

**MEETING MINUTES
ST. ALBANS CITY PLANNING COMMISSION
REGULAR MEETING – SPECIAL LOCATION
FRANKLIN COUNTY SENIOR CENTER
75 MESSENGER ST., ST. ALBANS, VT
6:00 PM MONDAY, SEPTEMBER 17, 2018**

DRAFT

Board Members Present: David Barber, Chair; Michael Gawne; Stan Bradeen (left at 7:06 PM); Luke Richter

Board Members Absent: Amy Paradis, Vice-Chair; Jackie DesLauriers

Staff Members Present: Chip Sawyer, Director of Planning Development

Public Present: None.

1. **Open Meeting – Chair D.Barber opened the meeting at 6:04 PM.**
 - a. Discuss additions or deletions to agenda – There were none.
2. Approval of Minutes

Motion by M.Gawne to approve the minutes of August 20, 2018, as presented. Second by S.Bradeen. No discussion. Motion approved unanimously.

3. Walking tour of North Main Street gateway.

The meeting continued with a walk down Upper Newton St. and then north on No. Main St. Here are some of the observations made during the walk:

There are deep setbacks on most properties on North Main.

There is potential space for a shared use path in the City right of way.

The Newton-Main St. intersection is very active, and the Newton approaches are offset and steep. Is there potential for a bypass on the western side of Main St. that connects to Main farther to the north and is less steep? The intersection also does not work well for bicyclists.

There is interest in maintaining the architectural details of the houses and buildings on No. Main, but the materials, themselves, are less important as long as they are of good quality. When siding is replaced, the vertical intervals of the new siding should match the original.

There was a desire for better regulation of the materials and locations of emergency egresses and handicap ramps. Not favorable of the pressure-treated egresses mounted directly to the front of buildings.

Could a rain garden be building outside 249 No. Main in the City ROW?

There was lengthy discussion about how the sidewalk could be extended to the north on the east side of Main St. The mounding in front of 255 No. Main and the right-of-way parking in the property to the north are a challenge, but the Planning Commission favors the primacy of the City right-of-way in future sidewalk planning efforts.

4. Return to Franklin County Senior Center

The meeting returned to the senior center at approx. 7:20 PM.

5. Discussion of gateway design standards and others

There was general agreement that revised gateway district design review rules should preserve architectural details but not be strict on materials used, as long as features were honored and quality was good. There was agreement that there should be flexibility and leeway on roofing materials. That was also general agreement on not regulating what cannot be seen from a public way.

6. Discuss lot coverage rules in the B1 Business District.

D.Barber mentioned that 100% lot coverage, as allowed in the B1 district, could have a significant effect on the existing properties across Main St. from the St. Albans Shopping Center. There was a discussion of moving the B2 district further south along the west side of No. Main St. to Hoyt St. C.Sawyer will do an analysis of what would be nonconforming if that change were made.

7. Other Business.

a. Planning & Development update.

M.Gawne asked if a map could be made that showed BOTH the land use districts and the design review districts. C.Sawyer will make an attempt at that.

There was discussion on how the City's So. Main rules should change, if at all, based on zoning in the Town of St. Albans. There was general agreement that the City should regulate for its own goals, but make contact with the Town if there were any detrimental effects of their rules.

b. Other.

None.

8. Public Comment.

None.

Motion by M.Gawne to adjourn. Second by L.Richter. No discussion. Motion approved unanimously at 7:58 PM.