

**MEETING MINUTES
ST. ALBANS CITY DESIGN ADVISORY BOARD
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NO. MAIN ST.
6:30 PM MONDAY, September 23, 2019**

Final

Board Members Present:, Stephen Poston, KarenMarie Peltier, Chair; Evan Champagne, Vice-Chair

Board Members Absent: Elizabeth Reed, Dana Scofield, John Morrie

Staff Members Present: David Southwick, Planning and Permitting Administrator; Tammi DiFranco, Property Services Assistant, taking minutes.

Public Present: See attached sign-in sheet.

A. Open Meeting – KM.Peltier called the meeting to order at 6:29 PM

1. Consider any additions or deletions to agenda- None

B. Design Review – Consideration of the following applications:

1. **Case DAB 2019-013 / True Tattoo / 46 Kingman Street / Parcel #23048046**
The Applicant seeks a favorable recommendation for a façade renovation.
This property is located in a (B1) Business 1 District, the (DR-1) Traditional Downtown Design Review District and the Downtown Historic District.

KM.Peltier invited Brenna Keefe to introduce herself and describe the application.

B.Keefe brought color swatches for the doors and for the black behind the dentil teeth. The paint she used for the doors is a hammered spray paint. S.Poston asked for clarification about the doors. B.Keefe stated that one door is currently white and the other black. E.Champagne asked for clarification on the paint behind the dentil detail. B.Keefe affirmed that it would be the flat black paint on the swatch and would only be the detail around the teeth.

KM.Peltier asked if she would be using Molten Copper. B.Keefe said that it is a hammered spray paint and should have a consistent even color. E.Champagne asked for clarification on the colors. B.Keefe said that it is the colors presented on metal doors. The hammered spray paint adds texture.

S.Poston asked if there would be any further work. B.Keefe confirmed that she would just be doing the doors and the paint around the dentil work.

B.Keefe explained that she presented the use of spray paint because she had seen someone else using the same product and she loved the look. KM.Peltier stated

that she has reservations about using spray paint because she has had experience using it with undesirable results. She recommended using regular outdoor metal paint with a sponge to get the same desired effect with the texture. B.Keefe stated that the gold color is not hammered paint but would be painted over the copper and have the same effect. S.Poston approved of the color scheme and thinks it will really pop, but was also concerned about the spray paint product. He would like to make a recommendation for a longer lasting paint product. B.Keefe stated that she is willing to change the type of paint to get the same effect. KM.Peltier pointed out that it will need to look good from the street, and the spray paint will not have a desired look from the street. E.Champagne suggested that she do the proper preparation work for the surface and let the paint cure before closing the door. KM.Peltier added that she purchased metal paint from Newton's that is very similar to what B.Keefe wants to use. She suggested that the owner of the store should be able to help B.Keefe choose the right paint for the project.

B.Keefe stated that she will be painting both doors, even though the door on the right does not belong to her business. It will look better to have both doors matching.

Looking at the pictures, E.Champagne asked if the glass on the front of the building is mirrored. B.Keefe stated it is just Plexiglas.

Motion by S.Poston to approve the project as presented with recommendations. It is recommended that proper preparation of surface includes sanding and priming, that an exterior paint specifically for outdoors is used, and that spray paint is not recommended. Second by E.Champagne. Approved with all in favor.

- 2. Case DAB 2019-014 / Maple Run Unified School District - BFA High School / 71 South Main Street / Parcel #25079077 The Applicant seeks a favorable recommendation for a Site Plan amendment and Design Review for a Connector. This property is located in a (B1) Business 1 District and the (DR-2) Downtown Expansion Design Review District.**

Before the case was introduced, D.Southwick clarified that only the connector for the BFA project was being presented. Everything on the old hospital is considered maintenance. He also read VT Statute 24 VSA Section 4413 which refers to limits on municipal bylaws that impact public buildings such as schools.

KM.Peltier invited Laz Scangas to introduce himself and describe the application.

L.Scangas emphasized that this is primarily a safety and security project for BFA High School. They will be building a connector to join the two main buildings together and rearranging some of the parking. The new connector will be the main entrance to the school. With the rearranged parking, they will be adding 22

additional parking spaces. L.Scangas also presented a few additional conceptual drawings and described them. The connector will include a small conference room, main office & reception area, and an office for the school resource officer. L.Scangas also presented new drawings of the rear elevation.

E.Champagne asked if the sidewalk on the east was an ADA ramp and what type of roof will be used. He also asked if there was a plan to keep the snow off the ramp. L.Scangas confirmed that it would be a standing seam roof with snow guards and gutters. L.Scangas discussed photos of the connector area without the connector and then with the connector drawn in and how it would look in the winter.

L.Scangas described the materials being used for the finished product. The brick on the front, east side, of the building will match the brick on the school building to the south. The back of the connector will have a less expensive brick and will be less visible. The trim on the windows will be Marvin Wineberry. The color of the roof will be Union Cocoaberry, The designers are trying to be mindful of what people will see and how it will blend with the building currently there.

L.Scangas presented the lighting materials. S.Poston asked where the lighting would be on the front of the building. L.Scangas stated that it would be under the gables. In the back of the building there will be Rav light fixtures. The rest will all be Streetworks lighting. They plan on replacing existing lighting and rearrange the lighting that will be removed from the placement of the connector.

E.Champagne asked what the voids in the picture between the building segments are. L.Scangas stated that they are spaces they created to break up the mass of the building. It will be flat trim fascia the same color as the rest of the building with a recess of about 8-12 inches. E.Champagne suggested that it would like nice to have some sort of ornamental finishes in there but can't think of any cheaper ideas. He doesn't like the plain gap that the recess provides. He suggested possible adding something limestone colored. L.Scangas stated that they want it all to be one color and not stand out. The intent is to make the building look like three separate pieces. E.Champagne clarified that he was only offering ideas so that the building would look nice. He stated that snow guards and a gutter over the ADA ramp are his only recommendations.

S.Poston stated that as a parent, he really appreciates the project.

S.Poston asked if the recessed voids create ice jams in the winter. L.Scangas stated that they are only 3 to 3 ½ feet wide but that ice jams are a concern of his as well.

S.Poston asked how big the overhang on the west would be. L.Scangas answered that it would be about 2 feet wide with fiberglass columns that are 12 inches round. L.Scangas stated that he is trying to get the civil engineer to move the

ADA sidewalk away from the building a little more but that they are limited by the space and grade of the land around the project.

Motion by E.Champagne to approve the project as presented with recommendations. The board recommended that snow guards and a gutter be installed on the east facing side above the ADA ramp and that the recessed spaces at each end get re-looked at for design. Second by S.Poston. Approved with all in favor.

After approval of the project it was suggested that they look into a secure bike parking area for the school.

C. Other Business

1. Approve August 26, 2019 meeting minutes – D&V

Motion KM.Peltier to approve the project with corrections. Second by S.Poston. Approved with all in favor.

2. Other

- a. Property Services CitizenServe software update- D.Southwick explained that he has been entering all the past DAB & DRB Hearings into the software and has completed 2019 and almost completed 2018. With the software he is now easier able to check that conditions have been met and to track on going conditions. He has also created a letter to send and remind applicants of conditions that have yet to be met.
- b. Sign Updates-
 - i. There has been a proposal from Colonial Hairstyling and the tattoo place to create one sign for both businesses.
 - ii. D.Southwick has spoken with a few business owner with previously approved banner signs and recommended that they add a border around their signs to make them look more finished.
- c. Enforcement Updates-
 - i. 100 Lake Street has finished the glass installment.
 - ii. 14 Stebbins- Ballet School- Executive decision on changing the color of the siding. Approved siding was buckling, so they needed to change product. They presented a higher end product in a dark charcoal color. KM.Peltier recommended a lighter color that was similar to what was previously approved and the resident agreed. She showed pictures and documentation of changes that were approved.

3. Confirm next meeting date: **OCTOBER 28, 2019 6:30 pm**

D. Public Comment

Motion by KM.Peltier to adjourn. Second by S.Poston and approved with all in favor at 7:24 PM.

