

MINUTES
ST. ALBANS CITY DEVELOPMENT REVIEW BOARD
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:30 PM, WEDNESDAY, SEPTEMBER 4, 2024

DRAFT

Members of the Board Present: IN PERSON: Rebecca Pfeiffer, Chair; Tanner McCuin, Vice Chair; Dick Thayer; Rick Coon; Jan Appel, Alternate

Members of the Board Absent: Emily Biron; Becky Manahan, Alternate

Members of City Staff Present: Sara Bennett, Property Services Manager; Katie Haseltine, Minute Taker

Members of the Public Present: IN PERSON: Marian Fritz; Dave Cury; Moira Brooks; Shannon McMahon; Jarrod Wry; Sam Shorey; Hannah Isaacs VIA ZOOM: Jan Johnson; Amy Demetrowitz

A. **BEGIN RECORDING AND OPEN MEETING** - R. Pfeiffer called the meeting to order at 6:32 PM.

1. Pledge of Allegiance - R. Pfeiffer led the pledge of allegiance.
2. Assign Alternates (as necessary)
 1. R. Pfeiffer assigns J. Appel as an alternate for tonight.
3. Consider any additions or deletions to agenda. - None.

B. **DEVELOPMENT REVIEW SEGMENT - PUBLIC HEARINGS**

1. **Case 2024-023 for Conditional Use Review / Champlain Housing Trust / 68 Fairfield Street / Parcel 14031068.** Request to change use from an inn to congregate housing. This property is located in the R75 - Residential 7500 District.
 1. R. Pfeiffer opens the case and asks if any board members have any expertise communication or conflict of interest, no one does. S. Bennett and A. Demetrowitz take their oath.
 2. S. Bennett summarizes her staff report reading off highlighted items. R. Pfeiffer asks for clarification on what the property is currently operating as. S. Bennett confirms that it is a duplex in one part and an Inn in the other. D. Thayer inquires about the definition of "congregate housing". R. Pfeiffer reads that definition.
 3. A. Demetrowitz introduces herself and explains that Champlain Housing Trust and CVOEO are partnering to purchase this property in collaboration with Voices against Violence. The hope is to transition this building into a space for women fleeing from domestic violence to live and work towards recovery and next steps.
 4. A. Demetrowitz reflects that parking seemed to be a concern in the staff report. She goes on to explain that there are already 8 spots at 68 Fairfield Street, and 2 parking spots at 72 Fairfield Street have always operated as being for 68 Fairfield. This would only require one more space to be added and there is space for that.
 5. R. Pfeiffer asks how many staff will be on site, in response to the concern around traffic in the staff report. A. Demetrowitz confirms no more than 2 staff would be there at a time. R. Pfeiffer asks if the duplex will be used as residence. A. Demetrowitz confirms it would be.
 6. S. McMan, Director of Voices Against Violence, wanted to speak about their mission sharing they are funded to do a lot of work with people who have experienced violence. What they've heard is there are a lot of ways to heal, but that is through access to the community, and they've found that the need has changed and want to build on prevention work.
 7. H. Isaacs, Voices against Violence, here to show support and belief that this is needed.

8. M. Fritz adds that safety for everyone has been a hot topic in the City and came to see what public/neighbor comment might come of this proposed development. Her concern is whether or not the mission of this proposed use will mesh well with the neighboring properties. J. Johnson, Rugg Street neighbor, is in favor of this use of the building.
9. T. McCuin motions to close the hearing. D. Thayer seconds. Motion passes with all in favor.

C. OTHER BUSINESS

1. Planning & Development update.
 1. Effects of Recent State Laws on the City's Regulation of Land Use Memo - C. Sawyer
 1. J. Appel is on the Planning Commission and has been in discussions about these changes. It has brought forth conversation around what we want the City to look like. R. Pfeiffer reflects that other states are also looking at these changes referencing state level laws allow for less local zoning differences. T. McCuin asks what the towns involvement would mean for this. J. Appel mentions development and expansion along Lake Street, among other larger traveled roads like Fairfield Street and Route 7.
2. Enforcement update. - None.
3. Approval of Meeting Minutes.
 1. 8/5/2024 Minutes
 1. R., Pfeiffer reminds that July minutes need to be reviewed at the next meeting.
 2. T. McCuin motions to approve minutes with changes noted. R. Coon seconds. Motion passes with all in favor.
4. Confirm next meeting date and time. - Monday, October 7th, 2024.
 1. R. Pfeiffer confirms next meeting and asks S. Bennett if there are any cases yet. S. Bennett does not believe there are any yet.
5. Other.

D. PUBLIC COMMENT - None

E. ENTER DELIBERATIVE SESSION

- A. D. Thayer motions to enter deliberative session. T. McCuin seconds. Motion passes with all in favor.
- B. R. Pfeiffer adjourns the meeting at 7:24 PM and enters deliberative session.