132
PW- fuel-related	Martin Manahan – PW Director	802-524-1500
Waste/ Water related	Brian Willett	802-524-1509
Admin, office related	Kristen Smith, City Hall	802-524-1500

<i>Businesses with standing municipal contracts (if applicable)</i>		
<i>Type of resource</i>	<i>Name</i>	<i>Contact information</i>
On file with Central Dispatch		
<i>Other local resources (if applicable)</i>		
<i>Type of resource</i>	<i>Name</i>	<i>Contact information</i>
<p>State support that is usually at no cost to the municipality:</p> <ul style="list-style-type: none"> • Vermont Hazardous Material (HAZMAT) Response Team (VHMRT) • Vermont Urban Search and Rescue (USAR, VT-TF1) • Vermont State Police Special Teams • Swiftwater rescue teams (both local and VT-TF1) • Regional shelter support • Subject matter expertise from state government agency or federal response agency <p>State support and resources the municipality will normally eventually have to pay for:</p> <ul style="list-style-type: none"> • Supplies and equipment • VTrans equipment and personnel • Vermont National Guard support <p><i>The state emergency operations center (SEOC, 800-347-0488) will help coordinate any state support teams or other external resources that local responders may need.</i></p>		

National Incident Management System (NIMS) typed resources* (if applicable)											
Type	I	II	III	IV	Other	Type	I	II	III	IV	Other
Critical Incident Stress Management Team		N/A	N/A	N/A		Water Pumps, Drinking Water Supply - untreated source					
Mobile Communications Center		1				Water Pump, Water Distribution					1
Mobile Communications Unit (Law/Fire)			N/A	N/A		Water Pump, Wastewater					

Water Pumps, De-Watering					3	Water Valve Maintenance Truck				N/A	
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*Information about the NIMS typed resources can be found at: <https://rtlt.preptoolkit.fema.gov>

*Additional resource information is available on the FEMA Reimbursable Equipment List:
<https://www.fema.gov/assistance/public/schedule-equipment-rates>

4. Public Information and Warning

During a significant emergency, the emergency operations center (EOC) and incident command posts (ICPs) will coordinate and manage public information, both by producing accurate, timely reports and by tracking what is publicly reported to minimize confusion and help ensure a positive public response.

Vermont Emergency Management (1-800-347-0488) can send VT-Alert messages on behalf of your community if you are unable to send them on your own.

Many communities have individuals who need translation services, are deaf or hard of hearing, or blind or visually impaired. Municipalities may use, at their own expense, statewide translation contracts on the [Buildings and General Services website](#) to meet these needs.

Please consider what those needs may be, and how those needs can be met.

Local VT-Alert managers and managers of other notification systems (if applicable):	Vermont Emergency Management 800-347-0488
Important local websites or social media channels (if applicable):	https://www.stalbansvt.com/ https://www.facebook.com/CityofSaintAlbans/ Twitter. VT First Alert LT Paul Talley, Alisha Miles, Jen Clark
Local newspaper, radio, TV (if applicable):	St. Albans Messenger – Tel. (802) 524-9711 County Courier – Tel. (802) 933-4375 Burlington Free Press – Tel. (800) 427-3126 WBTZ 99.9 FM – Tel. (866) 658-4999 WEZF 92.9 FM - Tel. (866) 865-7827 95 Triple X 95.5 FM - Tel. (802) 655-9595 WOKO 98.9 FM - Tel. (802) 958-1230 VPR 107.9 FM - Tel. (802) 955-9451 WVMT 620 AM - Tel. (802) 655-1620.
Public notice locations: These are physical locations that you are required to post meeting notices per 17 V.S.A. § 2641 . Two must be in town and the third must be in or near the town clerk's office.	City Hall Library Taylor Park Kiosk Franklin County Regional Chamber of Commerce County Courthouse Central Dispatch
<i>Vermont 2-1-1 is a United Ways of Vermont system that provides 24x7x365 information and referral services in cooperation with many state and local government and community-based entities. 2-1-1 collects and maintains a database of local resource information and is available to take calls from the general public to inform and instruct them in relation to emergency events, and to refer them to the appropriate response and recovery resource, if necessary. Dial 211 or (802) 652-4636.</i>	

5. Organizations and communities requiring additional coordination

This is the list of organizations that need extra communication and coordination from the local emergency operations center before, during, and after an emergency. This list should include all organizations the town needs to have enhanced communication with, including schools, daycares, nursing homes, organizations serving speakers of languages other than English, organizations serving New Americans, organizations serving unhoused individuals, mobile home parks, dams, facilities in hazardous areas, and communities that may need additional coordination. Individuals that need extra communication and coordination can be accessed through [Citizen Assistance Registration for Emergencies \(CARE\)](#). If necessary, the EOC may contact organizations and facilities, listed below, that serve populations that may be at risk based on the emergency. If there are residents at risk or in danger, the EOC should monitor their status and if required coordinate support for them until their situation stabilizes. Please ensure these contacts have updated EMD contact information.

Organization or community	Contact information or method of coordination	Notes
Community Action	527-7392	Champlain Valley Office of Economic Opportunity (CVOEO) (fuel assistance, housing, 3SQUARES VT, food shelf, etc.)
Home Health	527-7531	Franklin County Home Health Agency Inc. (health, telemonitoring, hospice, etc.)
ABC Academy, St. Albans	528-5687	Daycare
Almond Blossoms Schoolhouse	528-4045	Daycare
Blooming Minds, Enrichment Center, LLC	524-3095	Daycare
Chambers, Briana	922-8764	Daycare
Cheeseman, Eleanor	524-5580	Daycare
Cushing, Mary	527-2051	Daycare
CVOEO – St. Albans	527-7392	Daycare
Dodge, Tami	524-5694	Daycare
Dragon, Jennifer	343-1501	Daycare
Farr, Melissa	782-1679	Daycare
Gauthier, Amanda	782-8577	Daycare
Ingerson, Carolyn	782-7488	Daycare
Irwin, Katelyn	922-8764	Daycare
Lavigne, Nancy	652-8164	Daycare
L'Esperance, Kathleen	524-4307	Daycare
Little Shepherd Child Care & Preschool	524-2841	Daycare
Martin, Christina	524-0973	Daycare
McElwain, Robyn	309-5590	Daycare
Next Generation Northern Campus	528-5491	
Northwest Technical Center	527-6499	Daycare
PJs Childcare Center	528-5533	Daycare

Saint Albans City School	524-3613	Daycare
St. Albans Early Learning Center	598-2237	Daycare
Saint Albans Town Educational Center	524-3613	Daycare
Shover, Lisa	370-4566	Daycare
Tuttle, Tina	782-3425	Daycare
St. Albans City Elementary	527-0565	School
Four Winds (44 apts.)	(800) 894-5406 / (603) 352-105	Senior Housing
Franklin County Rehab Center	752-1600	Disabilities
The Villa Rehab (Redstone Villa)	524-3498	Nursing Home
St. Albans Health Care and Rehab Center - Genesis	524-6534	Nursing Home
Beth-El Courts (RH Carr Associates)	524-6571	Senior Housing
Heritage Lane Apartments: Senior Housing (28 apts)	310-7070	Senior Housing
Hawks Nest Senior Housing (66 units)	863-2224	Senior Housing
Lake Street Housing (Lake Champlain Housing Authority)	524-1423 / 527-2361	Vulnerable Pop
Butler House (Champlain Housing Trust)	524-1423 / 863-8424	Vulnerable Pop
Spectrum Youth and Family Services Center	527-7977	Vulnerable Pop
St. Albans Town Educational Center	527-7191	Elementary School
Franklin County Humane Society	524-9650	Animals
Kings Daughter Home (10 residents)	524-5744	Senior Housing
Lake Street Apartments (31 Apts.)	800-272-4205	Senior Housing
Welden Villa (40 Apts.) (VT State Housing Authority)	(800) 820-5119 or 828-3295	Senior Housing

6. Shelters

During some emergencies, the EOC will monitor or coordinate support for individuals who are displaced. When multiple locations are available, shelters should be selected based on how individuals can access that location during a variety of disasters, how food and other resources can be provided at that location, and which services (food, generator, etc.) are available on site or within close proximity.

Spontaneous sheltering

Determine the approximate number of people who need sheltering.

Call the state EOC or VEM watch officer at 800-347-0488 and request support. This support may be in the form of a regional shelter.

Track the status of residents who need shelter until their situation stabilizes.

Primary local shelter

This must be a location that your city or town has the authority to open

Location and address:	City Hall 100 N. Main Street St. Albans, VT	
Facility contact(s):	Maurice Lamothe, EMD	
Shelter manager:	Jennifer Clark (802) 309-9763 (m)	
Staff requirements:	Depends on incident	
Services (select all the apply):	<input checked="" type="checkbox"/> Warming center <input type="checkbox"/> Showers <input checked="" type="checkbox"/> Cooling center <input checked="" type="checkbox"/> Generator <input checked="" type="checkbox"/> Overnight shelter <input type="checkbox"/> Pets allowed <input type="checkbox"/> Food preparation	
Daytime capacity:	200	
Overnight capacity: (if applicable)	200	
Notes:		

Alternate local shelter (if applicable)

Location and address:	St. Albans Town Education Center (SATEC) South Main Street St. Albans, VT	
Facility contact(s):	Maurice Lamothe, EMD, Principal Christina Boissoneault (802-527-6402, cell 802-370-5527)	
Shelter manager:	Jennifer Clark (802) 309-9763 (m)	
Staff requirements:	Depends on incident	
Services (select all that apply):	<input checked="" type="checkbox"/> Warming center <input type="checkbox"/> Showers <input checked="" type="checkbox"/> Cooling center <input type="checkbox"/> Generator <input checked="" type="checkbox"/> Overnight shelter <input type="checkbox"/> Pets allowed <input type="checkbox"/> Food preparation	
Daytime capacity:	200	
Overnight capacity:	200	
Notes:		

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Annexes (Optional, create and letter as needed)

See the Vermont Emergency Management (VEM) web site at <https://vem.vermont.gov> for samples and examples of annexes such as: forms, delegations of authority, incident-specific plans, checklists, matrices, animal disaster references, etc.

Contact Information

Position	Name			
		Primary	Alternate	Alternate
Local emergency management team				
EMD	Maurice Lamothe	802-524-2166 (w)	802-522-5912 (m)	
EM coordinator				
EOC staff				
Local response organization contacts				
Fire chief	Matt Mulheron	802-524-2132 (w)	802-309-1815 (m)	
Assistant or deputy fire chief	David Trainer	802-524-2132 (w)	802-782-3394 (m)	
EMS – Amcare – Director EMS – Amcare – Operations Mgr.	Bill Adams Bob Clark	802-524-1244 (w) 802-524-1244 (w)	443-617-1934 (m) 802-393-2377 (m)	
Chief of police	Maurice Lamothe	802-524-2166 (w)	802-522-5912 (m)	
Vt State Police Commander – St Albans Barracks	LT Michael Filipek	802-524-5993 (w)		
Central Dispatch	Alisha Miles	802-524-2166 (w)	802-782-2762 (m)	
Franklin County Sheriff	John Grismore	802-527-5555 (w)	802-393-2112 (m)	
Local public works contacts				
Public Works – Superintendent	Walter Kane	802-524-1504 (w)	802-393-9151 (m)	
Public Works Director	Martin Manahan	802-524-1500 x260 (w)	802-309-1134 (m)	
City garage				
Drinking water utility	Matt Mulheron	802-524-2132 (w)	802-309-1815 (m)	
Wastewater utility	Brian Willett	802-524-1509 (w)	802-309-1827	

Contact Information

Position	Name			
		Primary	Alternate	Alternate
Municipal government contacts				
City Manager	Dominic Cloud	802-524-1500 (w)	802-309-1775 (m)	
City Mayor	Tim Smith	802-524-1500 x255 (w)		
Selectboard chair				
Selectboard alt				
Director of Planning & Dev.	Chip Sawyer	802-524-1500 x259 (w)		
City Clerk/Treasurer	Nicole Robtoy	802-524-1500 x264 (w)	802-238-2901	
Director of Finance & Admin	Sarah Macy	802-524-1500 x256 (w)	802-783-0573 (m)	
City health officer	Matt Mulheron	802-524-2132 (w)	802-309-1815 (m)	
Forest fire warden	Matt Mulheron	802-524-2132 (w)	802-309-1815 (m)	
Animal control officer	Jim Benson		802-238-3246 (m)	
BFA Principal	Polly Rico	802-527-6589		
City School Principal	Stephanie Gagnon	802-524-0565		
MapleRun Superintendent	Bill Kimball	802-370-3937 (w)	802-370-3941 (m)	
Northwest Career/Tech Ctr	Leeann Wright, Director	802-527-6510 (w)	802-363-4512 (m)	
Other contacts (including neighboring EMDs)				
Collins Perley Sports Ctr	Tim Viens	802-527-1202 (w)		

Contact Information

Position	Name			
		Primary	Alternate	Alternate
US Border Patrol (Swanton)		802-868-4897		
US Border Patrol (Air Support)		518-324-5200 ext0		
Recreation Director	Kelly Viens	802-524-1971	802-782-9332 (m)	
Northwestern Medical Center				
City Council – Ward 1	Timothy Hawkins	802-524-1434 (w)	802-524-6325 (h)	
City Council – Ward 2	Lindsay Hunn		802-591-1835	
City Council – Ward 3	Marie Bessette	802-524-5209 (w)		
City Council – Ward 4	Trudy Cioffi		802-393-5430 (m)	
City Council – Ward 5	Erik Johnson		802-393-8160 (m)	
City Council – Ward 6	Chad Boudreau			
States Attorney	Bram Kranichfeld	802-524-7920 (w)	802-338-1992 (m)	
Northwest Regional Planning		802-524-5958		
Project SOAR		802-527-7514		
CCV		802-524-6541		
Rail America Dispatch Ctr		802-527-3480		
NMC – EM Director	Keith Ellery	802-524-8464		
VIC (Fusion Center)		802-872-6115		
Vermont Emergency Mgmt		800-347-0488		
FBI (Burlington)		802-863-6316		
INS Field Security Mgr		802-527-4850		

Mayor: Tim Smith
Ward 1: Timothy Hawkins
Ward 2: Lindsay Hunn
Ward 3: Marie Besette
Ward 4: Trudy Cioffi



Ward 5: Erik Johnson
Ward 6: Chad Boudreau
Clerk/Treasurer: Nicole Robtoy
City Manager: Dominic Cloud

RESOLUTION

The St. Albans City Council hereby names the new city street that extends northerly from the intersection of Federal Street and Lower Newton Street as “Federal Street Extension.”

Dated on the 12th day of May 2025.

City Council Signatures:

_____	_____
_____	_____
_____	_____
_____	_____

CERTIFICATE of COMPLETION and OPENING
of a HIGHWAY for PUBLIC TRAVEL

VTrans Use Only

Certificate Year: _____
Highway Class: _____
Town Highway #: _____
Mileage: _____

Nicole Robtoy _____, City _____ Clerk of the City _____ of _____
(Clerk's Name) (City/Town/Village) (City/Town/Village)
St. Albans _____, Vermont.
(City/Town/Village Name)

Pursuant to Title 19, V.S.A., Chapter 7, this is to certify that the following described section of Class 3
(1,2,3 or 4)
Highway in the City _____ of St. Albans _____ was COMPLETED AND OPENED
(City/Town/Village) (City/Town/Village Name)
FOR PUBLIC TRAVEL on October 31, 2024.
(Month - Day) (Year)

DESCRIPTION OF RIGHT OF WAY:
(Include road name and intersecting town highway numbers)

0.15 miles of street that continues northerly from the intersection of Federal Street (TH 8) and Lower Newton Street (TH 4 and VT Rte 38).

and as shown on a Highway Map of the City _____ of St. Albans _____,
(City/Town/Village) (City/Town/Village Name)
dated March 25, 2025, and filed in Book 307 on page 747 of the Records of
(Month - Day) (Year) (Book #) (Page #)
the City _____ of St. Albans _____ by the City _____ Clerk of said City _____
(City/Town/Village) (City/Town/Village Name) (City/Town/Village) (City/Town/Village)
incorporated herein by reference and attested to on said map by said City _____ Clerk.
(City/Town/Village)

Dated at the City of St. Albans _____, County of Franklin _____ and State of Vermont,
(City/Town/Village Name) (County Name)
this 14th day of April, A.D., 2025
(Date - Day) (Date - Month) (Date - Year)

[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Manager/Mayor Signature)

[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)
[Signature]
(Selectman/Alderman/Trustee Signature)

BOARD
OF
SELECTMEN,
ALDERMAN,
or TRUSTEES

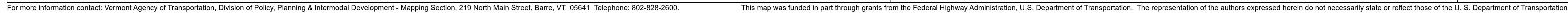
and the Manager/Mayor of the City/Town/Village of St. Albans _____
(City/Town/Village Name)

City of St. Albans _____, VERMONT
(City/Town/Village Name)

April 14, 2025
(Month - Day) (Year)

THE ABOVE IS A TRUE COPY OF THE DESCRIPTION OF CLASS 3 HIGHWAY COMPLETED AND OPENED
(1,2,3 or 4)
FOR PUBLIC TRAVEL, RECORDED IN BOOK 307 ON PAGE 1054 OF THE Land RECORDS
(Book #) (Page #) (Land, Highway, etc.)
OF THE City _____ OF St. Albans _____ ON THE 15th DAY OF April,
(City/Town/Village) (City/Town/Village Name) (Date - Day) (Date - Month)
2025, AT 11:45 O'CLOCK, A.M.
(Date - Year) (Time) (A or P)

ATTEST: [Signature]
(Clerk's Name)
City _____ CLERK OF Saint Albans, VERMONT
(City/Town/Village) (City/Town/Village Name)



MEMORANDUM

Date: May 9, 2025

To: St. Albans City Council

From: Chip Sawyer, Director of Planning & Development

Re: Historic Preservation Commission candidates for May 12.

We have two seats expiring on the Historic Preservation Commission, and both incumbents, Joe Luneau and Richard Stahl, are interested in being reappointed. Their previous candidate applications are attached to this memo.

Here is the current HPC membership:

Name:	Expiring:
Laz Scangas, Chair	May 31, 2026
Richard Stahl, Vice Chair	May 31, 2025
Joe Luneau	May 31, 2025
Barbara Weinstein	May 31, 2027
Don Curylo	May 31, 2027

Staff Recommendation: If the City Council makes appointments, I would recommend that they be given terms expiring on May 31, 2028.



SAINT ALBANS Vermont

HISTORIC PRESERVATION COMMISSION APPLICATION

Your Name: Joe Lunpan

Residence Street Address: 60 Smith St St Albans City

Phone: 802 528-2230 Email: j.lunpan@handy cars.com

The City Council will appoint all member of the Historic Preservation Commission. First, we will gather applications like this one from individuals interested in the position. Then we will be in touch on next steps.

Please give responses for all of the following. Feel free to use additional pages:

1. Reasons for wanting to serve on the Historic Preservation Commission:

General interest in preservation in a viable manner
of local historical assets.

2. For each of the below fields, please list any experience, degrees/course-work or professional work that you possess or have performed, as well as the time span of performance. Experience or education in these fields is not necessary, but will be helpful.

a. History BA Boston College History

b. Archaeology

c. Architectural History

d. Architecture

e. Historic Architecture

No degrees or professional experience here, but I have served just shy of two years on Vermont Historical Preservation Advisory Council which touches on these disciplines.



SAINT ALBANS *Vermont*

3. Please list any other skills or knowledge that you feel are relevant.

- Strong Working Knowledge of St. Albans Development Pattern Late 18th - Century - Present
- General Ability To Identify and Subsequently Execute Board/Commission Goals

4. Please list any other volunteer or board work that you feel are relevant.

- SAM Trustee Serving on Finance Committee
- St. Albans Town Historic Preservation Commission
- State of Vermont Historic Preservation Advisory Council

5. Please indicate your typical availability to meet during the following times:

- a. Early morning _____
- b. Business day _____
- c. Evening ☒

Thank you! We look forward to receiving your application, and we will be in touch.

Public service opportunities are offered by the City of St. Albans without regard to race, color, national origin, religion, sex or disability.

Please email, mail or drop off your completed application to:
City of St. Albans, Attn: Chip Sawyer, PO Box 867, 100 No. Main St., St. Albans, VT 05478
c.sawyer@stalbansvt.com | (802) 524-1500 ext. *259

Mayor: Tim Smith
Ward 1: Timothy Hawkins
Ward 2: James Pelkey
Ward 3: Marie Bessette
Ward 4: Michael McCarthy



Ward 5: Kate Laddison
Ward 6: Chad Spooner
Clerk/Treasurer: Curry Galloway
City Manager: Dominic Cloud

HISTORIC PRESERVATION COMMISSION APPLICATION

Your Name: Richard Stahl

Residence Street Address: 95 Upper Welden St St Albans

Phone: 802-524-4960

Email: richinfo@stahl1950@gmail.com

Cell 802-582-5709

The City Council will appoint all member of the Historic Preservation Commission. First, we will gather applications like this one from individuals interested in the position. Then we will be in touch on next steps.

Please give responses for all of the following. Feel free to use additional pages:

1. Reasons for wanting to serve on the Historic Preservation Commission:

I have always had an interest in architecture in college i took courses in 19 century architecture under Chester Leeks at UVM.

2. For each of the below fields, please list any experience, degrees/course-work or professional work that you possess or have performed, as well as the time span of performance. Experience or education in these fields is not necessary, but will be helpful.

a. History

I am a volunteer at St. Albans Museum. I have put together displays and design of them.

b. Archaeology

nothing formal

c. Architectural History

nothing formal

d. Architecture

nothing formal

e. Historic Architecture

I worked on the saving of St Mary's church in the 70's when was slated for destruction

Mayor: Tim Smith
Ward 1: Timothy Hawkins
Ward 2: James Pelkey
Ward 3: Marie Bessette
Ward 4: Michael McCarthy



Ward 5: Kate Laddison
Ward 6: Chad Spooner
Clerk/Treasurer: Curry Galloway
City Manager: Dominic Cloud

3. Please list any other skills or knowledge that you feel are relevant.

*I am a St Michael's graduate and
A holder of a CFP*

4. Please list any other volunteer or board work that you feel are relevant.

St Albans Museum

5. Please indicate your typical availability to meet during the following times:

- a. Early morning X
b. Business day X
c. Evening

Thank you! We look forward to receiving your application, and we will be in touch.

Public service opportunities are offered by the City of St. Albans without regard to race, color, national origin, religion, sex or disability.

Please email, mail or drop off your completed application to:
City of St. Albans, Attn: Chip Sawyer, PO Box 867, 100 No. Main St., St. Albans, VT 05478
c.sawyer@stalbanstv.com | (802) 524-1500 ext. *259

MINUTES
ST. ALBANS CITY COUNCIL
SPECIAL MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:30 PM MONDAY, APRIL 14, 2025

DRAFT

Council Members Present: Timothy Hawkins (Ward 1), Lindsay Hunn (Ward 2), Marie Bessette (Ward 3), Trudy Cioffi (Ward 4), Erik Johnson (Ward 5), Chad Boudreau (Ward 6)

Council Members Absent: Tim Smith (Mayor)

City Staff present: Paul Olshan, Minute Taker, Dominic Cloud (City Manager), Chip Sawyer (Director of Planning and Development); Sarah Macy (Director of Finance & Administration); Nicole Robtoy (City Clerk & Treasurer, City Hall) and Lt. Paul Talley (Police Lieutenant).

Members of the public present: Amy Brewer; Reed Winter; Michael Mainer; Walton Smith

- 1. T. Hawkins called the meeting to order at 6:32.**
- 2. Convene Open Session with Pledge of Allegiance.**
- 3. No Public Comment**
- 4. C. Sawyer presented the first reading: amendments to zoning bylaws re: smoke shops.**
 - This amendment defines what is a “smoke shop” in city ordinances. This would be any place that devotes 20% of its product stock or floor space to tobacco use or paraphernalia, or if it identifies itself as a smoke shop. The next amendment added smoke shops as a conditional use in the Service-Industrial District, in the same way that adult entertainment establishments are zoned. This would also restrict home-occupied smoke shops or adult entertainment shops.
 - C. Sawyer mentioned that the city cannot tell someone what a sign should say, that is a first amendment right. But the city can restrict where or how big the signs can be. This would restrict up to 50% of the store-front for tobacco use signage.
 - The council asked for clarification on what counts for window signage.
 - T. Hawkins asked about how a change in ownership would affect existing grandfathered businesses, but C. Sawyer said that zoning doesn’t work the way licensing does, this would not affect the rules.
 - T. Cioffi had a concern about the proximity of the grandfathered business near the high school. She recommended asking the current owner to adhere to the rules as written, even if it’s grandfathered in.

- There was no council discussion and no additional amendments or changes.
 - A. Brewer introduced herself and her position with the Franklin County tobacco prevention program. She mentioned that even 5th graders in adjacent communities had noticed the new smoke shop in St. Albans.
5. T. Hawkins moved on to the Dog Hearing. D. Cloud gave an overview of the Dog Hearing situation.
- Lt. P. Talley introduced himself and presented the synopsis on Daisy the pitbull and her behavior. He presented the warnings, tickets, and notice of no vaccination, as well as the accounts of the dog attacking animals and other pedestrians.
 - W. Smith and S. May introduced themselves and gave their testimony about the dog incidents. He mentioned that the dog was vaccinated originally but the establishment that vaccinated her and was her vet does not exist anymore. They are planning on moving so that's why they have not registered her.
 - L. Hunn asked about how they take Daisy outside. They specified that they take her outside with a leash. They also installed extra locks recently. She explained that this issue was multilayered and now could endanger other dogs due to both aggressive behavior and no vaccination.
 - T. Cioffi asked for clarification on the timeline for the lock installation and cat death.
 - C. Boudreau gave his experiences passing by the house and dog in question.
 - The council members, as well as members of the public, gave their thoughts and opinions on the incidents.
 - C. Cloud mentioned to the council that they can vaccinate the dog immediately and also confiscate the dog by May 5th if the residents have not left. But he also discussed the difficulties of rehousing this dog.
 - **T. Cioffi motioned to allow the dog in the city until May 5th. If the dog is still in the city by then, the dog will be confiscated. If there is any incident which is a violation of the city ordinances, or resident complaint between now and that time, the dog will automatically be confiscated. The owners will make a vaccination appointment within 24 hours at a local vet and the city will cover the costs and animal licensing costs. Seconded by E. Johnson. C. Boudreau abstained. The motion passed with all but C. Boudreau in favor. No additional discussion.**
6. C. Sawyer presented the October 2024 update to the Combined Sewer Overflow Long Term Control Plan.
- This included some short term and long term sewer overflow project updates.
 - E. Johnson asked about a table listed on the presentation and what was expected for the future. There was a conversation about a local flood alarm that was privately owned.
 - There were no public comments.

- **E. Johnson motioned to approve the updated long-term control plan as presented. Seconded by T. Cioffi. Motion passed with all in favor. No additional discussion.**
7. C. Sawyer presented the Houghton Park CSO Finding of No Significant Impact.
 - Reed Winter of Aldrich + Elliott gave a presentation on the project and the basis of the FONSI.
 - T. Hawkins opened the public hearing.
 - T. Hawkins specified that the city has complied with state and federal regulations.
 - There was no public comment.
 - The public hearing was closed.
 8. The council then considered the loan amendment for Houghton Park CSO project.
 - **T. Cioffi motioned to approve the loan amendment for Houghton Park CSO project. Seconded by E. Johnson. The motion passed with all in favor.**
 9. C. Sawyer gave an Update on the Federal Street Multimodal Connector.
 - C. Sawyer presented the updated preliminary plans and the draft update for the environmental assessment for the project. This traffic signal would be better for left-turning vehicles, trucks, and pedestrians walking from the school. There was a conversation about the proposed roundabout and how congested traffic would approach the roundabout when a train crosses. T. Hawkins gave a passable solution with an extra lane for backed up traffic so the circle can continue to function. The timeframe would start with construction in 2028, perhaps 2027.
 - There was no other public comment.
 10. C. Sawyer then presented the Certificate of Completion and Opening for new city street.
 - There was a discussion on the potential name for the future street.
 - **E. Johnson motioned to accept the certificate and approve the city street project as presented. Seconded by M. Bessette. The motion passed with all in favor. No additional discussion.**
 11. C. Sawyer presented the signage grant for 71 North Main, Thirsty Thrifters. This included paying for the cost of moving the sign over, as well as a higher quality sign.
 - There was a conversation about the awning in addition to the sign. Even though it looks bad, it helps the business during the summer and when it rains.
 - **T. Cioffi motioned to approve the sign for 71 North Main up to 1352. Seconded by C. Boudreau. The motion passed with all in favor. No additional discussion.**
 12. D. Cloud presented the various redevelopment Items
 - **T. Cioffi motioned authorizing City Manager to sign membership interest purchase agreement for the Ralston Redevelopment project with the terms discussed earlier. Seconded by E. Johnson. The motion passed with all in favor. No additional discussion.**

- **C. Boudreau motioned to table the authorization of a grant of \$10,000 from the Redevelopment Fund to Artists in Residence for a roof replacement project. Seconded by T. Cioffi. The motion passed with all in favor. No additional discussion.**
 - **E. Johnson motioned to authorize a grant of \$10,000 from the Redevelopment Fund to Jeff's Maine Seafood for building improvements and fit up. C. Boudreau abstained. Seconded by M. Bessette. The motion passed with all in favor.**
- 13. T. Cioffi motioned to bypass 16 and 17 on the agenda due to the Mayor being absent. Seconded by C. Boudreau. The motion passed with all in favor. There was a brief discussion about the trees being taken down in Taylor park and whether they'd be replaced.**
- 14. T. Cioffi motioned to approve meeting minutes 3/10/25. Seconded by M. Bessette. The motion passed with all in favor. No additional discussion.**
- 15. T. Cioffi motioned to approve the warrant 3/31/25. Seconded by M. Bessette. The motion passed with all in favor. No additional discussion.**
- 16. E. Johnson motioned to adjourn the meeting. Seconded by C. Boudreau. The motion passed with all in favor. No additional discussion.**

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Check Warrant Report # 18304 Current Prior Next FY Invoices

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For checks For Check Acct 01 (General Fund) 04/01/2025 To 04/30/2025

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
PAYROLL	RODNEY CENTENO	CENTENO	40 hrs worked 40 vacatio	2637.58	0.00	2637.58	96137 04/04/25
PAYROLL	RODNEY CENTENO	CENTENORODNE Pay	2675.36	0.00	2675.36	96138 04/04/25	
ALLMECHAN	ALLIANCE MECHANICAL	85038	Afterhours- pool	783.75	0.00	783.75	96139 04/04/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1CNG-GKP1-1P tissues	31.49	0.00	31.49	96140 04/04/25	
AMAZON	AMAZON CAPITAL SERVICES, INC	1CQ1-44QN-4C Flash Drive	22.79	0.00	22.79	96140 04/04/25	
AMAZON	AMAZON CAPITAL SERVICES, INC	1J96-D169-JL receipt book	34.49	0.00	34.49	96140 04/04/25	
AMAZON	AMAZON CAPITAL SERVICES, INC	1M1G-MH4D-9J lysol wipes	77.08	0.00	77.08	96140 04/04/25	
AMAZON	AMAZON CAPITAL SERVICES, INC	1MR1-W7FH-XP chair covers, bed frome	140.96	0.00	140.96	96140 04/04/25	
AMAZON	AMAZON CAPITAL SERVICES, INC	1VHK-XDWR-3L Printer Paper,	104.47	0.00	104.47	96140 04/04/25	
AMAZON	AMAZON CAPITAL SERVICES, INC	1WP9-TJDM-V9 fire code, NFPA 25	370.41	0.00	370.41	96140 04/04/25	
AMAZON	AMAZON CAPITAL SERVICES, INC	1YYG-XM4C-TL telescopoc extension pol	79.97	0.00	79.97	96140 04/04/25	
					Check Total	861.66	
ATLANTICT	ATLANTIC TACTICAL INC.	SI-80837699	ARMOR	5899.52	0.00	5899.52	96141 04/04/25
ATLANTICT	ATLANTIC TACTICAL INC.	SI-80844553	POUCHES	889.20	0.00	889.20	96141 04/04/25
					Check Total	6788.72	
012750	BURLINGTON COMMUNICATION SER C	BCS16570	Communications	1910.48	0.00	1910.48	96142 04/04/25
DIGITALCI	DIGITAL CINEMA DISTRIBUTION CO	DCDC0480316	Mickey 17 (2025)	15.00	0.00	15.00	96143 04/04/25
030100	F W WEBB COMPANY	90134078	CAP DUST	31.46	0.00	31.46	96144 04/04/25
FCCC	FRANKLIN COUNTY CARING COMMUNI	Appropriatio	Appropriations FY25	4000.00	0.00	4000.00	96145 04/04/25
033650	FRANKLIN RENTAL & SALES CTR. I	292137	saw chain fuel	40.97	0.00	40.97	96146 04/04/25
MARTHA	MARTHAS KITCHEN	Appropriatio	Appropriations FY25	2000.00	0.00	2000.00	96147 04/04/25
058625	MCNEIL, LEDDY & SHEAHAN	13425	Zoning Enforcement	38.00	0.00	38.00	96148 04/04/25
MOTOROLA	MOTOROLA SOLUTIONS, INC.	1411158461	ANNUAL UNLIMITED	1980.00	0.00	1980.00	96149 04/04/25
010050	O'REILLY AUTOMOTIVE, INC	5671-340229	car#588	250.49	0.00	250.49	96150 04/04/25
CJCREST	RYLEE TIPPER	Rylee Tipper	Wells/ Tipper	200.00	0.00	200.00	96151 04/04/25
SEAMSOLUT	SEAM SOLUTIONS LLC	2025021	Hazard Mitigation Plan	797.00	0.00	797.00	96152 04/04/25
079650	SECURSHRED	485783	shredding	24.00	0.00	24.00	96153 04/04/25
000405	ST ALBANS ACE HARDWARE	111571/2	CLAMP COAX 1/4" 20PC BLK	13.98	0.00	13.98	96154 04/04/25
000405	ST ALBANS ACE HARDWARE	111585/2	cleaning supplies	51.55	0.00	51.55	96154 04/04/25
000405	ST ALBANS ACE HARDWARE	111590/2	VNYL 1" WHT BLND 34X64	34.98	0.00	34.98	96154 04/04/25
000405	ST ALBANS ACE HARDWARE	111632/2	KEYKRAFTER #68 BRASS KEY	15.97	0.00	15.97	96154 04/04/25
					Check Total	116.48	

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Check Warrant Report # 18304 Current Prior Next FY Invoices

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For checks For Check Acct 01 (General Fund) 04/01/2025 To 04/30/2025

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
STEWARTSH STEWART'S SHOPS CORP	9883747	Fuel:	108.48	0.00	108.48	96155	04/04/25
STEWARTSH STEWART'S SHOPS CORP	9883748	Fuel:	735.48	0.00	735.48	96155	04/04/25
STEWARTSH STEWART'S SHOPS CORP	9883784	Fuel:	21.92	0.00	21.92	96155	04/04/25

					Check Total	865.88	
101245 W.B. MASON CO., INC.	RJC 032825	Supplies	210.40	0.00	210.40	96156	04/04/25
TCS TOTAL CINEMA SOLUTIONS	SO-11302	parts	3425.20	0.00	3425.20	96157	04/08/25
032328 ALDRICH + ELLIOTT, PC	82928	Lemnah Drive Gravel Wetl	773.28	0.00	773.28	96158	04/11/25
032328 ALDRICH + ELLIOTT, PC	82939	CSO Storage Design	22866.64	0.00	22866.64	96158	04/11/25
032328 ALDRICH + ELLIOTT, PC	82949	Asset Management Plan	6898.56	0.00	6898.56	96158	04/11/25
032328 ALDRICH + ELLIOTT, PC	82952	Catherine Street CSO	1165.78	0.00	1165.78	96158	04/11/25

					Check Total	31704.26	
002300 ALLEN ENGINEERING & CHEM CORP	112-505992-0	Sodium Flouride	7476.56	0.00	7476.56	96159	04/11/25
002300 ALLEN ENGINEERING & CHEM CORP	112-506001-0	Chlorine	5600.00	0.00	5600.00	96159	04/11/25
002300 ALLEN ENGINEERING & CHEM CORP	112-506002-0	Chlorine	1350.00	0.00	1350.00	96159	04/11/25
002300 ALLEN ENGINEERING & CHEM CORP	112-506003-0	Chlorine	2412.50	0.00	2412.50	96159	04/11/25
002300 ALLEN ENGINEERING & CHEM CORP	1CS-502266-0	CHEMICAL CORPORATION	584.98	0.00	584.98	96159	04/11/25

					Check Total	17424.04	
AMAZON AMAZON CAPITAL SERVICES, INC	13GJ-HJNW-3X	scrub bubble	105.64	0.00	105.64	96160	04/11/25
AMAZON AMAZON CAPITAL SERVICES, INC	13Y7-YFF6-1X	retirement storage	45.95	0.00	45.95	96160	04/11/25
AMAZON AMAZON CAPITAL SERVICES, INC	1C94-RNXT-39	copy paper, coffee, wet	221.44	0.00	221.44	96160	04/11/25
AMAZON AMAZON CAPITAL SERVICES, INC	1M1X-746T-T1	supplies	294.97	0.00	294.97	96160	04/11/25
AMAZON AMAZON CAPITAL SERVICES, INC	1QR1-3FK9-N3	concessions	50.43	0.00	50.43	96160	04/11/25
AMAZON AMAZON CAPITAL SERVICES, INC	1WKW-6QK1-1K	Retirement Storage	90.97	0.00	90.97	96160	04/11/25
AMAZON AMAZON CAPITAL SERVICES, INC	1WP9-TJDM-NL	iphone 3 in 1 charge ret	-129.23	0.00	-129.23	96160	04/11/25
AMAZON AMAZON CAPITAL SERVICES, INC	1XG7-RRQP-3D	ink	119.56	0.00	119.56	96160	04/11/25

					Check Total	799.73	
AMCAREMED AMCARE MEDICAL SYSTEMS INC	1459	Emergency Services	13948.28	0.00	13948.28	96161	04/11/25
002950 AMERICAN RED CROSS	22758519	first aid training	320.00	0.00	320.00	96162	04/11/25
AMSOILINC AMSOIL INC.	23469229 RI	Synthetic 10W30 SS	318.20	0.00	318.20	96163	04/11/25
AQUATEC AQUATEC ENVIRONMENTAL, INC.	1816	Aquatic Toxicity Testing	2725.00	0.00	2725.00	96164	04/11/25
003634 ARNOLD & SCANGAS ARCHITECT, IN	2511	54 No Main Project	21850.00	0.00	21850.00	96165	04/11/25
SYLVTRUCK BENJAMIN SYLVESTER	3935	sludge removal	5940.00	0.00	5940.00	96166	04/11/25
BEVINSTOD BEVINS TODD R.	1023	parking garage plowing s	6450.00	0.00	6450.00	96167	04/11/25

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For checks For Check Acct 01 (General Fund) 04/01/2025 To 04/30/2025

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
BJFARN BJ FARMAN	MAR 25	AquaFit	125.00	0.00	125.00	96168	04/11/25
BLACKDOG BLACK DOG ELECTRICAL SERVICE L 7993		DMP Virtual Keypad App s	362.50	0.00	362.50	96169	04/11/25
010100 BONNETT'S WELDING SHOP	13962	materials and labor	228.44	0.00	228.44	96170	04/11/25
010100 BONNETT'S WELDING SHOP	13981	140 - Acet	116.41	0.00	116.41	96170	04/11/25
010100 BONNETT'S WELDING SHOP	13998	VT. ST. Inspection	60.00	0.00	60.00	96170	04/11/25
010100 BONNETT'S WELDING SHOP	13999	light, inspection	81.89	0.00	81.89	96170	04/11/25
010100 BONNETT'S WELDING SHOP	14000	lights, labor, inspectio	259.87	0.00	259.87	96170	04/11/25
					Check Total	746.61	
BSCINDUST BSC INDUSTRIES INC	3860566	DOUBLE ROW BALL BEARING	170.23	0.00	170.23	96171	04/11/25
012750 BURLINGTON COMMUNICATION SER C BCS16607		Communications	600.00	0.00	600.00	96172	04/11/25
NTW CARROLL'S DBA NATIONAL TIRE	9093523862	tires	604.24	0.00	604.24	96173	04/11/25
002100 CASELLA WASTE MGT, INC.25	476000	Trash Removal	118.07	0.00	118.07	96174	04/11/25
002100 CASELLA WASTE MGT, INC.25	476606	trash removal	34.84	0.00	34.84	96174	04/11/25
					Check Total	152.91	
CBIZCPA CBIZ CPAS P.C.	501N50009858	year 2024 TIF AUP	3500.00	0.00	3500.00	96175	04/11/25
CHURCHCEC CECILIA CHURCHILL	MAR 25	AquaFit	200.00	0.00	200.00	96176	04/11/25
CJCREST CENTER FOR CRIME VICTIM SERVIC	Center for C	Murphy/ Victim	4433.59	0.00	4433.59	96177	04/11/25
CFSWMA CFSWMA 15-16	10050036	sludge removal	9765.00	0.00	9765.00	96178	04/11/25
CHARLEBOI CHARLEBOIS TRUCK PARTS, INC.	IT86441	elbow, standpipe	16.35	0.00	16.35	96179	04/11/25
017490 CHARLEBOIS, INC	IE66649	wiring kit	31.90	0.00	31.90	96180	04/11/25
W/WW KL CITY OF ST ALBANS WATER & SEWE	033125 22054	Stormwater	119.40	0.00	119.40	96181	04/11/25
020100 CLEAN WATERS INC	14261	Polymer	12836.43	0.00	12836.43	96182	04/11/25
COCACOLA COCA-COLA BEVERAGES NORTHEAST,	45983492013	Concessions	400.04	0.00	400.04	96183	04/11/25
COCACOLA COCA-COLA BEVERAGES NORTHEAST,	46157180003	concessions	445.94	0.00	445.94	96183	04/11/25
					Check Total	845.98	
CONNERCOM CONNER COMMUNICATIONS, INC.	839-1413A	Reloate receptacle for w	551.54	0.00	551.54	96184	04/11/25
COREMAIN CORE & MAIN LP	W649775	OMNI+	1020.00	0.00	1020.00	96185	04/11/25
COREMAIN CORE & MAIN LP	W660188	IPERL+ 5/8 METAL 3TS 7WH	15.00	0.00	15.00	96185	04/11/25
COREMAIN CORE & MAIN LP	W678970	K8149 COLLISION REP KIT	1499.42	0.00	1499.42	96185	04/11/25
					Check Total	2534.42	

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Check Warrant Report # 18304 Current Prior Next FY Invoices

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For checks For Check Acct 01 (General Fund) 04/01/2025 To 04/30/2025

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
COTT	COTT SYSTEMS, INC.	INV379268	hosting	530.00	0.00	530.00	96186 04/11/25
DELLUSA	DELL MARKETING LP	300018741893	additional memory	71.99	0.00	71.99	96187 04/11/25
DIGSAFE	DIG SAFE SYSTEMS, INC	41674	EXCAVATION 2025 Q1	163.00	0.00	163.00	96188 04/11/25
DIGITALCI	DIGITAL CINEMA DISTRIBUTION CO	DCDC0481513	Heart Eyes (2025)	15.00	0.00	15.00	96189 04/11/25
DIGITALCI	DIGITAL CINEMA DISTRIBUTION CO	DCDC0481701	Moana 2	15.00	0.00	15.00	96189 04/11/25
DIGITALCI	DIGITAL CINEMA DISTRIBUTION CO	DCDC0485371	The Day the Earth	15.00	0.00	15.00	96189 04/11/25

					Check Total	45.00	
BENOITDOR	DOREEN BENOIT HEALTH & WELLNES	101	2025 Annual OSHA Respira	315.00	0.00	315.00	96190 04/11/25
026600	DUBOIS CHEMICALS, INC	IN-30411199	Coagulite	5442.55	0.00	5442.55	96191 04/11/25
027650	E J PRESCOTT INC.	6459133	5-1/2-6-1/2 SERV BOX W/P	830.48	0.00	830.48	96192 04/11/25
027650	E J PRESCOTT INC.	6459142	6X12 QUICK-CAM REP CLAMP	377.54	0.00	377.54	96192 04/11/25
027650	E J PRESCOTT INC.	6461966	1X6 FULL WRAP LEAK CLAMP	153.91	0.00	153.91	96192 04/11/25
027650	E J PRESCOTT INC.	6461968	2 STYLE 262 HYMAX CPLG 2	1206.03	0.00	1206.03	96192 04/11/25

					Check Total	2567.96	
029150	ENDYNE, INC	525431	chemicals	515.00	0.00	515.00	96193 04/11/25
029150	ENDYNE, INC	525679	chemicals	165.00	0.00	165.00	96193 04/11/25
029150	ENDYNE, INC	526858	chemicals	70.00	0.00	70.00	96193 04/11/25
029150	ENDYNE, INC	527002	water testing	125.00	0.00	125.00	96193 04/11/25

					Check Total	875.00	
EVOQUA	EVOQUA WATER TECHNOLOGIES LLC	906949828	rings	195.96	0.00	195.96	96194 04/11/25
030100	F W WEBB COMPANY	90189939	supplies	21.00	0.00	21.00	96195 04/11/25
030100	F W WEBB COMPANY	90244190	material	101.13	0.00	101.13	96195 04/11/25
030100	F W WEBB COMPANY	90248860	adapters, switch pill	447.26	0.00	447.26	96195 04/11/25

					Check Total	569.39	
FISHER	FISHER AUTO PARTS INC.	308-212128	Clamp - Extra Heavy	5.39	0.00	5.39	96196 04/11/25
FISHER	FISHER AUTO PARTS INC.	308-212140	Ignition Coil	67.08	0.00	67.08	96196 04/11/25
FISHER	FISHER AUTO PARTS INC.	308-212218	Stop Tail Turn Replaceme	10.17	0.00	10.17	96196 04/11/25
FISHER	FISHER AUTO PARTS INC.	308-212222	TRICO Ice Winter	33.16	0.00	33.16	96196 04/11/25
FISHER	FISHER AUTO PARTS INC.	308-212340	Male Pipe NPTF to Male	9.70	0.00	9.70	96196 04/11/25
FISHER	FISHER AUTO PARTS INC.	308-212801	Male DIN 24 Cone - Light	42.46	0.00	42.46	96196 04/11/25
FISHER	FISHER AUTO PARTS INC.	308-212818	TRICO Pro Beam Blade	17.98	0.00	17.98	96196 04/11/25
FISHER	FISHER AUTO PARTS INC.	308-213007	Fuel Pump Module Assembl	304.02	0.00	304.02	96196 04/11/25
FISHER	FISHER AUTO PARTS INC.	308-213095	3 pc Circuit Tester	21.24	0.00	21.24	96196 04/11/25
FISHER	FISHER AUTO PARTS INC.	308-213167	VC3 Standard Dome Valve	105.73	0.00	105.73	96196 04/11/25
FISHER	FISHER AUTO PARTS INC.	308-213182	Tire Bead Sealer, Quart	25.58	0.00	25.58	96196 04/11/25

					Check Total	642.51	

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
033775	FRANKLIN PAINT CO INC	187492	5'S WHITE PREMIUM WATERB	2900.00	0.00	2900.00	96197 04/11/25
033650	FRANKLIN RENTAL & SALES CTR. I	291986	stainless nipple	5.62	0.00	5.62	96198 04/11/25
033650	FRANKLIN RENTAL & SALES CTR. I	292116	pump and hose	130.00	0.00	130.00	96198 04/11/25
					Check Total	135.62	
035275	GAUTHIER TRUCKING COMPANY, INC	1860038	32 LOWER WELDON	88.98	0.00	88.98	96199 04/11/25
035275	GAUTHIER TRUCKING COMPANY, INC	1860039	36 ALDIS ST	429.98	0.00	429.98	96199 04/11/25
035275	GAUTHIER TRUCKING COMPANY, INC	1860040	79 REWES DR	165.01	0.00	165.01	96199 04/11/25
035275	GAUTHIER TRUCKING COMPANY, INC	1860041	79 REWES DR	1585.21	0.00	1585.21	96199 04/11/25
035275	GAUTHIER TRUCKING COMPANY, INC	1860424	67 ALDIS RD	49.73	0.00	49.73	96199 04/11/25
035275	GAUTHIER TRUCKING COMPANY, INC	1861386	142 SOUTH MAIN	260.24	0.00	260.24	96199 04/11/25
					Check Total	2579.15	
GRAVEL&S	GRAVEL & SHEA	242026	54 No Main	1197.00	0.00	1197.00	96200 04/11/25
GREENDOLP	GREEN DOLPHIN, LLC	2641	281 Main Street Messenge	4340.60	0.00	4340.60	96201 04/11/25
GREENFEET	GREEN FEET GARDENING	1423	Streetscape	7713.00	0.00	7713.00	96202 04/11/25
GREENFEET	GREEN FEET GARDENING	1424	Taylor Park Raingardens	1485.00	0.00	1485.00	96202 04/11/25
					Check Total	9198.00	
038175	GREEN MOUNTAIN ELECTRIC SUPPLY	S5262051.001	FEDERAL LAMP	52.63	0.00	52.63	96203 04/11/25
038550	GREEN VALLEY LOCK	38299	key	7.00	0.00	7.00	96204 04/11/25
GREEST	GSPP FF FUND II LLC	INV011815	Solar Power	10675.73	0.00	10675.73	96205 04/11/25
HANNAFORD	HANNAFORD	032425	snacks	69.37	0.00	69.37	96206 04/11/25
041900	HERITAGE FORD	349591	2012 F450	858.75	0.00	858.75	96207 04/11/25
041900	HERITAGE FORD	351047	right rear hub	279.55	0.00	279.55	96207 04/11/25
041900	HERITAGE FORD	351057	bolts and rings	34.18	0.00	34.18	96207 04/11/25
041900	HERITAGE FORD	351809	hubs	859.10	0.00	859.10	96207 04/11/25
041900	HERITAGE FORD	351817	eshield	65.72	0.00	65.72	96207 04/11/25
041900	HERITAGE FORD	352516	bolt, wheel	864.14	0.00	864.14	96207 04/11/25
041900	HERITAGE FORD	353711	motor cam	36.99	0.00	36.99	96207 04/11/25
					Check Total	2998.43	
042750	HOLLAND COMPANY, INC.	PI32233	chemicals	7767.05	0.00	7767.05	96208 04/11/25
042750	HOLLAND COMPANY, INC.	PI32415	Aluminum Sulfate	7762.40	0.00	7762.40	96208 04/11/25
					Check Total	15529.45	
HGASSOCPC	HURLBUT, GLITMAN & ASSOCIATES	2454	Eviction of Douglas Barr	652.93	0.00	652.93	96209 04/11/25

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
INDEED INDEED, INC.	USI250173111	advertisement jobs	721.13	0.00	721.13	96210	04/11/25
KENDIESEL KEN'S DIESEL SERVICES, LLC	1198	Truck work	230.00	0.00	230.00	96211	04/11/25
LANGUAGE LANGUAGE LINE SERVICES, INC.	11564902	OVER-THE-PHONE INTERPRET	13.20	0.00	13.20	96212	04/11/25
THOMASONL LAURA THOMASON	March 25	3/4, 3/11, 3/18, 3/25	100.00	0.00	100.00	96213	04/11/25
LEENVIRON LE ENVIRONMENTAL LLC	24-260-3	Ace Hardware Brownfields	1500.00	0.00	1500.00	96214	04/11/25
052650 LEADBEATER CONSULTING	TLC040325A	Install additional memor	60.00	0.00	60.00	96215	04/11/25
LSFFOREST LSF FOREST PRODUCTS, LLC	6136	Sugar house in park	1011.40	0.00	1011.40	96216	04/11/25
GRANTMARY MARY GRANT	MAR 25	AquaFit	25.00	0.00	25.00	96217	04/11/25
MSD MONAGHAN SAFAR PLLC	25850	general matters	180.00	0.00	180.00	96218	04/11/25
NBI NATIONAL BUSINESS TECHNOLOGIES	IN659736	Overages	7.52	0.00	7.52	96219	04/11/25
NBI NATIONAL BUSINESS TECHNOLOGIES	IN663539	Printer Rental Overage	13.36	0.00	13.36	96219	04/11/25
NBI NATIONAL BUSINESS TECHNOLOGIES	IN664830	Wide Format Printer	150.00	0.00	150.00	96219	04/11/25
					Check Total	170.88	
010050 O'REILLY AUTOMOTIVE, INC	5671-337973	BATTERY	219.18	0.00	219.18	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-337986	TIE ROD	129.34	0.00	129.34	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-338052	NEW CV SHFT	185.51	0.00	185.51	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-338170	Core Return	-22.00	0.00	-22.00	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-338228	IMPACT WRNCH	489.99	0.00	489.99	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-338331	STEEL WHEEL	641.90	0.00	641.90	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-338364	SPARK PLUG and SOCKET	132.19	0.00	132.19	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-338367	SPK PLG SCKT	8.99	0.00	8.99	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-338403	SPK PLG SCKT	-8.99	0.00	-8.99	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-338453	BATTERY	90.72	0.00	90.72	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-339298	FUEL FILTER-AIR FILTER	260.55	0.00	260.55	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-339313	AIR FILTER	54.11	0.00	54.11	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-339503	CREEPER	64.99	0.00	64.99	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-340361	OIL FILTER	21.16	0.00	21.16	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-340366	SWAY BAR BSH and LINK	51.22	0.00	51.22	96220	04/11/25
010050 O'REILLY AUTOMOTIVE, INC	5671-340865	BATTERY	225.06	0.00	225.06	96220	04/11/25
					Check Total	2543.92	
{O!VOID!} --- None ---	-- VOID --		0.00	0.00	0.00	96221	04/11/25
068450 PAPAIZIAN, LYSSA	STA-FRHD04	French Canadian Heritage	750.00	0.00	750.00	96222	04/11/25
PFC PAUL FRANK & COLLINS	217906	congress st water tank e	5645.11	0.00	5645.11	96223	04/11/25
POLSINELL POLSINELLO FUELS INC.	244931	GADUS S3 V220C	1035.05	0.00	1035.05	96224	04/11/25

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
079650	SECURSHRED	486490	shredding	24.00	0.00	24.00	96225 04/11/25
000405	ST ALBANS ACE HARDWARE	111578/2	garden sprayer	19.99	0.00	19.99	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111633/2	gloves, ratchet, hindgel	89.95	0.00	89.95	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111660/2	HASP FXD STPL	9.58	0.00	9.58	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111670/2	wall mount and screw	84.98	0.00	84.98	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111673/2	butt box downtown	9.58	0.00	9.58	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111675/2	butt container downtown	36.73	0.00	36.73	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111678/2	key	15.96	0.00	15.96	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111698/2	push elbow and thr adpctr	20.97	0.00	20.97	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111699/2	TUBE VINYL	15.92	0.00	15.92	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111705/2	caster plate	45.95	0.00	45.95	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111712/2	padlock, heat shrink tap	51.97	0.00	51.97	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111719/2	propane	19.53	0.00	19.53	96226 04/11/25
000405	ST ALBANS ACE HARDWARE	111722/2	extension cord	24.99	0.00	24.99	96226 04/11/25

					Check Total	446.10	
{O!VOID!} --- None ---	-- VOID --		0.00	0.00	0.00	96227 04/11/25	
084750	ST ALBANS MESSENGER	405675	hearing notifications	266.00	0.00	266.00	96228 04/11/25
STEWARTSH STEWART'S SHOPS CORP	9883746	Fuel:	80.26	0.00	80.26	96229 04/11/25	
STEWARTSH STEWART'S SHOPS CORP	9883749	Fuel:	89.22	0.00	89.22	96229 04/11/25	
STEWARTSH STEWART'S SHOPS CORP	9883750	Fuel:	662.46	0.00	662.46	96229 04/11/25	
STEWARTSH STEWART'S SHOPS CORP	9883790	Fuel:	37.32	0.00	37.32	96229 04/11/25	
STEWARTSH STEWART'S SHOPS CORP	9912774	Fuel:	45.58	0.00	45.58	96229 04/11/25	
STEWARTSH STEWART'S SHOPS CORP	9912775	fuel	192.36	0.00	192.36	96229 04/11/25	
STEWARTSH STEWART'S SHOPS CORP	9912776	Fuel:	823.58	0.00	823.58	96229 04/11/25	
STEWARTSH STEWART'S SHOPS CORP	9912777	Fuel:	70.36	0.00	70.36	96229 04/11/25	
STEWARTSH STEWART'S SHOPS CORP	9912778	Fuel:	919.85	0.00	919.85	96229 04/11/25	
STEWARTSH STEWART'S SHOPS CORP	9912812	Fuel:	71.05	0.00	71.05	96229 04/11/25	

					Check Total	2992.04	
086322	STICKS & STUFF	294956	SCREW 12X2-3/4 PLYMETAL	14.73	0.00	14.73	96230 04/11/25
086322	STICKS & STUFF	295474	CUT PIPE SCH40 3/4X2FT	5.17	0.00	5.17	96230 04/11/25
086322	STICKS & STUFF	295577	SPRAYER HOME/ GARDEN 2 G	24.99	0.00	24.99	96230 04/11/25
086322	STICKS & STUFF	295820	STREET PAINTING	111.84	0.00	111.84	96230 04/11/25
086322	STICKS & STUFF	295824	MENDER HOSE MALE END ZIN	15.18	0.00	15.18	96230 04/11/25
086322	STICKS & STUFF	295880	14PC STEEL DEMO DEMON S	42.98	0.00	42.98	96230 04/11/25
086322	STICKS & STUFF	295902	MENDER HOSE MALE END ZIN	36.09	0.00	36.09	96230 04/11/25
086322	STICKS & STUFF	296035	GRIP RITE STEEL ROUND ST	191.69	0.00	191.69	96230 04/11/25
086322	STICKS & STUFF	296118	MID 1/2-13X12 ANCR BOLT	93.99	0.00	93.99	96230 04/11/25
086322	STICKS & STUFF	296473	GLOVE DEW LEATHER WORK L	58.95	0.00	58.95	96230 04/11/25

					Check Total	595.61	
RECREAF	STINA BOOTH	Stina Booth	refund	75.00	0.00	75.00	96231 04/11/25

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
STONES	STONE'S AUTO REPAIR LLC	61700	Towing	100.00	0.00	100.00	96232 04/11/25
STUDLEY	STUDLEY PRINTING & PUBLISHING,	36492	Letterhead	1137.18	0.00	1137.18	96233 04/11/25
SWANTON	SWANTON VILLAGE	693970	Electric	92.89	0.00	92.89	96234 04/11/25
T2SYSTEMS	T2 SYSTEMS, INC.	UPS00055452	Chargebacks (Total of \$9	98.16	0.00	98.16	96235 04/11/25
088150	TDI REPAIR FACILITY, LLC	6919	parking garage tow	200.00	0.00	200.00	96236 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8497	car 648	61.23	0.00	61.23	96237 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8498	FIRE DEPT	66.02	0.00	66.02	96237 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8499	SEWER DEPT. 2023 FORD F-	122.40	0.00	122.40	96237 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8500	car 850	170.00	0.00	170.00	96237 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8502	car 710	114.03	0.00	114.03	96237 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8503	2017 FORD FUSION PLATE	102.50	0.00	102.50	96237 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8504	car 220	200.76	0.00	200.76	96237 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8505	Car 823	64.23	0.00	64.23	96237 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8507	CAR #588 2016 CHEVY IMPA	313.25	0.00	313.25	96237 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8509	CAR #904 2016 FORD TAURU	124.23	0.00	124.23	96237 04/11/25
091275	TRAINERS AUTOMOTIVE CENTER	8510	car 975	149.23	0.00	149.23	96237 04/11/25
					Check Total	1487.88	
TRGINVEST	TRG INVESTMENT ADVISORS, LLC	2025Q2RPC	Second Quarter 2025	2147.00	0.00	2147.00	96238 04/11/25
TUTTLE	TUTTLE'S TRUCKING AND RECYCLIN	March 25	104 N Main	297.50	0.00	297.50	96239 04/11/25
092750	USA BLUE BOOK	1NV00668190	MidKnight powder-free ni	424.06	0.00	424.06	96240 04/11/25
VCRD	VERMONT COUNCIL ON RURAL DEVEL	2025 contrib	Organization Level Contr	250.00	0.00	250.00	96241 04/11/25
096100	VERMONT STATE TREASURER	jan to mar 2	MARRIAGE OR CIVIL UNION	780.00	0.00	780.00	96242 04/11/25
VHB	VHB	0471056	Federal Street Multimoda	34760.64	0.00	34760.64	96243 04/11/25
101245	W.B. MASON CO., INC.	253189752	city hall and pw supplie	511.24	0.00	511.24	96244 04/11/25
101245	W.B. MASON CO., INC.	253191233	TAPE,MASKING,GEN	7.00	0.00	7.00	96244 04/11/25
101245	W.B. MASON CO., INC.	253192324	coffee gloves	58.85	0.00	58.85	96244 04/11/25
101245	W.B. MASON CO., INC.	253247128	PAPER,FLGSHP,	57.99	0.00	57.99	96244 04/11/25
101245	W.B. MASON CO., INC.	253248320	toner and pens	146.97	0.00	146.97	96244 04/11/25
101245	W.B. MASON CO., INC.	253254522	Office Paper	42.78	0.00	42.78	96244 04/11/25
101245	W.B. MASON CO., INC.	253287755	rubberbands	4.09	0.00	4.09	96244 04/11/25
101245	W.B. MASON CO., INC.	253338312	tissues	18.99	0.00	18.99	96244 04/11/25
101245	W.B. MASON CO., INC.	253344201	pens and paper	46.98	0.00	46.98	96244 04/11/25
101245	W.B. MASON CO., INC.	253344828	plates and bowls	62.48	0.00	62.48	96244 04/11/25
101245	W.B. MASON CO., INC.	253351819	pens	8.49	0.00	8.49	96244 04/11/25
101245	W.B. MASON CO., INC.	253377246	bags	21.98	0.00	21.98	96244 04/11/25
101245	W.B. MASON CO., INC.	253378058	pine sol, tissues	236.15	0.00	236.15	96244 04/11/25
101245	W.B. MASON CO., INC.	253380009	liners	69.99	0.00	69.99	96244 04/11/25
					Check Total	1293.98	

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{O!VOID!} --- None ---	-- VOID --		0.00	0.00	0.00	96245	04/11/25
WHITECAP WHITE CAP LP	50030533248	shovel, marking paint, w	538.78	0.00	538.78	96246	04/11/25
WHITECAP WHITE CAP LP	50030708029	GENERAL PURPOSE 60 GRIT	24.90	0.00	24.90	96246	04/11/25
WHITECAP WHITE CAP LP	50030715995	RAZBK SHOVEL 14GA 10"END	93.90	0.00	93.90	96246	04/11/25

					Check Total	657.58	
WICKET WICKED KLEAN HOUSEKEEPING	637	Cleaning	2000.00	0.00	2000.00	96247	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6806994	Sludge Hauling	1144.65	0.00	1144.65	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6807974	Sludge Hauling	1124.85	0.00	1124.85	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6808463	Sludge Hauling	1124.85	0.00	1124.85	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6808657	Sludge Hauling	1154.55	0.00	1154.55	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6808894	Sludge Hauling	1204.05	0.00	1204.05	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6809302	Sludge Hauling	1204.05	0.00	1204.05	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6809303	Sludge Hauling	1164.45	0.00	1164.45	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6809897	Sludge Hauling	1521.01	0.00	1521.01	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6809900	Sludge Hauling	1154.45	0.00	1154.45	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6809974	Sludge Hauling	1521.01	0.00	1521.01	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6809978	Sludge Hauling	1204.05	0.00	1204.05	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6810017	Sludge Hauling	1521.01	0.00	1521.01	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6810121	Sludge Hauling	1521.01	0.00	1521.01	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6810126	Sludge Hauling	1204.05	0.00	1204.05	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6811177	Sludge Hauling	1521.01	0.00	1521.01	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6811182	Sludge Hauling	1521.01	0.00	1521.01	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6812549	Sludge Hauling	1204.05	0.00	1204.05	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6812832	Sludge Hauling	1151.59	0.00	1151.59	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6812968	Sludge Hauling	1161.49	0.00	1161.49	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6813761	Sludge Hauling	1111.99	0.00	1111.99	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6814638	sludge removal	822.95	0.00	822.95	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6815339	Sludge Hauling	1201.09	0.00	1201.09	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6815390	Sludge Hauling	1151.59	0.00	1151.59	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6815528	Sludge Hauling	1121.89	0.00	1121.89	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6816155	Sludge Hauling	1121.89	0.00	1121.89	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6816876	Sludge Hauling	1181.29	0.00	1181.29	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6818560	Sludge Hauling	1151.59	0.00	1151.59	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6818561	Sludge Hauling	1151.59	0.00	1151.59	96248	04/11/25
027350 WIND RIVER DBA DRUMMAC SEPTIC	6818562	Sludge Hauling	1151.59	0.00	1151.59	96248	04/11/25

					Check Total	35494.65	
{O!VOID!} --- None ---	-- VOID --		0.00	0.00	0.00	96249	04/11/25
{O!VOID!} --- None ---	-- VOID --		0.00	0.00	0.00	96250	04/11/25
100500 WORKING DOG SEPTIC SERVICES	35862	PORT TOILET RENTAL	150.00	0.00	150.00	96251	04/11/25
WORKSAFE WORKSAFE	36522	Highway Sign;	58.11	0.00	58.11	96252	04/11/25

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Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
AMAZON	AMAZON CAPITAL SERVICES, INC	13CY-DMM4-3V straws	68.94	0.00	68.94	96253	04/17/25
AMAZON	AMAZON CAPITAL SERVICES, INC	16T6-9VQP-3Q Supplies	14.98	0.00	14.98	96253	04/17/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1CMQ-GK36-6H straws, wipes, paper tow	234.29	0.00	234.29	96253	04/17/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1T4P-9PDG-F9 supplies	93.18	0.00	93.18	96253	04/17/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1TTL-RG67-3H concessions	365.21	0.00	365.21	96253	04/17/25

					Check Total	776.60	
ATLANTICT	ATLANTIC TACTICAL INC.	SI-80843669 Glock Trades	520.80	0.00	520.80	96254	04/17/25
013150	BURNETT, NORMAN	25MAY 36 Kingman #5	1150.00	0.00	1150.00	96255	04/17/25
013150	BURNETT, NORMAN	MAY 25 36 Kingman #4	1800.00	0.00	1800.00	96255	04/17/25
013150	BURNETT, NORMAN	MAY2025 34 Kingman Ground	2000.00	0.00	2000.00	96255	04/17/25

					Check Total	4950.00	
CBHI	CENTER FOR BEHAVIORAL HEALTH I	C4BHI478 Consulting	220.00	0.00	220.00	96256	04/17/25
BRUEDAVID	DAVID BRUECKNER PHOTOGRAPHY	321 Photo	150.00	0.00	150.00	96257	04/17/25
DELLUSA	DELL MARKETING LP	10809687731 Monitors	560.88	0.00	560.88	96258	04/17/25
DELLUSA	DELL MARKETING LP	10809695997 firewall at congress and	616.82	0.00	616.82	96258	04/17/25

					Check Total	1177.70	
033650	FRANKLIN RENTAL & SALES CTR. I	292329 carpet cleaner	84.95	0.00	84.95	96259	04/17/25
REFPKTI	FREDERIC MANY	Frederic Man refund parking pass	47.25	0.00	47.25	96260	04/17/25
035275	GAUTHIER TRUCKING COMPANY, INC	1860030 100 NORTH MAIN	390.78	0.00	390.78	96261	04/17/25
GOVERSHOM	GOVERS HOME & PROPERTY LLC	Hard'ack Dog Dog Park Fence - Deposit	16000.00	0.00	16000.00	96262	04/17/25
100800	GRAINGER	9449547950 DESICCANT, TYVEK BAGS, PK7	97.57	0.00	97.57	96263	04/17/25
GREENDOLP	GREEN DOLPHIN, LLC	2648 civil engineering fire s	654.50	0.00	654.50	96264	04/17/25
GREENDOLP	GREEN DOLPHIN, LLC	2651 281 Main Street Messenge	487.50	0.00	487.50	96264	04/17/25
GREENDOLP	GREEN DOLPHIN, LLC	295065 54 N Main	82523.92	0.00	82523.92	96264	04/17/25
GREENDOLP	GREEN DOLPHIN, LLC	295159 Roof patching	169.36	0.00	169.36	96264	04/17/25

					Check Total	83835.28	
IDEMIA	IDEMIA IDENTITY & SECURITY USA	180643 LIVESCAN MAINTENANCE	219.00	0.00	219.00	96265	04/17/25
052650	LEADBEATER CONSULTING	TLC041125A install new remote acces	60.00	0.00	60.00	96266	04/17/25
MOTOROLA	MOTOROLA SOLUTIONS, INC.	8282100780 VAAS REMOTE SYSSETUPL2,T	1200.00	0.00	1200.00	96267	04/17/25
SMITHTIM	SMITH, TIMOTHY	041125 Flowers	74.20	0.00	74.20	96268	04/17/25

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000405	ST ALBANS ACE HARDWARE	111747/2	tape, car wash	26.95	0.00	26.95	96269 04/17/25
000405	ST ALBANS ACE HARDWARE	111756/2	glove, wrench, ratchet	53.97	0.00	53.97	96269 04/17/25
000405	ST ALBANS ACE HARDWARE	111764/2	clamp, bucket lid	203.89	0.00	203.89	96269 04/17/25
000405	ST ALBANS ACE HARDWARE	111765/2	return bucket	-160.77	0.00	-160.77	96269 04/17/25
000405	ST ALBANS ACE HARDWARE	111778/2	SUGG VNYL 1" ALBSTR BL 2	11.99	0.00	11.99	96269 04/17/25
000405	ST ALBANS ACE HARDWARE	111808/2	power strip and cable	103.97	0.00	103.97	96269 04/17/25
					Check Total	240.00	
STANISLAS	STANISLAS PROPERTY SERVICES LL	MAY 25	13 Kingman Apt #6	1100.00	0.00	1100.00	96270 04/17/25
STEWARTSH	STEWART'S SHOPS CORP	9951786	Fuel:	68.87	0.00	68.87	96271 04/17/25
STEWARTSH	STEWART'S SHOPS CORP	9951787	Fuel:	123.58	0.00	123.58	96271 04/17/25
STEWARTSH	STEWART'S SHOPS CORP	9951788	Fuel:	740.94	0.00	740.94	96271 04/17/25
STEWARTSH	STEWART'S SHOPS CORP	9951789	Fuel:	136.36	0.00	136.36	96271 04/17/25
STEWARTSH	STEWART'S SHOPS CORP	9951790	Fuel:	757.86	0.00	757.86	96271 04/17/25
STEWARTSH	STEWART'S SHOPS CORP	9951822	Fuel:	26.45	0.00	26.45	96271 04/17/25
STEWARTSH	STEWART'S SHOPS CORP	9951829	Fuel:	95.73	0.00	95.73	96271 04/17/25
					Check Total	1949.79	
086322	STICKS & STUFF	295477	thermometer, pipe hanger	55.98	0.00	55.98	96272 04/17/25
086322	STICKS & STUFF	296189	TAPE FLAG YEL 1-3/16INX3	5.98	0.00	5.98	96272 04/17/25
					Check Total	61.96	
SUMMIT	SUMMIT FIRE AND SECURITY LLC	20211	Alarm Monitoring - Daily	252.00	0.00	252.00	96273 04/17/25
UNITED	UNITED RENTALS (NORTH AMERICA)	#219401251-D	CONTAINER	155.25	0.00	155.25	96274 04/17/25
CJCREST	VERMONT RESTITUTION UNIT	Vermont ResC	Bean/ VRU	50.00	0.00	50.00	96275 04/17/25
096100	VERMONT STATE TREASURER	Oct.1 - DecA	MARRIAGE OR CIVIL UNION	845.00	0.00	845.00	96276 04/17/25
25	AAA POLICE SUPPLY	58957	employee gear	433.96	0.00	433.96	96277 04/25/25
25	AAA POLICE SUPPLY	59084	employee gear	1030.39	0.00	1030.39	96277 04/25/25
					Check Total	1464.35	
ALLMECHAN	ALLIANCE MECHANICAL	86086	Pool Water Heater	834.65	0.00	834.65	96278 04/25/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1CD4-31MD-GQ	supplies	32.81	0.00	32.81	96279 04/25/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1CRJ-1FTM-NJ	Swivel TV Stand	94.99	0.00	94.99	96279 04/25/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1HYM-Y3GW-LV	Wall Calendar from March	9.97	0.00	9.97	96279 04/25/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1JH9-H4PX-9N	toilet paper	26.88	0.00	26.88	96279 04/25/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1KFM-N47G-QG	cordless phone	29.95	0.00	29.95	96279 04/25/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1KLN-TP3D-Y6	forks	23.99	0.00	23.99	96279 04/25/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1P9C-WMLC-FN	Multi-Purpose Cleaner Sp	26.17	0.00	26.17	96279 04/25/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1W9K-6LQY-93	paper towels	43.43	0.00	43.43	96279 04/25/25
AMAZON	AMAZON CAPITAL SERVICES, INC	1YDV-C6K7-YJ	Office Supplies	78.26	0.00	78.26	96279 04/25/25
					Check Total	366.45	

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010450	BOSTON TAILORING & CLEANERS, I 89663	Dry Cleaning	673.00	0.00	673.00	96280	04/25/25
019750	CITY OF ST ALBANS	2025 License City License	50.00	0.00	50.00	96281	04/25/25
019750	CITY OF ST ALBANS	Q4 11022012 11022012 - 12 Congress	2612.03	0.00	2612.03	96281	04/25/25
019750	CITY OF ST ALBANS	Q4 23063056 23063056 - 56 N Main	1402.25	0.00	1402.25	96281	04/25/25
019750	CITY OF ST ALBANS	Q4 23063086 23063086 - 86 N Main	393.91	0.00	393.91	96281	04/25/25
019750	CITY OF ST ALBANS	Q4 23063104 23063104 - 104 N Main	4789.13	0.00	4789.13	96281	04/25/25

					Check Total	9247.32	
021000	COLLINS/PERLEY SPORTS COMPLEX	Turf rental Turf Rental for lax	1500.00	0.00	1500.00	96282	04/25/25
CONNERCOM	CONNER COMMUNICATIONS, INC.	839-1422A City Hall Ceiling lights	90.00	0.00	90.00	96283	04/25/25
COREMAIN	CORE & MAIN LP	W351717 sensus annual fee	16900.00	0.00	16900.00	96284	04/25/25
021490	COSTCO	041425 pastelkisses	98.94	0.00	98.94	96285	04/25/25
021490	COSTCO	June 2025 Costco Membership	130.00	0.00	130.00	96285	04/25/25

					Check Total	228.94	
023000	CROSS CONSULTING ENGINEERS,PC	115412 Fonda Public Improvement	341.25	0.00	341.25	96286	04/25/25
023000	CROSS CONSULTING ENGINEERS,PC	115443 COSA Federal Street Conn	661.38	0.00	661.38	96286	04/25/25

					Check Total	1002.63	
DELLUSA	DELL MARKETING LP	10811281957 Server	576.50	0.00	576.50	96287	04/25/25
DIGITALCI	DIGITAL CINEMA DISTRIBUTION CO	DCDC0483899 2007 City	-15.00	0.00	-15.00	96288	04/25/25
DIGITALCI	DIGITAL CINEMA DISTRIBUTION CO	DCDC0486567 Disney's Snow	15.00	0.00	15.00	96288	04/25/25
DIGITALCI	DIGITAL CINEMA DISTRIBUTION CO	DCDC0489185 The Woman in the yard	15.00	0.00	15.00	96288	04/25/25

					Check Total	15.00	
DIRTHKEV	DIRTH, KEVIN	11192024 Election Worker	143.75	0.00	143.75	96289	04/25/25
034750	GALLS INCORPORATED	030882039 boots	155.49	0.00	155.49	96290	04/25/25
034750	GALLS INCORPORATED	031013034 boots	155.49	0.00	155.49	96290	04/25/25
034750	GALLS INCORPORATED	031074833 belt, clip, cuffs	99.36	0.00	99.36	96290	04/25/25
034750	GALLS INCORPORATED	031092571 Return Boots	-142.50	0.00	-142.50	96290	04/25/25

					Check Total	267.84	
038550	GREEN VALLEY LOCK	38244 key	58.50	0.00	58.50	96291	04/25/25
REFPKTI	GWEN GRAY	24GwenGray Election Worker	82.14	0.00	82.14	96292	04/25/25
HANNAFORD	HANNAFORD	021325 Food	76.19	0.00	76.19	96293	04/25/25
HANNAFORD	HANNAFORD	04082025 groceries.	79.88	0.00	79.88	96293	04/25/25
HANNAFORD	HANNAFORD	040825 drano and sink strainer	16.98	0.00	16.98	96293	04/25/25

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HANNAFORD HANNAFORD	041625	volunteer appreciation	9.98	0.00	9.98	96293	04/25/25
HANNAFORD HANNAFORD	FEB 25	Groceries ?	160.00	0.00	160.00	96293	04/25/25
Check Total					343.03		
052650 LEADBEATER CONSULTING	TLC041825A	Sarah's Computer support	180.00	0.00	180.00	96294	04/25/25
GRANTMARY MARY GRANT	March Aqua	Aqua Fit	25.00	0.00	25.00	96295	04/25/25
058625 MCNEIL, LEDDY & SHEAHAN	13535	Zoning Enforcement	209.00	0.00	209.00	96296	04/25/25
059125 MESSENGER PRINT & DESIGN	406713	Website Development	100.00	0.00	100.00	96297	04/25/25
NFOP NATIONAL FRATERNAL ORDER OF PO	April 25	Police Union	1837.50	0.00	1837.50	96298	04/25/25
066380 NORTHEAST MAILING SYSTEMS, LLC	371412	INK CARTRIDGE	319.98	0.00	319.98	96299	04/25/25
010050 O'REILLY AUTOMOTIVE, INC	5671-342810	HUB ASSEMBLY	241.21	0.00	241.21	96300	04/25/25
PRIMMER PRIMER PIPER EGGLESTON & CRAM	80491400020A	2025 Bond Election	217.00	0.00	217.00	96301	04/25/25
000405 ST ALBANS ACE HARDWARE	111823/2	wiptes, bits, extension	135.55	0.00	135.55	96302	04/25/25
000405 ST ALBANS ACE HARDWARE	111834/2	KEYKRAFTER #66 BRASS	11.97	0.00	11.97	96302	04/25/25
000405 ST ALBANS ACE HARDWARE	111849/2	KEYKRAFTER #24R RUBBERHD	5.99	0.00	5.99	96302	04/25/25
000405 ST ALBANS ACE HARDWARE	111866/2	plastic lid, bucket	71.88	0.00	71.88	96302	04/25/25
000405 ST ALBANS ACE HARDWARE	111870/2	cable ties	38.95	0.00	38.95	96302	04/25/25
000405 ST ALBANS ACE HARDWARE	111908/2	reflective tape	31.96	0.00	31.96	96302	04/25/25
Check Total					296.30		
084590 ST ALBANS FOR THE FUTURE	042225	Kingman Fest 2025	2000.00	0.00	2000.00	96303	04/25/25
084750 ST ALBANS MESSENGER	406688	public hearing	126.40	0.00	126.40	96304	04/25/25
STANISLAS STANISLAS PROPERTY SERVICES LL	NOV 24	13 Kingman Apt #6	1100.00	0.00	1100.00	96305	04/25/25
083800 STATE OF VERMONT TREASURER	18-24 Unclai	18-24 Unclaimed Property	990.65	0.00	990.65	96306	04/25/25
STEWARTSH STEWART'S SHOPS CORP	9975402	Fuel:	29.36	0.00	29.36	96307	04/25/25
STEWARTSH STEWART'S SHOPS CORP	9975403	Fuel:	227.13	0.00	227.13	96307	04/25/25
STEWARTSH STEWART'S SHOPS CORP	9975404	Fuel:	664.55	0.00	664.55	96307	04/25/25
STEWARTSH STEWART'S SHOPS CORP	9975405	Fuel:	78.20	0.00	78.20	96307	04/25/25
STEWARTSH STEWART'S SHOPS CORP	9975406	Fuel:	568.00	0.00	568.00	96307	04/25/25
STEWARTSH STEWART'S SHOPS CORP	9975443	Fuel:	40.21	0.00	40.21	96307	04/25/25
Check Total					1607.45		
086322 STICKS & STUFF	296861	SCREW FM HEADLOK	401.60	0.00	401.60	96308	04/25/25
086322 STICKS & STUFF	297680	Ratchet, wrench adjust	42.98	0.00	42.98	96308	04/25/25
086322 STICKS & STUFF	297933	line mason lime	11.99	0.00	11.99	96308	04/25/25

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086322	STICKS & STUFF	297992	bolt, dap cons - banner	66.47	0.00	66.47	96308 04/25/25

					Check Total	523.04	
THEVTCTR	THE VERMONT CENTER FOR RESPOND	1714	March 2025	1041.66	0.00	1041.66	96309 04/25/25
WEREWOLF	THE YORKIE WEREWOLF, LLC	01072025	showing	143.00	0.00	143.00	96310 04/25/25
VCF	VERMONT COMMUNITY FOUNDATION	Interest 25	Interest pmt 5 of 10	15000.00	0.00	15000.00	96311 04/25/25
098050	VERMONT DEPT OF ENVIRONMENTAL	6504-9015.1B	Municipal pool permit	419.20	0.00	419.20	96312 04/25/25
VISTAR	VISTAR/PERFORMANCE FOOD SERVIC	75755320	Concessions	1621.82	0.00	1621.82	96313 04/25/25
VMERS-B	VMERS DB - B	April 25	PR April	41320.67	0.00	41320.67	96314 04/25/25
VMERS-C	VMERS DB - C	APRIL 25	PR April 25	36323.58	0.00	36323.58	96315 04/25/25
101800	WATERSHED CONSULTING ASSOCIATE	2025-2581	Gov. Smith Dr. Stormwate	1104.22	0.00	1104.22	96316 04/25/25
101800	WATERSHED CONSULTING ASSOCIATE	2025-2582	Greenwood Cemetery Storm	2568.75	0.00	2568.75	96316 04/25/25
101800	WATERSHED CONSULTING ASSOCIATE	2025-2583	Mylan Houghton St. Storm	340.00	0.00	340.00	96316 04/25/25
101800	WATERSHED CONSULTING ASSOCIATE	2025-2584	IDDE - 2025	253.75	0.00	253.75	96316 04/25/25
101800	WATERSHED CONSULTING ASSOCIATE	2025-2585	Lemnah Dr. Stormwater	1998.75	0.00	1998.75	96316 04/25/25
101800	WATERSHED CONSULTING ASSOCIATE	2025-2586	MS4 Permit Compliance	1726.10	0.00	1726.10	96316 04/25/25
101800	WATERSHED CONSULTING ASSOCIATE	2025-2587	SASH Stormwater Project	142.50	0.00	142.50	96316 04/25/25

					Check Total	8134.07	
098050	--- None ---	-- VOID --		0.00	0.00	0.00	96317 04/25/25
083800	STATE OF VERMONT TREASURER	HBQ-YG63-KAZ	Federal St. Wetlands	16014.00	0.00	16014.00	96318 04/25/25
000075	A F S C M E COUNCIL 93	P March 25	Payroll	708.30	0.00	708.30	20250401 04/01/25
CONGMA	CONGRESS & MAIN LLC C/O GRANT	APR 25	rent	19410.31	0.00	19410.31	20250402 04/01/25
LAKESTOFF	LAKE STREET OFFICES LLC	APR 25	60 Lake Street,	3333.00	0.00	3333.00	20250403 04/01/25
MADISON	MADISON NATIONAL LIFE INSURANC	April 2025	life	3367.15	0.00	3367.15	20250404 04/01/25
MVP	MVP HEALTH CARE INC.	APR 25	HEALTH	93610.92	0.00	93610.92	20250405 04/02/25
054200	LIBERTY PROPANE AMERIGAS	3174881830	Propane	1391.21	0.00	1391.21	20250406 04/07/25
054200	LIBERTY PROPANE AMERIGAS	3174881834	Propane	276.25	0.00	276.25	20250407 04/07/25
054200	LIBERTY PROPANE AMERIGAS	3174881838	Propane	884.25	0.00	884.25	20250408 04/07/25
066350	NORTHEAST DELTA DENTAL	APR 25	Dental	5374.72	0.00	5374.72	20250409 04/07/25

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094900 VERIZON WIRELESS	604000070158	phones	331.55	0.00	331.55	20250410	04/03/25
WARNERBRO WARNER BROS.	Minecraft Ad	MINECRAFT ADVANCE	604.28	0.00	604.28	20250411	04/01/25
PPS PRIORITY PAYMENT SYSTEMS	MAR 25	FEES	1213.41	0.00	1213.41	20250412	04/02/25
NBI NATIONAL BUSINESS TECHNOLOGIES	5033293078	printer rental	256.78	0.00	256.78	20250413	04/03/25
PURCHASE PURCHASE POWER	MAR 25	Postage	806.75	0.00	806.75	20250414	04/07/25
SIMPLE SIMPLE ROUTE LLC	140839	Microsoft 365 Business	367.80	0.00	367.80	20250415	04/14/25
SIMPLE SIMPLE ROUTE LLC	140840	IT Services	2000.00	0.00	2000.00	20250416	04/14/25
VTPRINT MINUTEMAN PRESS	59973	Dog license post cards	109.27	0.00	109.27	20250417	04/14/25
VTPRINT MINUTEMAN PRESS	041025PD	Pos Reappraisal Postage	1253.83	0.00	1253.83	20250418	04/11/25
UNIVERSAL UNIVERSAL FILM EXCHANGE	041025	advances	1464.67	0.00	1464.67	20250419	04/14/25
PAYCHEX PAYCHEX	30689186	Payroll ESR	379.37	0.00	379.37	20250420	04/11/25
BASIC BASIC	IN3416761	COBRA Administration	65.45	0.00	65.45	20250422	04/14/25
030563 CONSOLIDATED COMMUNICATIONS IN	APR 25	phones internet	5629.03	0.00	5629.03	20250423	04/15/25
094900 VERIZON WIRELESS	APR 25	phones	1937.52	0.00	1937.52	20250424	04/14/25
097000 VISION SERVICE PLAN	APR 25	vision	847.56	0.00	847.56	20250425	04/16/25
457MISSIO MISSIONSQUARE - 306417	PR 041125	Payroll	1885.21	0.00	1885.21	20250426	04/14/25
PAYCHEX PAYCHEX	2025040901	Quarterly Reports	18.00	0.00	18.00	20250427	04/11/25
AFLAC AFLAC	March 25	March 25	434.40	0.00	434.40	20250429	04/17/25
VEDA VERMONT ECONOMIC DEVELOPMENT A 69		Loan payment	1990.67	0.00	1990.67	20250430	04/17/25
054200 LIBERTY PROPANE AMERIGAS	3175422827	Propane	1021.63	0.00	1021.63	20250431	04/21/25
054200 LIBERTY PROPANE AMERIGAS	3175488998	propane	793.70	0.00	793.70	20250432	04/21/25
099950 VERMONT GAS SYSTEM	APR 25	GAS	23162.14	0.00	23162.14	20250433	04/22/25
457MISSIO MISSIONSQUARE - 306417	PR042525	Payroll	1815.16	0.00	1815.16	20250434	04/24/25
KONICA KONICA MINOLTA PREMIER FINANCE	552219792	Dispatch Printers	253.38	0.00	253.38	20250435	04/21/25
NBI NATIONAL BUSINESS TECHNOLOGIES	5033189805	clerks and admin	793.48	0.00	793.48	20250436	04/24/25

05/08/25

CITY OF ST. ALBANS Accounts Payable

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Check Warrant Report # 18304 Current Prior Next FY Invoices

a.jean

For checks For Check Acct 01 (General Fund) 04/01/2025 To 04/30/2025

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
PAYCHEX PAYCHEX	9169425	time clocks	990.00	0.00	990.00	20250437	04/21/25
016200 GREEN MOUNTAIN POWER	APR 25	Power	57862.43	0.00	57862.43	20250438	04/30/25
087832 SYMQUEST	APR 25	IT Service	3812.81	0.00	3812.81	20250439	04/30/25
021175 COMCAST	APR 25	Internet.	3893.22	0.00	3893.22	20250440	04/28/25
054200 LIBERTY PROPANE AMERIGAS	3175610643	propane	1006.53	0.00	1006.53	20250441	04/25/25
ATT AT&T MOBILITY LLC	APRIL 25	Phones	1294.30	0.00	1294.30	20250442	04/28/25
SOVERNET FIRSTLIGHT FIBER	APR 25	internet/phones	2773.52	0.00	2773.52	20250443	04/14/25
CINEMAFIL CINEMA FILM BUYING LLC	January - Ma	Booking Services:	3575.00	0.00	3575.00	20250444	04/25/25
KONICA KONICA MINOLTA PREMIER FINANCE	552528630	PD printer and RJC Print	506.27	0.00	506.27	20250445	04/25/25
PAYCHEX PAYCHEX	2025042301	Payroll	970.97	0.00	970.97	20250446	04/25/25
NBI NATIONAL BUSINESS TECHNOLOGIES	5033812980	wide format printer	181.11	0.00	181.11	20250447	04/29/25
WALTDISNE WALT DISNEY STUDIOS MOTION PIC	042525 State	042525 Statement	3952.01	0.00	3952.01	20250448	04/28/25
UNIONBANK UNION BANK	3/26/25	Community Developmt	1241.67	0.00	1241.67	20250449	04/28/25
BOFA BUSINESS CARD	Clerk MAR 25	Clerk MAR 25	299.84	0.00	299.84	20250498	04/28/25
BOFA BUSINESS CARD	FIRE MAR 25	FIRE MAR 25	441.58	0.00	441.58	20250498	04/28/25
BOFA BUSINESS CARD	KSDCPW MAR25	KSDCPW MAR 25	1782.87	0.00	1782.87	20250498	04/28/25
BOFA BUSINESS CARD	P D MAR25	P D MAR25	375.88	0.00	375.88	20250498	04/28/25
BOFA BUSINESS CARD	PMT 042825	PMT 042825	-10355.21	0.00	-10355.21	20250498	04/28/25
BOFA BUSINESS CARD	PoliceMAR25	PoliceMAR25	2419.84	0.00	2419.84	20250498	04/28/25
BOFA BUSINESS CARD	REC MAR 25	REC MAR 25	3793.05	0.00	3793.05	20250498	04/28/25
BOFA BUSINESS CARD	RJC MAR 25	RJC MAR 25	587.32	0.00	587.32	20250498	04/28/25
BOFA BUSINESS CARD	Welden Mar 2	Welden Mar 25	654.83	0.00	654.83	20250498	04/28/25

					Check Total	0.00	

05/08/2025

CITY OF ST. ALBANS Accounts Payable

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Check Warrant Report # 18304 Current Prior Next FY Invoices

a.jean

For checks For Check Acct 01 (General Fund) 04/01/2025 To 04/30/2025

Vendor	Invoice	Invoice Description	Purchase Amount	Discount Amount	Amount Paid	Check Number	Check Date
Report Total			868,191.13	0.00	868,191.13		

To the Treasurer of the City of St Albans, We Hereby certify
that there is due to the several persons whose names are
listed hereon the sum against each name and that there
are good and sufficient vouchers supporting the payments
aggregating \$ ***868,191.13
Let this be your order for the payments of these amounts.

CITY COUNCIL:

Mayor Timothy Smith_____
Timothy Hawkins_____
Newell Decker_____
Marie Bessette_____
Trudy Cioffi_____
Erik Johnson_____
Chad Boudreau_____
Sarah Macy_____
Dominic Cloud