

**ST. ALBANS CITY DEVELOPMENT REVIEW BOARD
REGULAR MEETING
6:30 PM MONDAY MAY 06, 2019
ST. ALBANS CITY HALL, 100 NO. MAIN STREET**

MEETING MINUTES

Board Members Present: Megan Manahan Bliss, Chair; Dick Thayer; Denis LaPointe

Board Members Absent: Rebecca Pfeiffer, Vice-Chair; Owen Manahan

Staff Members Present: David Southwick, Planning & Permitting Administrator; Wendy Coy, Minute Taker

Public Attendance: See Sign-in Sheet

1. **Call to Order** – Meeting called to order at 6:00 pm
 - a. **Pledge of Allegiance**
 - b. **Consider any additions or deletions to the agenda** – None

2. **Development Review Segment– Public Hearings:**
 - a. **Case 2019-008 / Cathy Fitzgerald / 77 Fairfield Street / Parcel # 14031077 Approval for Conditional Use for a School, Commercial** - No Board member has any conflict with this case. Mr. Southwick reviewed the case including the staff comments and relevant previous approvals and Zoning changes. The case has been publicly warned with certified letters to the abutters. Ms. Fitzgerald was present. She read the statement that she submitted to Mr. Southwick with the application. It stated the type of business and the traffic expected in a typical day. Member LaPointe asked about the school's certification as it certifies massage students. She stated that the school was certified. He asked about the number of available parking spaces. Ms. Fitzgerald stated that there are fifteen parking spaces which should be plenty for the business. Mr. Southwick read a letter that was submitted from Mary Anne Dwell 8 Brown Avenue an abutter. She stated that she has no issue with the approval of conditional use.
 - b. **Case 2019-010 / Snyder Construction Company / 10 Maiden Lane & 12 Congress Street / Parcel # 14056008 & 11022012 Approval of proposal to meet certain Conditions of the Major Site Plan Commercial** - No Board member has any conflict with this case. Mr. Southwick reviewed the case including the staff comments and relevant previous approvals and Zoning changes. The case has been publicly warned with certified letters to the abutters. Christopher Snyder with Snyder Construction Company; Michelle Dufresne, an architect with Snyder Construction Company; Amy Demetrowitz, Champlain Housing Trust and Matt Moore, Housing Vermont were present to review the changes that were being proposed. There were three requests that the Design Review Board asked the DRB review and approve once the design changes were made. They were reducing the scale of the corner building; reducing the massing of the building to be more similar to the other proposed buildings and to have the revised elevation be reviewed by the DRB. The plans have been presented to the Historic Preservation who

approved the current plans. A letter was submitted to the City of St. Albans stating that they approve the current plans. They focused the red color on the primary corner of the building to highlight the prominence of the corner and to indicate the entrance to the building. The height has been reduced by almost one story. The entrance detail has been carried across the building. Caps have been added to the tops of the buildings. Mr. Snyder brought samples of the products being proposed along with color samples. Exterior siding material is proposed as concrete vertical lap board siding. First level of the building would be concrete panel or wood. It would be at eye level so it would be pedestrian friendly. He presented the concrete for the block walls. They will be a different color than the walls. There would be different finishes over the concrete. Chair Manahan Bliss asked about the change at the corner. It was due to the Historical Preservation's comments. It was requested to better reflect the overall character on the Maiden Lane block. Mr. Snyder stated that they were not building the other residential building but there is connectivity and visual lines. They used the window details and the cap on the top of the building to have the buildings look similar. The entrance on Maiden Lane side has brown colored siding that was carried through on the entrance for the Champlain Housing Trust building. Ms. Dufresne stated that the slope element was gone and that they had changed the entrance from the side to corner. Mr. Sawyer stated that the cornice and the parapet are in line with the regulations requiring that the building mechanicals be hidden. He stated that any follow-up or updates will be coming in separately. He requested that as the DRB rules on each structure independently and to clarify that it effects only one structure and not all of them.

3. Other Business –

a. Planning and Development Updates –

- i. Appeal on 295 Lake Street Sketch Plan Decision – Received an appeal from one of the neighboring property abutters.
- ii. 89 ½ Pearl Street Update – Applied for an accessory dwelling.
- iii. 211 Lake Street Update – Notice of violation of snow removal with the Beverage Mart – Mr. Southwick had been asked for an abutter list and haven't heard anything else.

b. Enforcement Updates – None

c. Approval of April 1, 2019 Meeting Minutes – Chair Manahan Bliss made a motion to table the minutes until next month. Member Thayer seconded the motion. It passed unanimously.

d. Confirm next meeting date: Monday June 3, 2019 6:00 p.m.

e. Other – None

4. Public Comment – None

5. Enter Deliberative Session – Member LaPointe made a motion to enter deliberative session. Member Thayer seconded the motion. It passed unanimously at 6:40.

MINUTE APPROVAL: On June 3, 2019, Member Lapointe made the motion to accept the May 6, 2019 minutes with the recommended changes. Member Thayer seconded and the motion passed unanimously.

FINAL

St Albans Development Review Board - Regular Meeting
6-May-19

Thank you for attending. Please sign in

NAME	ADDRESS	EMAIL	PHONE
Cathy Fitzgerald	22 Lincoln Ave	cathycafamonte@gmail	393-9520
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Chris Snyder	Maiden Lane City	CSnyder@montpelier.com CSnyder@smptd.com	363-3542
Chip Sawyer	City	City	City
MATT MAZUR	HOUSING VERMONT 100 Bank St. Burlington VT	matte.hvt.org	802-863-8424
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