

MINUTES
ST. ALBANS CITY DESIGN ADVISORY BOARD
REGULAR MEETING
COUNCIL CHAMBER - CITY HALL
6:30 PM MONDAY, MAY 23, 2022

Approved 9.26.2022

Board Members Present: Erik Johnson, Rick Lavallee (via Zoom), John Morrie, Stephen Poston, Evan Champagne, Chairman (via Zoom)

Board Members Absent: Elizabeth Reed, Alternate; 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: Sara Gabaree, Chip Sawyer, Sara Ferguson, Heather Kelly, Mike Preseau, Heather Garceau, Grant Butterfield, Jim Cameron.

A. Open Meeting- E. Champagne opened the meeting at 06:31

1. Pledge of Allegiance
2. Assign Alternates (as necessary) Erik Johnson, Alternate
3. Consider any additions or deletions to agenda - none

B. Design Review – Consideration of the following applications:

1. **Case 2022-008 / Heather Kelly – 221-229 Lake Street / Parcel # 23049219** Applicant seeks a favorable recommendation for façade color changes and vinyl siding on the back of the building. Property is in the B-1 Central Business Zoning District and the DR-2 Downtown Expansion Review District.

E. Champagne introduced the case.

Case presented by applicant, Heather Kelly.

Only front color change on brick building. Teal, beige, and yellow. Back is grey vinyl siding. Samples present.

E. Champagne questioned whether siding would bring out inconsistencies on building design

H. Kelly said that there is a lot of preparatory work to happen before the vinyl could be installed. She assumed there would be a finished edge where the brick wraps around the corners. When asked by E. Champagne, H. Kelly answered that the windows shown in the elevations would be new. J. Morrie asked if there needed to be a space above the loading dock to allow water to drain out.

S. Poston asked if the areas to be painted in front were already painted, not the brick. H. Kelly answered in the affirmative. S. Poston specified with the applicant that the vinyl siding would

also be applied where the existing wood siding comes around the corner and meets the existing brick.

E. Champagne asked if any work was proposed for the existing additions in the back. H. Kelly answered that the goal was to continue the siding “all the way back there.”

E. Champagne asked if the green fascia on the roof edge would also be painted. H. Kelly answered that it would if it is paintable. She doubted that it would be left green. E. Champagne suggested a metal flashing painted the same color as the new façade colors.

E. Champagne asked if the white trim around the windows was being painted, and H. Kelly answered just the first floor for now.

J. Morrie asked if the green trim in the back could be painted a different color. H. Kelly answered that the idea was to have it all gray. H. Kelly also specified that the window trim would likely be white.

E. Champagne asked if any lighting was being added or replaced. H. Kelly answered that there would be lighting above the doorway entrances and inside the newly enclosed stairway area. E. Champagne stipulated that any lighting should be down-lit.

E. Champagne suggested that any trim that was not new vinyl siding should be painted an off-white or gray color. H. Kelly agreed.

Motion by J. Morrie to approve as presented, except for the following conditions: (1) The necessary preparatory work should be performed to ensure quality of installation. (2) The trim on the back of the building should be painted an off-set gray from the gray siding or a gray to match. (3) The green bollards should be painted a brighter color, such as yellow. (4) The siding should come around the east and west corners of the building to meet the brick. Second by R. Lavalley. Approved with all in favor.

2. Case 2022-009 / Almond Blossoms Schoolhouse – 235 Lake Street / Parcel # 23049235

Applicant seeks a favorable recommendation for Site Plan Review. Property is in the B-1 Central Business Zoning District and the DR-2 Downtown Expansion Review District.

E. Champagne introduced the case.

Case presented by Heather Garceau

H. Garceau presented that they would be changing the shape of the parking lot, planting hedges and keeping greenery. There will be changes to the fence on lake street and the playground is going to be moved. The current setting causes traffic issues and maneuvering issues as it is currently. Kids will no longer have to cross the parking lot. The space will need an ADA space and with the length of the driveway, there is enough space to back up to fence and then drive out. No lighting added as the area is well-lit at night

J. Morrie asked if the asphalt goes to connecting property? H. Garceau noted that is not the intent and it may be an error.

J. Morrie reacted favorably to parking lot size.

E. Johnson asked if the fence goes across the paved or dirt area and if the dumpster would remain in the same area? H. Garceau answer in the affirmative that logistically, they drive in and back out.

Motion made by S. Poston – to approve the revised site layout as presented, with previously approved fencing the same, recommend the applicant inquire with consulting engineer about wheelchair accessible parking spot as may come up in further review.

Second J. Morrie

Motion Approved with all in favor.

07:04pm

3. **Case 2022-010 / Century 21 MRC – 172 South Main Street / Parcel # 26079172** Applicant seeks a favorable recommendation for façade color changes. Property is in the Business 2 Zoning District and the DR-4 Gateway Review District.

Case introduced by E. Champagne.

Presented by Mike Preseau

M. Preseau presented that black composite will be the new material other than what is presented and there will be vertical board vinyl, black on the sides of building and across the front. The handrail will be bolted into the post. There will be steel cladding, corrugated pattern which should stop fading vs. vinyl. Short posts will be added for uniformity and/or aesthetics.

Lighting will stay and M. Preseau inquired about the available colors. E. Johnson answered that there isn't specifically anything that would not be allowed.

J. Morrie asked if the fencing can change from steel to vinyl to save fence from salting, same style and color but different material.

Morrie asked if the columns were grey, M. Preseau answered in the affirmative.

E. Johnson asked if the concrete was painted. M. Preseau answered no, just the coloration.

Motion made by Stephen Poston to approve the project as presented with the condition of the replacement of a portion of entrance facade with corrugated steel siding in black with new white lettering with possibility of replacing light fixture, also adding new intermediate balusters and replacement of pickets with vinyl pickets of same color. Existing columns will be painted to match façade color.

Second by J. Morrie.

Motion approved all in favor.

07:20

4. Case 2022-011 / Grant Butterfield – 191 Lake Street / Parcel # 23049191 Applicant seeks a favorable recommendation for Site Plan Review. Property is in the B-1 Central Business Zoning District and the DR-2 Downtown Expansion Review District.

Case introduced by E. Champagne.

Case presented Grant Butterfield

G. Butterfield presented a plan to construct an apartment building on Lake Street. There will be a variety of different apartments at the location. The building will contain wood finish, yellow paint, and exterior metallic finish- window finish. There will be 78 parking spaces in total and maple trees to the west of the building. Landscaping intended on Lake Street side. Maple trees will be located behind parking lot as well.

S. Poston stated he is looking for more open architecture, possible aluminum use, and the addition of a bike rack in the garage.

S. Poston asked is the front first story open to the public? G. Butterfield answered that is undecided, leaning towards not open to the public.

E. Champagne suggested a bike area to work on bikes, tools on a post, pump, a bike wash- 4X8 SF, and the ability to clean bikes before taking them up into the apartments.

G. Butterfield explained the rendering plantings are accurate except for maple trees due to utilities being planned. May create parking, moving the boundary 10 ft west for the city and then the City doing the tree scaping.

E. Champagne asked if the top floor lighting would reflect to the building across the street? Building blocks view, does the lighting reflect and cause a distraction? G. Butterfield responded that the light wattage was reduced to 1200 watts. E. Johnson suggested adding a dimmer and with color temperature taken into effect, possibly a warmer color.

E. Champagne asked if the lighting meant to provide light on the ground or just the building being lit. And could the warmest of the light be changed since it was currently one level higher than the warmest light possible.

E. Champagne also asked if it was conditional use? C. Sawyer answered that this board will be advisory to the DRB.

J. Morrie asked, with 72 apartments and possibly 82 more cars would there need a traffic light? Butterfield answered that there have already been 90 cars in the lot previously.

E. Johnson asked if there was a possibility of recessing the parking lot to lower building height? G. Butterfield answered that according to planning, this was the best option.

S. Poston expressed appreciation to have mass further down Lake Street.

E. Champagne asked if the canopy turns to the ground and if there was a concrete base. G. Butterfield answered that he does not know. E. Champagne recommend neutral grade granite at the bottom foot of the building for durability.

J. Morrie asked what material was under the windows on the corner? G. Butterfield answered concrete block. J. Morrie recommended having stone all the way around bottom of the building.

G. Butterfield noted that the building would be like Congress and Main and that it was the inspiration for the building.

E. Johnson asked if the gym had one way glass or tinted window. G. Butterfield answered that hadn't been determined.

J. Morrie asked the purpose of the recreational room. Butterfield answered that it could be a meeting room possibility or admin room package lockers.

Motion made by Stephen Poston to approve the project as presented with a comment and recommendation in 5 areas.

1 Prioritize planting maple trees as discussed on west side and as feasible on the east side as shown.

2. To address potential concern of lighting levels, recommend looking at warmer color temperatures.

3. Potential bike maintenance space on inside of the building

4. Recommend band of stone granite or other durable material low on façade at sidewalk level.

5. Recommend adding bollards around entry of parking garage and other utilities as needed.

Second J. Morrie.

All in favor. 08:17pm

5. Case 2022-012 / Jim Cameron – 45 Kingman Street / Parcel # 23048035 Applicant seeks a favorable recommendation for Site Plan Review. Property is in the B-1 Central Business Zoning District and the DR-2 Downtown Expansion Review District.

Case introduced by E. Champagne.

Case presented by Jim Cameron.

J. Cameron presented that the project is going through federal and state tax credit program. There will be changes on the outside including the removed fire escape. The building will be renovated to 8 apartments and office retail space on first floor. There is parking there and the building has been vacant since 2007. There will be black steel on the west side ramp coming out of parking area, and the top step becomes ADA compliant adjacent to handicap parking. There will be no changes to federal street side of building or easterly façade. The door on building will remain and will be a fire exit only. Traffic will come in from federal and Center Street. The parking lot will be removed at 18" and rebuild pervious with grid filled with dirt and a grass parking lot. There will be 4 electric parking stations that will use a swipe card. A backer board will be built for power tower to make aesthetically pleasing. The project will be running a retaining wall north south and excavate 18" plus. The building has a curved granite base. The flagpole will be moved and repurposed, sloping to street and catch basin. The building won't change color, the windows will be grey and original. The project will close off federal street access on parking lot, broadening out entrance at Center Street and the sidewalk on Center will come out.

There was talk about the original use of the building and the history of it.

E. Johnson asked if there will be any additional lighting. J. Cameron answered he will have to look at it, trying to keep it as original as possible.

J. Morrie suggested solar lighting on the ramp.

J. Cameron explained that the platform is granite, then aluminum grate on bottom, steel on sides.

S. Poston suggested looking at handicap parking spot and maybe having a pedestrian access spot on federal, maybe 3 ft wide.

J. Morrie asked if the charging stations could be on the opposite side of parking lot with concerns of people hitting it or plow hitting. J. Cameron answered that it had been looked at, but nothing was set in stone.

J. Cameron noted a dumpster is not on the schematics yet, pick up twice a week and should suffice.

E. Champagne asked what the electrical meter would look like. J. Cameron answered 2, 6x6 to place the electrical meter with a cover. J. Cameron stated that the utilities would look similar to the St. Albans House. They would have their own stand toward the East side of the parking lot.

J. Morrie asked if they were historically correct windows and if they had been investigated? J. Cameron answered that he is leaning towards replacing what's there. Windows are being redone
Lighting around ramp in future

Motion made by J. Morrie to approve as presented with one recommendation to look seriously at lighting at ramp and Kingman street entrance, possibly at parking lot.

Second made by S. Poston.

Approved with all in favor 08:54

C. Other Business

1. Sign Updates - none
2. Enforcement Updates – none
3. Approve meeting minutes – D&V E. Johnson Motion to accept minutes with addition of absent name and change of the date second J. Morrie 08:59 approved all in favor
4. Confirm next meeting date: **June 27, 2022 6:30 PM E. Champagne will be absent**
5. Other

D. Public Comment

Adjourn 09:00pm