

**MINUTES**  
**ST. ALBANS CITY DESIGN ADVISORY BOARD**  
**REGULAR MEETING**  
**COUNCIL CHAMBER - CITY HALL**  
**6:30 PM MONDAY, OCTOBER 24, 2022**  
*Approved 11.28.2022*

**Board Members Present:** KarenMarie Peltier, Chair; Stephen Poston; John Morrie; Evan Champagne, Vice Chair (via Zoom).

**Board Members Absent:** Erik Johnson, Alternate; Elizabeth Reed, Alternate.

**City Staff Present:** Sara Bennett, Property Services Manager; Angela Bernard, Minute Taker.

**Members of the Public Present:** Hong Yeung, Eastern Dragon restaurant.

**A. Open Meeting – K. Peltier opened the meeting at 6:31 PM.**

1. Pledge of Allegiance – pledge was recited.
2. Assign Alternates (as necessary) – none needed.
3. Consider any additions or deletions to agenda – none.

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

1. Case 2022-017 / Eastern Dragon –16 South Main Street / Parcel # 26079016

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

H. Yeung presented the application on behalf of his business, located at 16 South Main Street. He submitted a picture of the planned design and brought in a sample of the stonework, which he is hoping to add onto the façade of his restaurant. Stone sample and pictures were passed around the table and displayed online for Board members.

E. Champagne asked if the plan includes removal of the red trim and red wood. H. Yeung answered yes. E. Champagne suggested that H. Yeung make sure the stone material will work with the windows and doors because it is thicker than what's there now.

J. Morrie suggested leaving the wood trim around the door instead of replacing it, but suggested painting it grey instead of red.

S. Bennett brought up Google images of the storefront on the screen in the room so that the board could see it more clearly. J. Morrie suggested the restaurant put the stone on the bottom part of the storefront underneath the windows, leaving wood trim around the door and windows. K. Peltier suggested painting the wood trim grey, drawing inspiration from the grey tones in the stone sample.

K. Peltier asked for additional questions from the board. E. Champagne asked about a door next to the restaurant and whether that could be painted. H. Yeung explained that he doesn't own that door and it's not a part of his property. E. Champagne said it would look better painted grey as well.

**S. Poston made a motion for a favorable recommendation for new stone siding veneer on the front of Eastern Dragon. The veneer is a mortarless architectural stone in Dover Cliff. The board suggests that the trim adjacent to the doors and windows be painted to match one of the two darker grey colors on stone sample. It is understood that no changes are to be made to the awning or the signage. Second by J. Morrie. Motion passed with all in favor at 6:45 PM.**

#### C. Other Business

1. Sign updates – S. Bennett said she is still following up on sign updates for one local downtown business and will have an update at a later meeting.

2. Enforcement updates – none.

3. Approve meeting minutes –

K. Peltier, E. Champagne, and S. Poston made suggestions for edits to the minutes of September 26, 2022.

**S. Poston made a motion to approve the minutes as amended. Second by E. Champagne. Minutes approved at 6:54 PM. J. Morrie abstained.**

4. Confirm next meeting date: November 28, 2022, 6:30 PM

5. Other – there was some discussion regarding the dark storefront for Salon Elixir on Lake Street. J. Morrie said it doesn't look like they've incorporated any lighter shades of gray as approved by the board and that it looks as if it's all black. K. Peltier said they were pushing for a lot of black in their design and that they went back and forth until the business presented a shade of grey trim that she approved of. S. Bennett showed the Board the grey sample that was presented and eventually approved. J. Morrie and K. Peltier both felt at a glance that the business didn't include the grey that was given the greenlight. K. Peltier asked Board members to go by and see if they could spot the grey contrast.

D. Public Comment – none.

**K. Peltier adjourned the meeting at 6:59 PM.**