

ST. ALBANS CITY DESIGN ADVISORY BOARD
6:30 PM, MONDAY, AUGUST 28, 2017
ST. ALBANS CITY HALL, 100 NO. MAIN ST.

MINUTES

Board Members present: Chair KarenMarie Peltier, Vice Chair Evan Champagne, Katy Collin, John Morrie, Stephen Poston

Board Members Absent: None

Staff Members Present:

Dave Southwick, Planning & Permitting Administrator and Wendy Coy, Minute taker

Public Present:

See Sign-in Sheet

1. **Call to Order** - Chair called meeting to order at 6:29
 - a. Discuss Additions or Deletions to Agenda - None
2. **Design Review – Consideration of the following applications:**
 - a. **239 North Main Street / Parcel 11063239** – Benjamin Avery with Black Rock Construction presented the project. This is an infill project that will save the existing structure and leave a minor visual footprint from the street. It will add four living units to the property for rental with the possibility of selling as individual units five to ten years down the road. Each unit will have 1430 – 1432 square footage of living space with three bedrooms upstairs. The style will be fairly simple. There will be 9ft ceilings on the first floor; solid surface counters; hardwood floors; full basement with an egress window that is a semi-circle below ground with a ladder. The basement will not be a finished basement but could be finished. All windows and siding meet or exceed Efficiency Vermont standards. The shingles will be asphalt 30 year architectural shingles. Each unit will have attached garages that will separate walls so there will be no connecting walls which will minimize the sound carryover between units. Each unit will have an 8x10 concrete patio for ease of maintenance. One unit will be handicapped accessible. The main building wouldn't be improved until the project is financially up and running. The driveway will be completely redone. The garage barn will be torn down and the end of one unit will be visible from the street. The landscape plan is to save trees where possible. A portico on the front stoop is part of St. Albans City design review standards. Everything will be built for "for sale" standards. Chair Peltier asked for public comment. Chris West is the property to the south of this property and has an adjoining back yard. He gave a handout that emphasized the zoning map for this property that shows split zoning on the property. It has Business 2 on the street side and LDR housing on the back. The zoning rules follow whichever zone is on the street side. Mr. West pointed out that this section of North Main Street has a lot of history and is a stunning stretch. This is a larger lot. None of the homes are packed in. This is part of the history and nature of St. Albans. This project has a modern feel which feels significantly different than

this specific area of St. Albans. The landscape plan states that it will try to preserve existing vegetation. There is a very well established tree line to the east of the property that cannot easily be replaced. There is no reference to that on the plans. Per Mr. Avery some of it will come down but they will preserve what they can. Member Champagne pointed out that this Board doesn't deal with the zoning. If the property is zoned for this, it can be used. The project will go before the Development Review Board after this board. The Design Advisory Board handles the DR3 zone. The Development Review Board will deal with the B2 District. Is this development sensitive to the context and the historic architecture and patterns – Chair Peltier asked what percentage of lot covered by buildings. It would be 49.5% with 30% green space. 70% in the maximum allowable space covered by buildings. Board member Morrie asked for columns on the porticos. The Board amended the design of the project to have the following elements:

- Each unit will be a separate color with coordinating accent and trim colors
- Each unit will have a portico with pvc columns
- The windows will have integral trim
- Fascia at the roofline is a stepped two-piece trim.
- All trees that are noted as to be saved are to be replaced with new trees if they are unable to save them.

Member Champagne made the motion as presented. Member Morrie seconded. It passed unanimously.

- b. **198 North Main Street / Parcel 22063196** – Steve Terry with Champlain Valley Painting and Remodel represented the project which is paid for by Vermont Center for Independent Living. Champlain Painting explained that 90% of his business is non-profit and all renters. The renter in this property is Shirley Blouin. This handicap accessible ramp can be put up in a day and easily removed. The legs sit directly on the ground with very wide bases or with cinderblocks underneath them. Mr. Terry did a site visit with Mr. Southwick and concluded that option A was the only option that would leave enough leeway for St. Albans Public Works. The ramp will have the switchback and be far enough away from the sidewalk. They will put in a concrete base at the end of the ramp to connect it to the sidewalk. Can put in an additional sidewalk or hard walk surface to match up to the sidewalk. The ramp would go over the old walkway but the current steps would come out. There would be a 5x5 landing at the door. It would come off the building slightly then a switchback. All the pieces are removable and reusable. Chair Peltier asked for public comment. No public comment Member Collin made a motion to approve Option A as amended. Member Poston seconded. It passed unanimously.

- c. **22 North Main Street / Parcel 23063022** – Karen Scheffler represented the project. She would like to change the color of the façade of 22 North Main Street. Façade would be black with white on the inside of the doorway. The entrance center post would be painted white with a Red House Sweets sign on the North Side and South side of the column with a 10x36 inch Red House Sweets sign. Fresh bread sign is out when there is fresh bread available. There were concerns about it being too black with too much signage. To alleviate these concerns, the Board amended the plan as follows:

- Paint center post white.
- May add permanent signage to center post with a restriction on size
- Stain the wood frame of the canopy brown to match the Catalyst sign.
- Paint air conditioner black.
- Center post and down spout Monterey White.

Motion made by Member Champagne as amended. Member Collins seconded. The motion passed unanimously.

3. Other Business

- Approval of minutes – Member Collins made a motion to approve minutes. Member Champagne seconded the motion. The motion passed with 2 abstentions.
- Other –
 - Twiggs – Member Morrie mentioned that the lights at Twiggs had not been moved as the Board requested. Mr. Southwick stated that they had been moved just not the way the Board had originally requested. Mr. Murphy had asked for a compromise. Mr. Southwick relayed the request to the Chair who agreed to the compromise. The Board members requested that when a change was being made to a Board decision an email informing them of the change be sent to all members of the Board.
 - Build-A-Bagel – The business has closed. Member Morrie asked if the Board could request that the sign be removed from the building now that the business is closed. The Board agreed to ask the owner to remove it.
- Confirm next meeting date: **September 25, 2017 6:30 pm**

4. Public Comment – None

- Adjourn** - Member Poston made a motion to adjourn at 8:04. Member Morrie seconded. Motion passed unanimously.

