

**ST. ALBANS CITY DESIGN ADVISORY BOARD
REGULAR MEETING
6:30 PM MONDAY JUNE 25, 2018
ST. ALBANS CITY HALL, 100 NO. MAIN STREET**

MEETING MINUTES

Board Members Present: KarenMarie Peltier, Chair; Evan Champagne, Vice-Chair; Katy Collin; Stephen Poston; and Elizabeth Reed

Board Members Absent: John Morrie

Staff Present: Dave Southwick, Property Services Administrator and Wendy Coy, Minute Taker

Public Present:

See Attendance Sheet

1. **Call to Order** – Meeting called to order at 6:30 pm
 - a. **Consider any additions or deletions to the agenda** – Chair Peltier stated that the discussion on How Communication Styles Dictate Perspective But Could Invite Enlightenment be removed from this meeting’s agenda as it is already a full agenda.

2. **Design Review – Consideration of the following applications:**
 - a. **Case DAB 2018-011 / 17 Hudson Street / Parcel # 22044017** – The applicant seeks favorable recommendation for new façade materials/features/colors. Lisa Johnson was present as the applicant. She stated that she went to the City for a façade grant. Mr. Manahan stated that there is no façade grant money for that area. In that area, three out of four buildings have a metal facade. The City has no problem with the façade that the Ms. Johnson wants to use. Chair Peltier stated that the new regulations seemed to prohibit the approval of that façade. Member Poston stated that he read through the revised section in the new regulations. There is no longer a not allowed column. There is a not recommended. He believes that the approval of the metal facade is up to this Board to decide. Member Reed read the regulation that she felt also supported the use of the metal façade in that area. Member Poston was concerned that, if the Board approves of this façade, they might open themselves up to more of these applicants. Chair Peltier stated that she appreciates that the owner is willing to work with the Board on this issue. The Board needs to consider the overall momentum of Downtown to be sure that the downtown considers moving in the direction that the City wants it to. Member Evan stated that he was concerned about the quality of the material not necessarily the look. Member Reed made a motion to accept the application as presented. Member Poston seconded it. It passed unanimously.
 - b. **Case DAB 2018-013 / 242 Lake Street / Parcel # 26049424** – The applicant seeks a favorable recommendation for new siding on a residential structure. Carolyn Allaine was present as the owner. She brought a sample of the siding that she is planning on using. Member Poston asked if the owner would be changing or painting the trim. Ms. Allaine stated that the trim around the windows would be vinyl and that the color of the

porch would not change. Member Collin made a motion to accept the application as presented. Member Poston seconded the motion. It passed unanimously.

- c. **Case DAB 2018-014 / 71 South Main Street / Parcel # 2507977** – The applicant seeks a favorable recommendation for the addition of a greenhouse to a Major Site Plan. The applicant was not able to attend the meeting. Mr. Southwick presented the case. This application is for a greenhouse that would be 14x19. It is a prefab product that will stay up year around. It would replace two of the parking spots. It is to be used by the Vocational School in their culinary program. Member Reed had concerns that the structure not block the driveway and that there is not a lot of sun in the spot. She stated that the specs have a drainage or water system in them and she wanted to know what that would be hooked up to. Chair Peltier stated that, on the site plan, it looks like the structure will abut the existing building. Member Poston stated that they have a window that they will have to deal with. Vice-Chair Champagne stated that the applicant should look at a different location that has more sun. Member Poston made a motion to approve with a request that, when presented to the DRB, location, proximity to the building and drainage questions be addressed. The applicant should also explore other locations on site. Member Reed seconded the motion. The motion passed unanimously.
- d. **Case DAB 2018-015 / 85 No. Main Street / Parcel # 14063085; 89 No. Main Street / 14063089; 99 No. Main Street / 11063099; 8 Congress Street / 11022008; and 8-10-12-14 Maiden Lane** – The applicant seeks a favorable recommendation for a Major Site Plan. The City of St. Albans was the applicant with Dominic Cloud, City Manager represented the City. Peter Cross; David White, White Investment Designers; Grant Butterfield, Butterfield Real Estate were also present to help present the major site plan. Mr. White stated that they were before the Board so that the overall footprint of the site plan could be approved. The demolition cannot happen until the site plan has been approved. The building project will not be started until the plans are approved by this Board and the Development Review Board. The professional service fees are substantial so they don't want to do the final design until they have preliminary approval. Mr. White stated that this project will fill in a major gap that is currently downtown. It is a mixed use project of retail, residential and office space. He is requesting approval of the basic footprint of the building with the understanding that nothing would be built until the final design of the building. He reviewed the existing conditions. 12 Congress would remain standing as it is the most historic property on this site. Both buildings on Main would be demolished as well as the property on Maiden Lane. The concept is to build three new buildings. The building on Main will be a three story building. The second floor will have the CCV. The top floor would be rented to the hospital for administrative use. Both floors are about 10,500 square feet. The first floor would only be 4700 square feet. The upper floors will overhang the bottom floor. There will be parking on the first floor. There will be some sort of façade to hide the parking. There will be an architectural prominence on the corner of Main and Congress to indicate the entrance of the building. The building will be on the edge of the sidewalk to match the rest of Downtown. The site plans includes a dumpster enclosure area as well as bicycle racks. They are proposing to pull the building off the alley by about ten feet to increase the use

of the alleyway for deliveries as well as parking. Along Maiden Lane, the existing building is three stories. The concept is to have two buildings with a shared party wall. Half would be Champlain Housing Trust and the other would be market rentals. The buildings would be four stories so that they get the amount of housing needed to make it feasible. Parking would be under the structure. There are 83 planned parking spaces at the moment. They are proposing some dedicated spaces on Congress for students but the students main parking would be in the parking garage off of Main Street. There would be a bike rack underneath the building to protect it from the weather. The building would be set back by about 5 feet so there will be a green space as this is residential. The parking will be below grade. There is very little parking that is not covered by building. There is limited area for landscaping. They are proposing to add trees to Maiden Lane. They would like to take the overhead power line and bury it. Most of the plantings will be shrubbery. Chair Peltier had a concern with the market rate housing next to the affordable housing. Mr. Cloud stated that the deal could not happen without the Champlain Housing Trust. It is needed to make the TIFF construction work. The buildings will be set apart functionally with different entrances and different designs. Chair Peltier has a Champlain Housing Trust building next to her business and has had issues with some of the tenants that occupy the CHT units. Mr. Cloud stated that the developers are looking at this as a project as a whole. One part cannot be removed without causing issues. Members Reed and Collin stated that the Chair had a point. Mr. Cloud stated that there is a mission and a brand that the Champlain Housing Trust needs to protect. Chair Peltier stated that St. Albans needs to take the aspect of wanting a high quality experience downtown when visitors come but that, in general, St. Albans doesn't have the experienced workforce to deliver that experience. She was concerned that adding thirty units of affordable housing downtown will make it even harder to have that experience. Mr. Cloud stated that there will only be an increase of 7 affordable housing units but there will be 30 market rate units available. Mr. White stated that he would sit down and have a frank discussion with the Champlain Housing Trust to create a management plan to make sure that when or if problems occur there is a plan on how to handle the issues. Vice-Chair Champagne asked about the elevation of the parking. Mr. Cross stated that it will be approximately 12 feet below the current grade. Access will be at the western curb cut. Exiting traffic will be on the eastern curb cut. There will not be access to enter from Maiden Lane. Vice-Chair Champagne stated that this seems like a lot on one site. He was concerned that there is nothing that makes this an interesting place to live. He does not like the disruption of pedestrian traffic for delivery trucks. He thought that the space could be better used. Member Poston stated that this is a big monolithic building. He would like to see a façade that reflects the rhythm of the buildings around it. Per Mr. White, zoning allows 100% lot coverage due to it being a business district. The greater value is dense downtown urban type spaces. Taylor Park is a block away. Member Reed stated that she is concerned about the two buildings being demolished and would like to know if there is anyone lined up to document the buildings and their historic significance. Member Poston clarified that that there would be four stories of housing and the parking below that. Vice – Chair Champagne stated that the package

was through and well presented. Vice-Chair Champagne made a motion to accept the site plan as presented with emphasis on façade being consistent with the rhythm of downtown; bicycle parking increase and the prominence of the bicycle parking locations; documentation of historical structures prior to demolition; design of alley that does not allow truck traffic as it poses a safety concern; investigate opportunities for communal green space; investigate opportunities for alternative delivery locations.

3. **Approval of Minutes** – Member Poston suggested amendments to the May 21, 2018 minutes. He then made a motion to accept the minutes as amended. Member Collin seconded the motion. The motion passed with one abstention by Member Reed.
4. **Other Business** –
 - a. **Officer Elections** - Member Collin made a motion to keep KarenMarie Peltier as Chair and Evan Champagne as Vice-Chair. Member Poston seconded the motion. It passed unanimously.
 - b. **How Communication Styles Dictate Perspective but Could Invite Enlightenment** – Deleted from agenda by Chair.
 - c. **Sign Updates** - Green Mountain Hemp asked for an extension; Casa Burrito is caught up with the façade grant and will not have a permanent sign until that is finished. A permit was given Martha’s Kitchen for a wall sign. They will move into the former Moose Lodge space next week. Grazers sign is up. Feldman’s is opening in mid-August and will have a permanent sign at that time. The City planted 30 new trees. The City now has a map of all the trees. A media blitz will go out to the community that if you are interested in a tree you need get your orders in. There is a tree proposal in front of City Council that would include a committee for the trees and design zones.
 - d. **Enforcement Updates** – None
5. Confirm next meeting date: **July 23, 2018 6:30 p.m.**
6. **Public Comment** – None
7. **Adjourn** – Member Peltier made a motion to adjourn. Member Collin seconded the motion. It passed unanimously at 8:15.

St Albans Design Advisory Board - Regular Meeting
 Monday, June 25, 2018

Thank you for attending. Please sign in

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