

MEETING MINUTES
ST. ALBANS CITY DEVELOPMENT REVIEW BOARD
VIDEO CONFERENCE MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET, ST. ALBANS, VT
6:30 PM MONDAY, FEBRUARY 4, 2021

APPROVED

Board Members: Rebecca Pfeiffer, Chair; Denis LaPointe, Vice-Chair; Emily Biron

Board Member Absent: Dick Thayer, Tanner McCuin, Matt Preedom

Staff Members Present: David Southwick, Planning & Permitting Administrator, taking Minutes; Chip Sawyer, Director of Planning & Development

Public Present: Peter Garceau, Chief Maurice Lamothe

- A. OPEN MEETING R.Pfeiffer opened the meeting at 6:32 PM
1. Pledge of Allegiance – The Pledge was recited
 2. Assignment of Alternate- not necessary
 3. Consider any additions or deletions to agenda – none

B. DEVELOPMENT REVIEW SEGMENT – PUBLIC HEARINGS

1. **Case #2021-003 / City of St. Albans / 142-150 South Main Street / Parcel #26079150 CONTINUATION** Applicant seeks approval for a Site Plan Review. This property is located in the Business 2 (B2) Zoning District.

R.Pfeiffer reminded the applicants and staff wishing to submit testimony that they have already been sworn in.

D.Southwick stated that while there were no changes to the original staff report, there were new plans submitted by the applicant for review. He stated that he had had a telephone conversation with Amber Sullivan to remind her of the continuation hearing but that there was no other information shared during the conversation.

Peter Garceau, Chip Sawyer, and Police Chief Maurice Lamothe were present to represent the applicants.

R.Pfeiffer ask the applicants to present any additional testimony.

C.Sawyer stated that they were proposing three changes to the site plan. He stated that they had added a bike rack to the plan as suggested by the Design Advisory Board. He stated that they propose to keep the existing landscaping and added that until there was a specific landscaping plan put into place, that they respectfully decline the

recommendation to add additional landscaping for security reasons. He stated that the communications tower is now being located further from the neighbors and closer to rear of the building in the northwest corner and will now be inside the proposed fence.

P.Garceau confirmed that they were adding a bike rack and cement pad to the adjacent to the north entrance sidewalk. He confirmed that the communications tower would now be closer to the rear of the building which would allow them a shorter cable run to the tower and would allow them to place it inside the proposed fence. He stated that the new tower location would allow it to be shielded from view from South Main Street by the building and from the rear by the cedar hedge. He stated that they would also be adding bollards to either side of the overhead doors near the Sally Port.

R.Pfeiffer asked for a clarification as to which landscaping and trees would remain and which would be removed.

P.Garceau stated that at least one of the existing trees in front of the proposed Sally Port entrance would be removed. The other two would only be removed if they interfered with the construction plan or presented a security risk. The remainder of the landscaping immediately surrounding the building is grass and scrubs and should not present a problem. He stated that the cedar hedge in the rear would be pruned to accommodate the new fence and the communications tower as needed.

M.Lamothe stated that he was ok with the existing landscaping and cautioned that additional landscaping, particularly larger trees, might interfere with line of sight and present a security risk.

R.Pfeiffer asked for public comment.

With no further comments, R.Pfeiffer closed the hearing.

C. OTHER BUSINESS

1. Confirm next meeting date and time. **Monday, March 1, 2021 - 6:30 PM format TBD**
2. Other - none

D. PUBLIC COMMENT- None

E. ENTER DELIBERATIVE SESSION – D&V

Motion by D.LaPointe to move into Deliberative Session. Second by E.Biron and approved with all in favor at 6:47 PM.