

MINUTES
ST. ALBANS DESIGN ADVISORY BOARD
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:30 PM, TUESDAY, SEPTEMBER 25, 2023

DRAFT

Members of the Board Present: IN PERSON: John Morrie; Caleb Menard **VIA ZOOM:** KarenMarie Peltier; Chair, Erik Johnson (joined at 6:48PM)

Members of the Board Absent: Stephen Poston, Vice Chair; Evan Champagne, Alternate; Elizabeth Reed, Alternate

Members of City Staff Present: Sara Bennett, Property Services Manager; Katie Haseltine, Minute Taker.

Members of the Public Present: Mark DiNatale, Jennifer DiNatale, Sam Beall (Duncan Wisniewski Architecture), Lauren Marino (Cathedral Square), Derick Read (Krebs & Lansing), Paul Biron (North Main LLC), Keely Doe (248 North Main Street), Jason Doe (248 North Main Street).

1. Begin Recording and Call to Order - Called to order at 6:38 PM

- a. Pledge of Allegiance
- b. Assign Alternates (as necessary)
- c. Consider any additions or deletions to agenda.

2. Design Review - Consideration of the following applications:

- **(Continuation) DAB Case 2023-011 | Keely Doe | 248 North Main Street | Parcel #22063248**

Applicant seeks design review for fence previously installed. The property is located in the B2 Transition Business District and the DR4 Gateway Design Review District

- K. Doe not sure how to go about putting up a fence since it is on concrete.
- J. Morrie asks how long the fence is from the corner towards Main Street. J. Doe says it is about 50 feet and 20 feet of it should remain see-through for safety and traffic purposes.
- K. Peltier makes the executive/procedural motion that the board needs to go do a site visit. Since this is a violation of the regulations, the board needs to visit the site before considering an exception to the regulations. J. Morrie asks that the turnaround for this be fairly quick. K. Peltier confirms that a site visit will be set in the next 24-48 hours and the visit will be in the next 10 days. K. Peltier shares that depending on who goes on the site visit, they may be able to issue a decision right there on the spot. If they don't have a quorum, it will have to wait until the next meeting.
- S. Bennett shares that representation for DAB Case 2023-019 | Green Dolphin | 81 North Main Street | Parcel #14063081 | requested a continuation and will not be presenting tonight.

- **(Continuation) DAB Case 2023-044 | 120 North Main LLC | 120 North Main Street | Parcel #22063120**

Applicant seeks design review for facade changes. The property is location in the B1 Central Business District and the DR1 Traditional Downtown Design Review District and the Historic District.

- P. Biron, owner of the building, here to present, stating that at the last meeting there was only a basic rendering of what the building would look like with new siding, versus a masonry exterior. Since they didn't receive approval, they scrapped the design all together. P. Biron shares that looking at a material standpoint, they are now proposing boral (exterior grade PVC trim moldings), cement fiber plank siding, some natural wood accents, and a couple details painted. P. Biron states that the design is pretty simple and feels it complements the overall downtown look. In addition, the design comes from an architect that was referred to him by some of the City management staff, so, in a way there is preliminary background approval by utilizing a vendor the city has used in the past.
- E. Johnson joins the meeting at 6:48 PM.
- K. Peltier asks if there are paint/material samples. P. Biron confirms that he brought paint sample and siding samples, but not window trim samples since they are already installed. P. Biron also

shares that the color names are a little different because the colors are out of then Benjamin Moore color book, but he is using Sherwin Williams colors. The colors are the same, just different names.

- K. Peltier asks to have record of the correct color names. P. Biron states the following:

Paint/Material	Benjamin Moore	Sherwin Williams
Trim	Landcaster Whitewash	Restful White
Fiber cement Lap Siding	Cobblestone	Khaki Brown
Composite Crown Molding	Black Forest Green	Laurel Woods
Lettering Details	Bryant Gold	Doesn't make that color

- J. Morrie asks about the design rendering showing additional windows. P. Biron confirms the original rendering showed some additional windows to be put in the stairway, but they decided against that. J. Morrie confused since the current rendering shows windows in different locations. P. Biron notes the scale of the rendering is not accurate and there will be no change to the windows.
 - Signage and lettering is hypothetical.
 - J. Morrie asks about the windows and the architect's drawing
 - C. Menard asks about the signage on the architect's drawing. P. Biron states that is something that may be added down the line, but not anything right now. S. Bennett mentions that she can approve signage administratively, but if there is any question on a decision it will come to the board for approval. J. Morrie asks about the Cedar wood signage pane and P. Biron states that was also hypothetical and there are no plans for that right now. He is seeking approval of paint colors and will come back to the City/Board to seek signage accent approval when that time comes.
 - P. Biron also shares that they will look at replacing the door at some point due to functionality and a security standpoint. He notes that the first floor tenant has requested that.
 - J. Morrie motions to approve paint colors and material at 120 North Main Street (Parcel # 22063120) as presented above. K. Peltier notes the signage and lettering are hypothetical at this time and will not be included in this motion. C. Menard seconds. Motion passes with all in favor.
 - K. Peltier leaves meeting at 7:04 PM and deputizes J. Morrie to run the meeting since both the Chair and Vice-Chair will not be present in the meeting going forward. Since E. Johnson joined, they have a quorum and are able to make motions and vote on them.
- **DAB Case 2023-017 | Mark & Jenn Dinatale | 40 Congress Street | Parcel # 11022040**
 Applicant seeks design review for installation of 2 new patios. This property is located in the R75 Residential 7500 Zoning District and the DR1 Traditional Downtown Design Review District.
 - J. Dinatale states they are looking to put in a patio in their backyard. Photos of what the property currently looks like was provided to the board. J. Dinatale states they want to expand the current area of the patio slightly with stamped concrete. Then, J. Dinatale, is planning to utilize the stone pulled out of the current back patio to make a small patio in the front of the property.
 - M. Dinatale adds that there is a fence line where the previous owners put in some hedging to create a privacy wall to accommodate the Dinatale's request, but that isn't providing much privacy right now so they are also seeking design review for a privacy fence to be installed. S. Bennett shares with J. Morrie that the Dinatale's wanted to potentially seek approval for the fence or at least have it set for review at the next meeting.
 - J. Morrie & E. Johnson ask about the back patio that is proposed and the 13' coming off. M. Dinatale clarifies that the numbers are very rough but, from the house to the property line it is about 18 ft.
 - E. Johnson also asks about the height of the patio and how much it will come off the ground. M. Dinatale shares that it won't come off the ground much, just enough to level it out.

- C. Menard asks about the privacy fence along the property line and how far out it will go. J. Dinatale states it will not go to the street, but will go through the length of the kitchen and a bit further, just to provide that privacy from the neighbors. J. Morrie asks about the width of the posts on the proposed fence. M. Dinatale says the hope is for the posts to be between 1-2 feet. They need to have some girth for it to withstand the fence structure.
 - J. Dinatale shares that they are trying to keep most of the property design as original as possible.
 - C. Menard makes a motion to approve a new stone patio to the right of the main entry with reused stone from the back patio (adjusting height only to ensure leveling and drainage away from the house), a new stamped concrete patio in the back left corner of the residence as depicted in the sketch provided, and new privacy fence along the east side of the residence in Sherwin Williams Tricorn Black as presented in the sketch provided, with the note that the Dinatale's bring gold accents colors for DAB Board Chair approval. E. Johnson seconds. Motion passes with all in favor. J. Dinatale asks what height is allowed by the City. J. Morrie confirms 8 feet high is the max. J. Dinatale also asks if the board has any preference on gold colors. E. Johnson just reminds that red and yellow can be used as accent colors only.
- **DAB Case 2023-018 | Cathedral Square / Reid Commons LP | 15 Lower Newton Street | Parcel #22054015**
 Applicant seeks Site Plan Review for a multi-family residential development. This property is located in the S-Ind Service Industrial and MDOD Multi-Dwelling Overlay Zoning Review Districts and the DR3 Residential Design Review District.
 - Presenting are Lauren Marino, Project Manager for Cathedral Square. Sam Beall, Principal at Duncan Wisniewski Architecture, Derick Read, Civil Engineering for the project from Krebs & Lansing.
 - L. Marino provides a brief background on the Cathedral Square project stating it is an affordable housing non-profit. Reid Commons is focusing on providing housing opportunities for elderly and has been doing so since 1977 for Chittenden and Franklin counties. Currently, they own over 1,000 units and started the SASH (Supporting Affordable Services at Home) program that is federally recognized. Reid Commons also has a dedicated maintenance team to keep the property operating smoothly. This property is located within the Fonda site and will pair well with the Multi-Modal Connector that is being proposed by the city which connects the site to downtown. The Cathedral Square project will include (27) 1-Bedroom Apartments, (6) 2-Bedroom Apartments, and rent will be set at 50-80% of the median area income level.
 - S. Beall presents a general overview of the Cathedral Square project.
 - J. Morrie asks if the proposed one-way driveway is coming off from Lower Newton. D. Read confirms that is correct and that there will be only one driveway (one way) coming off Lower Newton. S. Beall shares there will be a 2-way entrance/exit coming off the new road that will be created with the Fonda project. E. Johnson confirms understanding for everyone with a quick sketch.
 - C. Menard asks about accessibility and how residents will access the front entrance. S. Beall shares the southwest side of the building will have an accessible ramp.
 - S. Beall shares the proposed building colors and material. The material being used for the entrance is very durable to weather and salting (which Cathedral Square does a lot of, to mitigate risk of slips/falls with the residents).

Material	Color	Location
4" Weathered Lap Vinyl Siding	Saybrook Sage (BM)	Back of the Building
Firestone Metal Siding (horizontally installed)	Hemlock Green (Firestone)	Front of the Building
Accent Panels	Medium Bronze (Firestone)	Around Windows, Porches, and Roof
Channel Siding	Plummy (Sherwin W.)	Porch, Side Entrance

- E. Johnson concerned about the mechanical equipment on the roof given the slope of Lower Newton and the visibility of it. S. Beall shares their plan to install heat pump condensing units on the roof with screening set up so shield them. The distance the screening would be from the heat pumps has not yet been decided. S. Beall shares they also hope to utilize geothermal for this project because the Inflation Reduction Act offers quite a bit of money for that. E. Johnson references 713 Article 7, regarding the roof line being consistent with the building. E. Johnson is unsure how that applies to DR3 (knowing in DR1 the fencing wouldn't be enough.) S. Beall looks for clarification on why the screening wouldn't suffice for blocking visibility of the heat pumps. J. Morrie agrees that it would suffice, but the concern is more around the heat pumps being on the roof, and the functionality of those systems when they are installed on roofs.
- E. Johnson asks if S. Beall can share more information on the cast of the light posts in the parking lot. S. Beall shares that on the east side, they are mainly lighting the entranceways, so that shouldn't be an issue to neighbors. On the west side, S. Beall suspects the lighting will be fine for new neighbors when they do arrive. The architect they have been working with believes they are pretty well shielded and the lighting is primarily limited to the parking lot itself.
- S. Bennett reminds that this is an advisory decision to the DRB.
- C. Menard asks about the windows. S. Beall shares they have specified two types of fiberglass windows: inline or Accurate Dorwin 3/4 inch (Canadian manufacturer). S. Beall mentions they like them because it allows for easy upgrade to triple glaze if that is desired down the road.
- J. Morrie asks about the corners on the metal fencing. S. Beall anticipates a 2 inch covering on the corners, but has not decided exactly what they are going to use yet since he hasn't gotten pricing. The vertical lines in the vinyl siding are there to break up the siding planks, so you don't see the lapse which is a dead giveaway that it's vinyl. The plan for those vertical lines is to use extruded aluminum trim, which provides a classier sharper visual to the building.
- E. Johnson feels better that the DRB will also be looking at these plans since there are some members absent from the DAB tonight.
- C. Menard makes a favorable recommendation for Case 2023-018 with channel ridged vinyl lap siding at the west, north, and east sides in the color Saybrook Sage, vertical metal trim to match/break up vinyl siding lengths to hide seams, metal siding at the front of the building in the color Firestone Hemlock Green, accent trims in the color Medium Bronze, vertical composite entry walls in the color SW 6558 Plummy, and rooftop screening shall conceal all equipment from eye level. J. Morrie seconds. Motion passes with all in favor.
- **DAB Case 2023-019 | Green Dolphin | 81 North Main Street | Parcel 14063081**
Applicant seeks design review for facade changes. This property is located in the B1 Central Business District and the DR1 Traditional Downtown Design Review District and Historic District.
 - Applicant requested a continuation and will present at the next meeting.

3. Other Business

- Approve Meeting Minutes
 - August 28, 2023
 - E. Johnson noted some corrections, but S. Bennett had made some corrections to the minutes that E. Johnson doesn't have, so his corrections had already been done.
 - J. Morrie name spelt wrong on #7
 - C. Menard "shudders" should be "shutters" on #6, last bullet.
- Confirm next meeting date: October 23, 2023
- Other

4. Public Comment

- a. C. Sawyer asks if the board saw the proposed color change to the Welden Theater frontage.
- b. S. Bennett clarifies what C. Sawyer stated in that since the City owns the building they are exempt from DAB approval on the color change. C. Sawyer confirms S. Bennett's understanding.

- c. J. Morrie asks about the stucco on the 2nd and 3rd floors if they will be painted to match the 1st floor color. J. Morrie just thinking it might help since all the stucco on that building currently matches and should stay that way. C. Sawyer agree and will look into that.
5. Adjourn.
- a. J. Morrie adjourns the meeting at 8:25 PM.

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