

**MEETING MINUTES  
ST. ALBANS CITY DEVELOPMENT REVIEW BOARD  
REGULAR MEETING  
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET, ST. ALBANS, VT  
6:00 PM MONDAY, August 5, 2019**

***Final***

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

**Board Members Absent:** Rebecca Pfeiffer, Vice-Chair

**Staff Members Present:** David Southwick, Planning & Permitting Administrator; Tammi DiFranco, Property Services Assistant, taking Minutes

**Public Present:** See Sign-In Sheet

A. OPEN MEETING M.Manahan opened the meeting at 6:01 PM

1. Pledge of Allegiance – The Pledge was recited
2. Consider any additions or deletions to agenda – None

B. DEVELOPMENT REVIEW SEGMENT – PUBLIC HEARINGS

1. **Case #2019-018 / City of St. Albans / 85 No Main Street, #14063085; 89 No Main Street, #14063089; 99 No Main Street, #26079207; and 8 Congress Street, #11022008**  
Applicant seeks approval for design amendments to previously approved building designs that are part of an approved site plan. This property is located in the Business 1 (B1) District.

M.Manahan invited the applicants to come forward and swore in those wishing to submit testimony.

D.Southwick introduced the application and submitted the staff report for the record. He deemed the application complete.

Grant Butterfield introduced himself as the leader of the development team. He stated that he was not there to discuss signs or lights, which had been brought up at the July 22, 2019 DAB meeting. He wanted to rescind any part of the drawings that included the lights or signage and stated that he would come back at a later date to get approval for those aspects of the project. The changes he introduced were the removal of the veranda sections on the southern part of the buildings. The tenants do not want them because of liability reasons and they do not meet the building code regulations unless they are narrowed to 3 ½ feet. The second change is to the material in the northern most cube of the building. They will be changing the Core10 to Trespa. There is no guarantee to the

end results of the Core10 which would not be seen for a few years. The new product will have the end results we are looking for right from the start. They have also added a few small changes. There is also more decoration around the windows. There are also some differences between how the illustrator has drawn the project and how the architect has designed the buildings. The architect has depicted metal material between the buildings.

O.Manahan asked if there was a color change and for G.Butterfield to clarify where the metal was being used. G.Butterfield pointed out where the metal is in the drawings. D.Cloud pointed out that it is a thicker metal without any of the waviness. M.Manahan stated that the materials are similar to those used at the hotel, and they have not aged well. She wanted to know how the materials would age and if it is different than the materials used on the hotel. G.Butterfield clarified that it is a thicker metal material. D.Cloud pointed out that this project design was drawn independently from the hotel. The metal being used is much thicker and higher quality. G.Butterfield stated that the metal would be vertical and not horizontal. D.Cloud stated that they were worried that the Core10 would drip rust onto the sidewalk. G.Butterfield passed the color samples around and pointed out that the Trespa takes out the end result variable and there will be no rust.

D.LaPoint asked if there was still an overhang where the balcony was going to be as depicted in the drawings. Is it smaller than the balcony? G.Butterfield stated that it looks like the architect is matching the overhang from the front of the building to wrap around where the balcony would have been.

O.Manahan asked if the roofline changed. He also pointed out that the windows and materials appear to be different than previously approved. G.Butterfield stated that he thought these were requested changes. The windows are not the same as the rest of the project. O.Manahan pointed out that with the changes, the signage becomes more important. The look of the building will be bland if the signage is removed.

M.Manahan asked for the previously approved drawings so that they could be compared to what is being presented currently. G. Butterfield pointed out that the illustrator is the same, but the architect is different. M.Manahan pointed out that the eyebrows were added and more narrow than the original. G.Butterfield stated that the eyebrows are different because it is what they could source for materials. D.Cloud didn't think that the drawing had changed from what was presented last month. He also stated that both leasees have signed the lease with an option to either own it or cash out in the end.

M.Manahan reviewed previously approved conditions of November 29, 2018 and stated that the corner building approved as rendered. The eyebrows and black roof line have changed in the new drawings. The southern building materials to break up the mass are a change as well. G.Butterfield stated that the only change is the Trespa jigsaw brick. O.Manahan stated that it was requested that the southern portion of the building have the same materials on the bottom and top. M.Manahan stated that the arriscraft masonry was requested for the first floor façade. She added that the same material could also be underneath the windows to break up the mass. There may have been confusion about which material was which at the last proposal. G.Butterfield stated that the jigsaw was requested, maybe by the DAB. Eyebrows are depicted by the material that is available. M.Manahan clarified that the material previously approved was the Trespa and not the arriscraft masonry.

M.Manahan asked if there were any additional questions from the board members.

G.Butterfield requested that they give him the direction they want him to go. He does not want to drag this out for a bunch of things he has done wrong. M.Manahan asked for his thoughts about the jigsaw Trespa. G.Butterfield is happy with the jigsaw since it is what he was asked to do and he is getting used to seeing it that way. M.Manahan stated that they are going to look at the previous DAB decisions and take the Trespa jigsaw as a change.

M.Manahan asked for public comments.

David Barber introduced himself and stated that he had been to the meeting with the DAB where he stated they had unanimously disapproved of the Core10. He also asked if it is final that they will not be using the metal paneling. M.Manahan confirmed that they are proposing a change to this new metal. He also expressed his dissatisfaction with the metal panel at the Hampton Inn. He stated he works for the Hampton Inn and they have had issues with the panels. His opinion is that quality material will cost more up front but will last longer and the public will be happier.

Josh Martin stated he would like the building to be made taller, like seven stories.

No further public comment

M.Manahan clarified that they would look at the two changes presented; and add the slight change in product for the eyebrow, the change to the roof line of the corner building, and the materials to be used on the southern building.

**With no further comments, M.Manahan closed the hearing.**

## C. OTHER BUSINESS

### 1. Planning & Development update

- i. Tammi DiFranco is joining DRB and DAB as the full time minute taker. She is part of the staff; we are hoping it will help to have more ears from the office and assist us in gathering the correct information.
- ii. Citizen Serve is up and running. We will be recording all DRB and DAB decisions with conditions. We can track what is opened and what is closed. This will help staff by having conditions attached to the property and alert them to when a yearly condition check-in comes up. Reports can also be generated through the software.

### 2. Enforcement update

- i. 295 Lake Street has an appeal.
- ii. 211 Lake Street snow removal case. The city has made a request for summary judgement.

### 3. Approval of April 1, 2019 Meeting Minutes – D&V

**Motion by D.LaPoint to approve the minutes April 1, 2019, as presented.  
Second by D.Thayer and approved with all in favor.**

4. Approval of July 1, 2019 Meeting Minutes - D&V

**Motion by O.Manahan to approve the minutes July 1, 2019, as edited.  
Second by D.LaPoint and approved with all in favor.**

5. Confirm next meeting date and time. **Tuesday, September 3, 2019 6:00 PM**

6. Other- none

**D. PUBLIC COMMENT**

1. Tanner McCuin introduced himself and thanked the board for being able to watch the proceedings. He has been discussing with Chip about being an Alternate.

**E. ENTER DELIBERATIVE SESSION – D&V**

**Motion D.Lapoint to move into Deliberative Session. Second by D.Thayer  
and approved with all in favor at 6:40 PM.**

