

MINUTES
ST. ALBANS CITY DEVELOPMENT REVIEW BOARD
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET, ST. ALBANS, VT
6:30 PM MONDAY, APRIL 3, 2017

Approved May 1, 2017

Board members present:

Megan Manahan-Bliss, Chair
Jackie DesLauriers
Peter Heil
Judith Leonard, Alternate
Owen Manahan
Rebecca Pfeiffer

Staff Present:

Dave Southwick, Permitting Administrator
Chip Sawyer, Director of Planning & Development

Public Present:

Mark Hoban
Robin Boudreau

A. OPEN MEETING – Chair M.Manahan opened the meeting at 6:30 PM.

1. Pledge of Allegiance
2. Consider any additions or deletions to agenda – There were none.

B. DEVELOPMENT REVIEW SEGMENT – PUBLIC HEARINGS

- 1. Case #2017-006 / 29 Bellows Street / Parcel # 22007011 / St. Albans City Elementary School:** Applicant requests approval of a Minor Site Plan. This property is located in the (LDR) Low Density Residential District.

M.Manahan opened the hearing at 6:30 PM and swore in those who may provide testimony.

Permitting Administrator D.Southwick entered his report into the record and mentioned two technical corrections that were made for the final version presented at the hearing.

M.Manahan invited the applicant representatives to present their request. R.Boudreau explained the reasoning behind the request and how it fit into the school's curriculum. He described it as a "minor sugarhouse" designed to open up and reveal the inner workings to students. He also stated that the sugar house would not need water or wastewater connections, but would require electricity and natural gas.

M.Hoban elaborated on the role that the sugar house could play in the school's curriculum.

M.Manahan asked for more information on the site of the sugar house. R.Boudreau explained the site and said the patio nearby does not get used as often as it could. M.Hoban stated that proximity to the patio would make for easy cleaning and avoidance of mud.

In response to Board questions, the applicants stated that the transformer on the plans already exists and that the sugar house was intended to stay in place year-round.

In response to R.Pfeiffer the applicants stated that the sugar house would sit on the outer edge of the existing concrete patio.

O.Manahan asked for clarifications on the site plan materials presented. R.Boudreau explained that the distance lines on the plan were not to scale and that the actual sugar house dimensions were 17'2"x11'2".

At M.Manahan's request, R.Boudreau stated that he would provide more detailed information on the size of the patio and the sugar shack's location on the patio.

R.Boudreau pointed out that the connection to the natural gas would be near the transformer.

R.Pfeiffer asked if there would be lights. M.Hoban said that there were LEDs around the exterior, but no new lights proposed.

There were no other questions from the Board.

There was no public comment.

M.Manahan closed the hearing at 6:52 PM.

C. OTHER BUSINESS

1. Planning & Development updates – C.Sawyer gave a brief update.
2. Enforcement updates – D.Southwick gave a quick update.
3. Approval of Meeting Minutes

Motion by P.Heil to approve the minutes of February 6, 2017, as presented. Second by R.Pfeiffer and approved with all in favor, except J.DesLauriers and O.Manahan abstaining.

4. Confirm next meeting date and time.
D.Southwick stated that it would be May 1, 2017 at 6:30 pm.

5. DRB Orientation/Review

C.Sawyer gave a presentation for the Board. There was general discussion and questions.

6. Other – None.

D. PUBLIC COMMENT – None.

E. ENTER DELIBERATIVE SESSION – D&V

Motion by O.Manhan to enter deliberative session at 7:43 PM. Second by R.Pfeiffer and approved with all in favor.

Respectfully Submitted,
Chip Sawyer, Minute Taker.