

MINUTES
ST. ALBANS CITY DEVELOPMENT REVIEW BOARD
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NO. MAIN ST.
6:30 PM MONDAY, AUGUST 7, 2023

Approved 9.6.2023

Board Members Present: Rebecca Pfeiffer (Chair), Tanner McCuin (Vice Chair), Dick Thayer, Emily Biron, Becky Manahan (2nd Alternate)

Board Members Absent: None

City Staff Present: Sara Bennett (Property Services Manager), Quinnlan Steele (Minute-taker)

Members of Public Present: Daniel Luneau, Jan Appel

Begin recording and Open meeting

Meeting began at 6:30 pm

- Pledge of Allegiance
- No alternates were assigned

Deletion: Case 2023-004 needed a continuation and was moved to the next meeting.

- T McCuin moved to continue the hearing in the next session
 - D Thayer seconded
 - All were in favor

DEVELOPMENT REVIEW SEGMENT – PUBLIC HEARINGS

Continuation: Case #2023-008 for Site Plan Review / Dan and Karen Luneau/

190 South Main Street / Parcel 26079190. This property is located in the B2

Transitional Business Zoning District and the DR-4 Gateway Design Review District.

- No conflicts of interest were declared and D Luneau and S Bennett were sworn in.
- S Bennett read the city staff report. D Luneau was seeking approval to build a new building and parking lot on his property.
- D Luneau explained that demolishing and rebuilding the building was similarly efficient to updating the existing building. He also expressed that the new building will look better as it will better match the other buildings in the area. The new building would be very similar to the previous building though and will be well built although nothing flashy.
- R Pfeiffer asked about the original parking on the South side of the building which was not included in the new plan and how this would impact service vehicles.
 - D Luneau explained that because there isn't much retail application for this building, most of the work is being done in a shop so the cars can pull right in and

don't need to be parked outside. This way they're also immediately protected from the weather.

- R Pfeiffer brought up how service vehicles would interact with the space but D Luneau explained that large deliveries would go to a different Handy's facility and be brought to the new building by a much smaller vehicle.
- R Pfeiffer asked about the plan for paving.
 - D Luneau said that the goal is to get as much done this year as possible and that the previously approved paving schedule still works.

D Thayer made a motion to close the hearing

- E Biron seconded
- All were in favor

OTHER BUSINESS

S Bennett informed members on the Planning & Development update. The main change was that the interim zoning would now allow a duplex anywhere a single family home is permitted. It was also noted that residential use of the first floor of a downtown building wasn't allowed.

The enforcement update was focused around parking and building without permits.

T McCuin made a motion to approve the June minutes with an edit noting T McCuin's role as vice chair in the attendance.

- D Thayer seconded
- All were in favor

J Appel was introduced as a prospective member of the board. She thought that this board could be very informative as she is on the planning commission.

The next meeting was confirmed for Wednesday, Sept 6th

PUBLIC COMMENT

No public comment

DELIBERATIVE SESSION

D Thayer made a motion to move into the deliberative session

- T McCuin seconded
- All were in favor