

MINUTES
ST. ALBANS CITY DESIGN ADVISORY BOARD
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NO. MAIN ST.
6:30 PM MONDAY, AUGUST 22, 2016

Approved September 26, 2016

Board Members Present:

Katy Collin
John Morrie
KarenMarie Peltier
Stephen Poston

Staff Present:

Chip Sawyer, Director of Planning & Development
Marty Manahan, Director of Operations & Business Development

Public Present:

Michele Monroe
Patrick Cross
Mark Larivee

A. Open Meeting – Chair Katy Collin brought the meeting to order at 6:31pm.

1. Consider any additions or deletions to agenda - NONE

B. Design Review – Consideration of the following applications:

1. **110 Lake Street / Parcel 26049110 / Mylan Technologies, Inc.** - The applicant seeks a favorable recommendation to renovate a portion of an exterior wall. This property is located in the *(S-IND) Service Industrial District and (DR-2) Downtown Expansion Design Review District*.

K.Collin recognized Patrick Cross, representing the applicant. P.Cross brought in a material sample to add to the evidence and briefly explained the proposal. P.Cross verified S.Poston's question that the area to be replaced was not original to the building. P.Cross noted that the State of VT had concurred with the conclusions of the historic preservation consultant's report. J.Morrie asked why windows weren't being maintained in the wall. M.LaRivierre, representing the applicant, stated that penetrations in the wall were not conducive to the laboratory work going on inside that portion of the building.

Motion by K.Peltier to approve the application as presented. Seconded by J.Morrie and approved with all in favor.

2. **45 Lake Street / Parcel 23049045 / Americanadian and City of St. Albans** - The applicants seek a favorable recommendation for a new building facade. *This*

property is located in the (B-1) Business 1 District, (DR-1) Traditional Downtown Design Review District and the St. Albans Historic District.

K.Collin recognized M.Manahan, representing the applicant. M.Manahan noted that there had been a previous approval for a three-story addition at 45 Lake St., but since the hotel is going up soon at 43 Lake St., a façade improvement is being sought for just the single-story storefront at this time. M.Manahan distributed a sample of the Hardie Board that would be used. K.Collin asked what mechanisms there were for ensuring that the landowner would maintain the façade. M.Manahan stated that the City façade agreement funding the work would have a requirement to maintain for 5 years. C.Sawyer added that there were means for pursuing deterioration of a façade as a violation of the Land Development Regulations. K.Collin and other board members requested that the maintenance timeline of the City agreement be extended past 5 years and that City Staff be diligent in addressing deteriorating facades. S.Poston and K.Peltier stated a preference for using brick, rather than Hardie Board, in the recessed columns, based on the description of the building in the Historic District survey and the use of brick on neighboring buildings. Discussion ensued on brick vs. Hardie Board and the longevity of each material and whether brick still existed under the siding on the building. K.Peltier asked for details on the façade agreement with the City, and M.Manahan responded with how the agreement would work.

Motion by K.Peltier to approve the application as presented with the idea of preserving any brick worth saving and the intent to increase the City grant maintenance requirement from five years to twelve. Second by J.Morrie. Passed unanimously.

C. Other Business

1. Approve minutes – D&V

In consideration of the minutes of July 22, 2016, there was discussion on finishing the sentence at the bottom of page two with the board's suggestion of removing asphalt shingles before the roof work that was being presented at the time.

Motion by J.Morrie to approve the minutes of July 25, 2016 as edited. Seconded by K.Peltier and approved with all in favor.

2. Other – NONE.

D. Public Comment

There was no public comment.

Motion by S.Poston to adjourn at 7:12pm. Seconded by J.Morrie and approved with all in favor.

Respectfully Submitted,
Chip Sawyer, Minute Taker