

**MEETING MINUTES
ST. ALBANS CITY DEVELOPMENT REVIEW BOARD
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET, ST. ALBANS, VT
6:30 PM MONDAY, NOVEMBER 9, 2020**

APPROVED

Board Members: Denis LaPointe; Rebecca Pfeiffer, Chair; Tanner McCuin, Matt Freedom

Board Members Absent: Owen Manahan, Vice-Chair; Dick Thayer

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

Public Present: Mark Williams, Bob Farrar, Mark Redmond

- A. OPEN MEETING R.Pfeiffer opened the meeting at 6:30PM
1. Pledge of Allegiance – The Pledge was recited
 2. Consider any additions or deletions to agenda – R.Pfeiffer suggested that Case #2020-016 go first since there was no additional testimony. **D.Lapoint made a motion to hear Case #2020-016 first, second by T.McCuin with all in favor.**

B. DEVELOPMENT REVIEW SEGMENT – PUBLIC HEARINGS

1. **Case #2020-016 / Spectrum Youth & Family Services / 219-227 Lake Street / Parcel #23049219 CONTINUATION** Applicant seeks approval for a Conditional Use - Community Center. This property is located in the Business 1 (B1) Zoning District and the Downtown Expansion (DR-2) Design Review District

D.Southwick stated that there were no additions to the staff report.

R.Pfeiffer asked for public comment; there was none.

R.Pfeiffer asked the applicant if he minded that T.McCuin sits in on the deliberation since he was not present at the first hearing. Mark Redmond states that he did not mind.

With no further comments, D.LaPointe made a motion to close the hearing. Second by T.McCuin with all in favor.

2. **Case #2020-015 / Blue Bear, LLC - Mark Williams / 92 Fairfield Street / Parcel #14031090 CONTINUATION** Applicant seeks approval for changes of the Conditions in DRB Case 2020-004. This property is located in the High Density Residential (HDR) Zoning District.

D.Southwick introduced new evidence into the record by reading in an email conversation from Mark Williams and a letter from Bob Farrar.

The applicant, Mark Williams, stated that Mr. Farrar and he met at the property. They measured the area and put out stakes and came to an agreement on the placing of shrubs. T.McCuin asked Bob Farrar if he concurred with the applicant's statement. B.Farrar stated that he concurs; they walked the property border together and came to the agreement

R.Pfeiffer asked for public comment. There was none.

With no further comments, T.McCuin made a motion to close the hearing. Second by D.LaPointe with all in favor.

C. OTHER BUSINESS

1. Approval of October 7, 2020 Meeting Minutes - tabled until next meeting
2. Re-Confirm next meeting date and time. **Monday, December 7, 2020 6:30 PM**
3. Other- None

D. PUBLIC COMMENT- None

E. ENTER DELIBERATIVE SESSION – D&V

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

January 4, 2021, motion by D.LaPointe to approve minutes as presented. Second by T.McCuin and approved unanimously.