

MEETING OF THE ST. ALBANS CITY DEVELOPMENT REVIEW BOARD REGULAR MEETING
6:30 PM, MONDAY, JUNE 4, 2018
ST. ALBANS CITY HALL, 100 NO. MAIN STREET ST. ALBANS, VT

MINUTES

Board Members present: Vice-Chair Rebecca Pfeiffer, Jackie DesLauriers, Dick Thayer, Denis LaPointe (Alternate),

Board Members Absent: Chair Megan Manahan Bliss, Owen Manahan, Judith Leonard (Alternate)

Staff Members Present: Dave Southwick, Property Services Administrator and Minute Taker

Public Present:

See Sign-in Sheet

A. **Call to Order** – Vice Chair called meeting to order at 6:30.

1. **Pledge of Allegiance**
2. **Consider any additions or deletions to agenda** – none
3. **Assign Alternates (as necessary)** – Denis LaPointe was assigned as the alternate.

B. **2. Development Review Segment – Public Hearings:**

1. **Case# 2018-012 / 170 Federal Street / Parcel #22033170 Major Site Plan Review** - No Board member has any conflict with this Case. D. Southwick reviewed the case including the staff comments and the relevant previous Zoning Actions. The Case has been publicly warned with certified letters to the abutters. Peter Garceau and Mike Gosselin represented the applicant. Mr. Garceau introduced the project as a continuation of the project presented to the DRB on August 4, 2017. Mr. Garceau added that the new plan includes the acquisition of the 176 Federal Street lot, which allows for better truck movement and the addition of more parking. Mr. Garceau stated that the work on the proposed curb would commence once the City plans for Federal Street were finalized. Mr. Garceau introduced the proposed tire bunker that would be made of decorative cement blocks with a cap. He continued that the new bunker would provide for a better way of gauging when the tires needed to be removed from the lot. Mr. Gosselin added that the walls would be six (6) feet tall with a one (1) foot cap, making the total wall height seven (7) feet. Mr. Garceau continued that there would be no change to the storm water management plan and that there would be no grading proposed with the plan. Mr. Garceau stated that the plan called for cedar hedges as part of the landscaping buffers on the north and south sides of the new northern driveway.

Sherry Farrar, 179 Federal Street. Ms. Farrar asked if the driveway would be one-way in and one-way out. Mr. Garceau responded, no, both driveways would be allow two-way traffic, however, truck traffic would come in one entrance and exit the other reducing the amount of backing up the trucks currently have to negotiate. Ms. Farrar added that the traffic in that area is bad and that she felt this plan would add to the traffic and the safety of the children in the area. Ms. Farrar asked about the depth of the curbing. Mr. Garceau responded that the curbing is proposed at approximately 15 feet on each side by VDOT standards and helps to direct traffic more precisely. Ms. Farrar asked about the details of the structure for the storage for the tires

and if it was to be covered. Mr. Garceau reiterated the 7-foot decorative walls and added that it was not to be covered. Vice Chair Pfeiffer commented that in a previous decision, the DRB had asked for a solution that would screen the tires from view from Federal Street. Ms. Farrar expressed her concern about rats in the area of the tires and the close proximity to the neighboring houses.

Shirley Bailey and Donald Bailey, 174 Federal Street. Ms. Bailey complained that the storm water and water from washing the garage flows into her property. Mr. Garceau pointed out that the grade lines on the plan flow away from the Bailey property toward the west and the train yard. Mr. Bailey commented on the noise of the door slamming, the water flow, that he preferred no cedar hedge along his property line and that the traffic entering and exiting the property was too fast. Mr. Bailey felt that the trees and cedar hedge contributed to the mosquito problem.

Barbara Church and Gregory Raymond, 21 Smith Street. Ms. Church asked why the tire bunker could not be covered. Mr. Gosselin stated that the fire department would not allow a covered storage area for tires since it would interfere with fire fighters trying to extinguish a fire. Ms. Church asked how long it would take to fill the bunker with tires. Vice Chair Pfeiffer noted that currently there is a condition that the tires be removed from the property at least four (4) times per year. Mr. Raymond entered a deed into the record that indicates that there is a shared driveway between the Raymond lot at 178 Federal Street and the newly acquired Wood lot at 176 Federal Street. Mr. Garceau agreed that the deed should be researched, the driveway would be entered on the plan, and that it would remain intact. Mr. Raymond emphasized his concern for the tire removal and asked that an eight (8) foot high fence be added to the hedge line on both the south side of the existing driveway and the north side of the proposed driveway to help with privacy and to keep trash from blowing through. Mr. Raymond suggested that instead of the bunker for tire storage that they use a 53' box trailer that could be hauled away and replaced when it was full. Mr. Gosselin noted that the tire removal service is from out of state and that there are no in-state services. Mr. Garceau and Mr. Raymond both agreed that more frequent tire removal could be considered as a solution.

2. **Case#2018-013 / 79 Walnut Street / Parcel #22088167 Minor Site Plan Approval and Waiver for Side Setback** - No Board member has any conflict with this Case. D. Southwick reviewed the case including the staff comments and the relevant previous Zoning Actions. The Case has been publicly warned with certified letters to the abutters. Vice Chair Pfeiffer asked staff to clarify the waiver request. D. Southwick stated that the waiver was only for the northeast corner of the proposed warehouse addition. Peter Decker, NutriBlend Plant Manager, represented the applicant. Mr. Decker presented that they were asking for approval for the addition of a 40,000 to 45,000 square foot warehouse to increase storage area, add restrooms, locker rooms and a conference room. They have peaked out in storage and currently have to use off-site storage and 10-12 on-site trailers. They currently only have one men's room and one ladies' room for a staff of 25. Mr. Decker continued that they would not be adding staff hours and were only looking to increase storage capacity. Mr. Decker stated that the company was looking for approval as the first step in the process. Mr. Decker entered into the record a traffic study that proposed no new truck traffic and that would cut back on LTL trucks since they would not need small batch deliveries as often. Member LaPointe concurred that the supply chain impact would

be favorable. Vice Chair Pfeiffer asked if the waiver was an absolute requirement. Mr. Decker responded that the company was willing to work with the City for a positive solution. Mr. Decker concluded that he was hoping to improve forklift safety with additional room to maneuver.

No Public comment.

C. Other Business

1. **Planning & Development Updates** – Dave expressed extreme gratitude for having Tammi DiFranco on board.
2. **Enforcement Updates** – none
3. **Approval of May 7, 2018** – approval postponed until next month due to not having a quorum.
4. Confirm next meeting date and time **Monday July 2, 2018 6:30 p.m. – D. Southwick to pole board members for availability and determine if the date will work.**
5. **Other** – none

D. Public Comment - None

- E. Enter Deliberative Session** – Member DesLauriers made a motion to enter deliberative session. Member LaPointe seconded the motion. The motion passed unanimously.

St Albans Development Review Board - Regular Meeting
4-Jun-18

Thank you for attending. Please sign in

NAME	ADDRESS	EMAIL	PHONE
PETE GARCEAN	103 FAIRFAX RD	pgarcean@crossconsolvingengineers.com	524-2113
Sherry Farrar	179 Federal St. Albans	ca.kest@skse@hotmail.com	527-2936
Pete Decker	79 Walnut Str. St. Albans	pedecker@nutrasend.net	524-0076
Shirley Bailey	174 Federal St. St. Albans	None	529-7603
Donald Bush	174 Federal St. St. Albans	None	527-7603
Mark Hensley	P.O. Box 126	boss@n@netzero.net	722 238 1447
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Gregory Raymond	21 Smith St	" "	" "

