

ST. ALBANS CITY DESIGN ADVISORY BOARD
6:30 PM, MONDAY, OCTOBER 23, 2017
ST. ALBANS CITY HALL, 100 NO. MAIN ST.

MINUTES

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

Board Members Absent: None

Staff Members Present:

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

Public Present:

See Sign-in Sheet

A. Call to Order - Chair called meeting to order at 6:30

1. Discuss Additions or Deletions to Agenda – None

B. Design Review – Consideration of the following applications:

1. **6-16 North Main Street / Parcel # 23063006** – Grant Butterfield with Youkel Architecture and Development was here as one of the owners. Chair Peltier pointed out that the paint samples were not painted samples. They were swatches / paint chips. Member Poston asked if the Terra Cotta and the Fire paint chips were meant to represent the color of the brick? Mr. Butterfield stated that they were as it is too high to get up there easily. The plan is to match the brick color exactly when they know what it is. He is willing to come back with exact color once they are able to reach the area. Member Poston asked if the storefront was going to be the bronze color or aluminum? Mr. Butterfield stated that they are putting in a new storefront as the existing storefront does not work with the handicap access and modern day needs. The owners have been working with the historical society extensively to get the design of the building correct and that the original front was aluminum. He also stated that there might be a change to the windows due to a debate as to how many windows there are in the frame. It might be one large window or one large and two small. It wouldn't change the look of the windows just the number of windows in the frame. Member Morrie asked about the window frame. Mr. Butterfield informed the Board that the historical society will be approving the window frames. None of the windows in the old photo were designed to open so all of them would need to be updated. Vice Chair Champagne had numerous questions about the fiber cement panels that would be used on the outside of the building. What kind of system and applications will be used? What are the quality of the panels? Mr. Butterfield did not have exact details on the panels but would take the Boards questions and get more information. Canopy will be cement panels as well. Member Morrie asked how far does the canopy come out. Mr. Butterfield was not clear but it would probably match the TD Bank canopy which doesn't come out very far. The canopies used to come out a lot further. He believed that they will match the original canopy.

Member Poston asked if the historical society had an opinion on the fiber cement panels. Mr. Butterfield stated that they didn't like the current product. Member Collin asked if the brick would be painted. Mr. Butterfield answered that it wouldn't. The details at the top will be painted to match the brick. Mr. Butterfield estimated that the project will be starting January 1st finished by June 1st. Second floor offices will be wide open until they have a tenant for the space. There will be no change to the third and fourth floor apartments which will be rentals. Vice-Chair Champagne stated that part of the whole downtown revitalization is to have mixed use buildings with businesses and apartments over them. Butterfield acknowledged that it was a risk to have luxury apartments but the view up on the top floor is the best you will get of the park. Member Collins asked about the parking spaces. Butterfield stated that out of the seven spaces three are reserved for TD Bank and the other four will be for the commercial spaces. The tenants and the rest of the TD employees will need to use the parking garage. Vice-Chair Champagne commented that he really appreciates the amount of work and effort that was put into this project. Vice-Chair Champagne made a motion to table this until more information is received on the following items:

- How far does the canopy extend and the material construction of the canopy?
- What type of Fiber cement panels will be used and how will they be installed?
- Windows – aluminum, protrusions with wood frames, bronze.
- Clarification of store front what color will it be.
- Finish color for the windows above TD Bank.
- Need an actual sample of the paint on the product.
- Mortar used to repoint the brick match the current color.

Motion was seconded by Member Poston. It passed unanimously.

C. Other Business –

1. **Approval of minutes** – Member Morrie made a motion to approve the minutes as amended. Member Collin seconded the motion. The motion passed with one abstention by Vice-Chair Champagne.
2. **Other** – Mr. Southwick addressed the issue of the Catalyst Red House Sweet sign that was discussed at the previous Board meeting. The sign was already approved and should not have come to this Board. He has worked with the owners rearranging the signs inside of the windows to mitigate the clutter that the Board was concerned with. Member Morrie asked if the Board should consider changing the regulations that specifies the size of the signs. Mr. Southwick stated that all wall mounted, lit or hanging signs will come before this Board. The rest of the signs are permitted. The Board could come up with guidelines. Member Collins asked how long does a business that was no longer open have before the signs have to come down. Mr. Southwick stated he didn't know but that he would look into the issue.
3. Confirm next meeting date: **November 27, 2017 6:30 p.m.**

D. Public Comment - None

Adjourn - Chair Peltier made a motion to adjourn at 7:20. Member Poston seconded. Motion passed unanimously.

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