

**MEETING MINUTES  
ST. ALBANS CITY DESIGN ADVISORY BOARD  
REGULAR MEETING  
COUNCIL CHAMBER - CITY HALL  
6:30 PM MONDAY, APRIL 25, 2022**

*Approved May 23, 2022*

**Board Members Present:** Evan Champagne, Vice Chair; John Morrie, Alternate; Erik Johnson, Alternate (via Zoom); Ric Lavallee, (via Zoom);

**Board Members Absent:** Stephen Poston; Elizabeth Reed, Alternate; Ric Lavallee; KarenMarie Peltier, Chair

**City Staff Present:** Chip Sawyer, Director of Planning & Development; Sara Gabaree, Property Services Manager; Carl Watkins, Minute Taker.

**Members of the Public Present:** Jeremy Perez, Main Squeeze; Tim Doyle; Erica McClain, Hangry the Donut Bar; Ed McClain

**A. Open Meeting E. Champagne Opened meeting at 6:32pm**

1. Pledge of Allegiance
2. Assign Alternates (as necessary) Erik Johnson
3. Consider any additions or deletions to agenda – 221 229 Lake Street not present, potentially hold special zoom to consider application

**B. Design Review – Consideration of the following applications:**

1. **Case 2022-006 / Jeremy Perez -36 South Main Street / Parcel # 26279003** Applicant seeks favorable recommendation for a new awning. Property is in the B-1 Central Business Zoning District and the DR-1 Traditional Downtown Review District.

E. Champagne introduced the case and Jeremy Perez presented.

**J. Morrie makes motion to approve the project with robusta awning, forest green and white fabric on awning as presented Second E. Johnson  
Motion approved with all in favor.  
Approved at 06:56pm**

2. **Case 2022-007 / Erica McClain – Hangry the Donut Bar – 84 North Main Street / Parcel # 23063080**

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

E. Champagne introduced the case and Erica and Ed McClain presented.

**J. Morrie make a motion for 84 North Main “Hangry The Donut Bar” with the color scheme presented with a little bit different variation. Sign staying as present and lower color, pink destiny, around the window (just be the trim), looking 2.5”-3” trim around window and the rest of the project being in black. Second E. Johnson**

**Motion approved with all in favor.**

**Approved 07:17pm**

### **C. Other Business**

1. Sign Updates – none –

E. Champagne noted the font on some signs seemed too large, lacking the negative space to balance the text. C. Sawyer recommended using the golden ratio. Also a suggestion was made to rewrite the sign section finding some existing guidelines that could be adopted.

2. Enforcement Updates - none

3. Approve meeting minutes

CORRECTION: Minutes 3.28 “to with colors to match” error

**J. Morrie makes motion to approve the meeting minutes from last month 3.28 as written with one exception, in case 2022-005 as correct. Second E. Johnson**

**Motion approved with all in favor.**

**Approved 7:28pm**

Minutes 12.27

**R. Lavallee Makes motion to approve**

**Motion approved all in favor**

**Approved 7:30pm**

4. 221 229 Lake Street parties not present,

Wait until May – Need materials for siding and prep (better pictures of back and correct marking of sections to fix)

5. Confirm next meeting date: **May 23, 2022 6:30 PM** - confirmed

6. Other

### **D. Public Comment**

None.

**E. Champagne adjourned the meeting at 7:42 PM.**