

ST. ALBANS CITY DESIGN ADVISORY BOARD  
REGULAR MEETING  
6:30 PM MONDAY AUGUST 27, 2018  
ST. ALBANS CITY HALL, 100 NO. MAIN STREET

MEETING MINUTES

**Board Members Present:** KarenMarie Peltier, Chair; Evan Champagne, Vice-Chair; John Morrie; Stephen Poston; Elizabeth Reed

**Board Members Absent:** Katy Collin

**Public Attendees:** See attached Sign In Sheet

1. **Call to Order** – Meeting called to order at 6:30 pm
  - a. **Consider any additions or deletions to the agenda** – Chair Peltier recognized none.
  
2. **Design Review – Consideration of the following applications:**
  - a. **Case DAB 2018-016 / 233 Lake Street / Parcel # 23049235** – The applicant seeks a favorable recommendation for a handicap ramp and a public safety approved porch railing. Heather Garceau was the owner and applicant. Member Poston asked if the pictures that they were looking at were photo shopped or real photos. Ms. Garceau stated that she had forgotten to come before the Board before she started the project. Member Poston asked if the fire marshal had approved the porch railing. She stated that he had and that it was now tall enough. Chair Peltier asked if anybody had a questions about the placement of the ramp. Ms. Garceau stated that the indicated spot was the only place that the ramp would fit. Vice-Chair Champagne asked how wide the ramp would be. Ms. Garceau stated that it would be four feet wide. Member Morrie stated that to accommodate the turning radius of a wheelchair, the ramp would need to be five feet. Ms. Garceau stated that it was good information and that she would tell her contractor. Member Poston made a motion to approve as presented with a reminder to fully check all ADA requirements so that the ramp meets them. Vice-Chair Champagne seconded the motion. It passed unanimously.
  
3. **Other Business** –
  - a. **Conversation with the development team on designs of Congress-Main redevelopment** – Chip Sawyer, Director of City planning and Development and Grant Butterfield, owner and developer; McMullen Designer; Lincoln Brown, Designer and illustrator; David White, Development Consultant. Mr. Sawyer and Mr. Butterfield started the presentation. Mr. Sawyer stated that this has been a push and pull with Article Seven. Article Seven does not anticipate new and large buildings as it was instituted before TIFF funds. It contradicts itself in numerous places. Mr. Sawyer stated that if the City was going to take down these buildings and replace them, the new building should be as unique as the original buildings and add to the character of Downtown St. Albans. He stated that they wanted to informally show the Board a few different options. Mr. Butterfield stated that he has been looking at Downtown. He

stated that this is very subjective. What one person thinks looks good the next one won't. He discovered that there is no one style. He reviewed the various pictures that he had of Downtown that displayed the variety of buildings Downtown. He would like to listen to the Board to find out what they want to see. He showed the original drawing that they had done of the new building. He showed a picture of the preferred option for Main Street and a picture of Maiden Lane to get feedback from the Board. Chair Peltier stated that she preferred the original renderings to the more modern renderings that were presented to the Board. She believes that the more modern renderings didn't fit into the character of Downtown. Vice-Chair Champagne stated that he appreciated the beginning of the presentation but didn't see how the renderings that were presented came from looking at the diversity of Downtown. Member Reed stated that the modern rendering had more of a small city feel to it. It looked too much like Church Street for her. Member Morrie stated that the window lintels and the massing of the windows will make a difference in how people feel about it. Mr. Butterfield stated that he was hearing that the DAB would like a strong pedestrian colonnade. Mr. McMullen stated that he believes that the DAB is looking at this as more of a transitional building. Mr. Butterfield asked if the Board would be open to combining the two renderings. Chair Peltier stated that she hoped that the Board had given enough feedback to the design team so that they have a direction to go in. Vice-Chair Champagne stated that he didn't have any reservations having a more modern design on Maiden Lane as it is not part of a historic look. He thought that there should be more greenery and balconies to make it look more like a living space. Mr. Butterfield stated that Champlain Housing Trust does not want balconies on the apartments. Chair Peltier stated that the building looked very sterile and boxy. Member Morrie stated that there was a design where you can have sliding glass doors with no exit but a railing. Member Poston stated that there should be something to break it up. Chair Peltier stated that there seemed to be a definite break between the residential housing and the Champlain Housing Trust housing that would play into the stereotypes.

- b. **Board Development: How Communication Styles Dictate Perspective But Could Invite Enlightenment** – Chair Peltier introduced Leadership Development Consulting and administered the DiSC Inventory with the board members and staff. She discussed how we deal with others based on our communication styles as a basis for opening the door to better conversations. She hopes to build on this discussion in the future.
- c. **Approval of Minutes** – The minutes were reviewed and changes discussed. Member Poston moved to accept the minutes with changes. Member Reed seconded. Motion passed 4 in favor, 0 against and 1 abstention.
- d. **Other** –
  - i. **Sign Updates** – The ZA gave an update on signs in the area
  - ii. **Enforcement Updates** – No progress at the Grind, will continue to pursue. Federal Street changes are complete and in compliance. Chair Peltier brought up a concern at 4 High Street.
- e. Confirm next meeting date: **October 09, 2018 6:30 p.m.** Meeting date and time was confirmed.

4. **Public Comment** – None

5. **Adjourn** – Chair Peltier made a motion to adjourn. Member Champaign seconded the motion. It passed unanimously at 8:45.

FINAL

