

MINUTES
ST. ALBANS CITY DESIGN ADVISORY BOARD
REGULAR MEETING
COUNCIL CHAMBER - CITY HALL
6:30 PM MONDAY, NOVEMBER 28, 2022

Approved April 24, 2023

Board Members Present: KarenMarie Peltier, Chair; Evan Champagne, Vice Chair; Stephen Poston; Erik Johnson (via Zoom); John Morrie.

Board Members Absent: Elizabeth Reed, Alternate.

City Staff Present: Sara Bennett, Property Services Manager; Angela Bernard, Minute Taker (via Zoom).

Members of the Public Present: Jeff Eaton (via Zoom); Vicky Eaton (via Zoom); Joseph Lowe; Lisa Blouin.

A. Open Meeting – **K. Peltier called the meeting to order at 6:30.**

1. Pledge of Allegiance – pledge was recited
2. Assign Alternates (as necessary) - none
3. Consider any additions or deletions to agenda – S. Bennett suggested adding approval of the proposed 2023 meeting schedule to the agenda under "other business," section 4.

B. Design Review – Consideration of the following applications:

1. Case 2022-018 / Jeff & Vicki Eaton –30 North Main Street / Parcel # 23063030
Applicant seeks a favorable recommendation for a new awning. Property is in the B-1 Business 1 Zoning District and the DR-1 Traditional Downtown and Historic Review District.

K. Peltier introduced the case and welcomed questions from the Board.

E. Johnson asked if the new awning would wrap around the building. V. Eaton said no, but that the shingles on the corner of the building will be removed, with the underlying brick exposed and refurbished (if needed). E. Champagne asked if the business owners knew how long ago the shaker shingles were added to the façade. J. Eaton said no, it's been there for a long time.

V. Eaton said the proposed update is designed to blend in and compliment the businesses on either side of their store. K. Peltier said she noticed how well it will blend. S. Poston said it sounds like the business owners have done their research and homework regarding the demolition of the existing façade.

J. Morrie asked if passersby would see any of the frame underneath the awning. V. Eaton and J. Eaton said no. J. Morrie asked about the color of the frame. V. Eaton said it won't be seen but that it would most likely be a black frame.

S. Poston made a motion for a favorable recommendation for a new fabric awning, as presented, in Cooper Navy; with the suggestion that the frame be a black powder coat, and the brick repaired to match existing. Second by E. Champagne. Voted with all in favor at 6:42 PM.

2. Case 2022-019 / City Side Pub –30 Kingman Street / Parcel # 23048030

Applicant seeks a favorable recommendation for a façade color change. Property is in the B-1 Business 1 Zoning District and the DR-1 Traditional Downtown and Historic Review District.

K. Peltier introduced the case asking for permission for a façade color change, noting that the business owners have painted the façade already.

J. Lowe introduced himself as the general manager of City Side Pub. K. Peltier asked for background on the case. J. Lowe explained that he wants the business to be a community bar and that he didn't care for the old color scheme. He wanted it fresh and welcoming and chose to paint it the BFA school colors in an effort to incorporate the community. He told the Board that he visited Newton's Decorating for paint and was told that the shop has specific colors set aside known as BFA Green and BFA Yellow. He said he didn't think about obtaining a permit beforehand and apologized for not realizing that he needed one. He said he got carried away and just wanted the building to look nicer.

E. Champagne read a section of information from the City regulations regarding paint colors. He said he doesn't have a problem with the green that was painted but that the yellow doesn't fit in with the description as laid out by City regulations. He said bright colors are meant to be more of an accent than a main color and the particular yellow used in the design isn't seen anywhere else on the street. A potential option would be to tone the yellow down. J. Lowe said it's not as bright as the Beverage Mart store on Lake Street. K. Peltier pointed out that the section of Lake Street where that store is located isn't in the historic district and therefore isn't subject to the City regulations for downtown businesses.

J. Lowe made a suggestion that he could make a candy stripe pattern on the yellow poles with the green paint, to soften the bright yellow. K. Peltier said no, she doesn't like that idea. E. Johnson suggested painting the door next to the façade green to balance it out. K. Peltier said she thinks the yellow that was chosen is entirely inappropriate for the Downtown historic district. J. Lowe explained that he was just trying to fit into the community and will change whatever the Board wants.

There was some discussion among the board that the green color is fine for downtown, but the yellow is too harsh or bright. K. Peltier suggested finding a similar yellow that's toned down and more historic, and to use that to paint over the existing yellow parts. J. Morrie backed E. Johnson's suggestion to paint the door next door green as well. K. Peltier asked J. Lowe to come up with a more suitable, historic yellow and come back to the Board for approval at a later meeting.

K. Peltier researched yellow colors from Benjamin Moore on her phone and showed them to J. Lowe as an example of something that could be used instead. S. Poston said they would have to table to discussion for now and asked him to come back and show them a new suggestion.

K. Peltier suggested going back to Newton's to look at more historic color palettes from Benjamin Moore to find a yellow that still pops but is a little more muted. She suggested that he email some new ideas to

S. Bennett and they can lead him in the right direction, with feedback and a few ideas to save time at the next meeting.

K. Peltier moved to table the discussion until the next meeting.

C. Other Business

1. Sign Updates – K. Peltier said she went to Salon Elixer and felt that they did paint in the colors that were approved but when the building is in shadows, it's hard to tell. She said it does look dark and it's a lesson learned for future cases to consider the light and shadows. In some angles it looks like different colors and in other angles they look the same.

2. Enforcement Updates – S. Bennett said her enforcement this month was the City Side Pub.

3. Approve meeting minutes – E. Champagne requested a noted statement of his to be stricken from the minutes of October 2023.

E. Champagne made a motion to accept the minutes, with one line removed. Second by J. Morrie. Minutes approved with all in favor at 7:02 PM.

4. Confirm next meeting date: December 19, 2022 6:30 PM

Approval of meeting schedule for 2023 was moved to this portion of the agenda. K. Peltier said everything looked good except she would like to move December 2023 to 12/18/23.

K. Peltier made a motion to accept moving the December 2023 meeting to 12/18/23. Second by E. Champagne. Meeting date change approved with all in favor at 7:04 PM.

5. Other – E. Champagne said when you visit the city zoning website, it refers to a list of approved historic paint colors for St. Albans, but he said he couldn't actually find the list anywhere online. S. Bennett said it was a document that had never been finished. K. Peltier said it was an oversight and something that had been planned but never completed. J. Morrie said there should be one. K. Peltier said it's something that maybe the Board can look at and consider. She said she is also on the Historic Preservation Committee, and they are planning a meeting for 12/6/22. She said that she will ask them for guidance and collaboration. E. Champagne said there should be a document that people can click on and pull up easily. K. Peltier said collaboration is key and that she could spearhead it with the HPC. K. Peltier thanked E. Champagne for bringing it to their attention.

D. Public Comment – none

K. Peltier adjourned the meeting at 7:10 PM.