

Meeting Minutes
ST. ALBANS CITY DEVELOPMENT REVIEW BOARD
REGULAR MEETING
6:30 PM MONDAY DECEMBER 02, 2019
ST. ALBANS CITY HALL, 100 NO. MAIN STREET

Board Members Present: Megan Manahan-Bliss, Chair; Rebecca Pfeiffer, Vice-Chair; Dick Thayer; Denis LaPointe; Owen Manahan, Tanner McCuin, Alternate

Board Members Absent:

Staff Members Present: Chip Sawyer, Director of Planning & Development; David Southwick, Planning & Permitting Administrator; Wendy Coy, Minute Taker

1. Call to Order – Meeting called to order at 6:31 pm

- a. **Pledge of Allegiance**
- b. **Consider any additions or deletions to the agenda – None**
- c. **Alternate assignment - Tanner McCuin was recognized.**

2. Development Review Segment– Public Hearings:

a. Case #2019-022 / Warming Shelter Task Force / 135 Lake Street / Parcel # 23049135

No Board member has any conflict with this case. Mr. Sawyer 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. Mr. Sawyer reviewed two letters that the Board received from NMC and Franklin County Chamber of Commerce in favor of the shelter. Jodie White with the Franklin County Restorative Justice Center was present to represent the case for the Warming Shelter Task Force. The Warming Shelter Task Force is meeting tomorrow with the Fire Inspector to find out how many can be housed on the second floor. It would be available twenty-four hours seven days per week. It will be accessible when there is not extreme weather. Two staff would be present at all times year round. Member Manahan asked if there would be limitations as to the amount of time a person is allowed to stay. Mr. White responded no. Vice-Chair Pfeiffer asked if this shelter would take the whole first floor. Mr. White responded yes. Member Manahan asked if there would be beds available. Mr. White responded that there would be cots and bunk beds. He stated that the Warming Shelter Task Force was looking for approval for both 135 and 137. Vice -Chair Pfeiffer asked if there would be food offerings. Mr. White responded no. Martha's kitchen is next door. Member Manahan asked if 135 and 137 were owned by the same person. Mr. White responded yes.

Melinda White - NMC – A group has been meeting for a few years now trying to get this to happen. There will not be case managers or services provided. The State sets the extreme weather but they are looking at softening those conditions. Initially this will have less than capacity to get the place up and running. They are in communication with other shelters in the State to learn best practices.

Mary Pickener – Vermont Department of Health – For those who are on hard times, our housing stock is virtually impossible to manage. She provides health and wellness

support and helps to reduce substance use in our community. An opportunity to get out from the cold is a big step to help our community stabilize and grow. Our community doesn't change and get better unless we get better. Recovery Center, Martha's Kitchen, Food City are all in this community has been extremely supportive.

Karen Heinlein-Grenier, Director of Turning Point in Franklin County – People can't go into Samaritan House due to issues. It is not unusual to find someone curled up in their doorway in the morning and all they can do is give them a cup of coffee and a tent.

Brother Bob Begley, Martha's Community Kitchen – Since leaving Main Street they have received many expressions of gratitude. They meet the needs of the hunger but there are other needs to be met. They will do what they can do to support it.

David Southwick, Board of Director of Samaritan House – The Samaritan House cannot provide this type of service.

Candice Collins, Director for Blueprint for Health – A resource for improving healthcare. Healthcare is responsible for 17% of GDP of this country. Healthcare partners with Health and Human Services will help with that burden. The hospital is teaming up with housing organizations to help curb the costs. State, Healthcare, Social Services, and Community Services working together will help stabilize the community.

Tim Comings, Licensed Alcohol and Drug Counselor at ER - NMC – The Emergency Room gets a wide variety of people through the doors. Exacerbating health problems is poverty. There is a lot of poverty in Franklin County. People find themselves without ready shelter. You can treat a broken leg but if that same person is going to sleep in the back of the car the chances of them recovering are much less. At the very least, people need shelter in bad weather.

3. Other Business –

- a. **Planning & Development update** – Mr. Sawyer asked Alternate McCuin if he would like to become a permanent member of the Board. He stated that he would. Mr. Sawyer is going to take it to the City Council.
- b. **Enforcement update** – Mr. Southwick stated that they have received final drafts for the snow removal at the Beverage Mart. An agreement has been reached. The City will receive a portion of the fines. If the Beverage Mart would like to put snow on a different lot as they own more property they need to come before the Board. A settlement has been proposed in the subdivision of 235 Lake Street.
- c. **Approval of November 4, 2019 Meeting Minutes** – D&V Member LaPointe made a motion to approve the minutes as amended. Member Thayer seconded the motion. It passed with two abstentions – Chair M.Manahan and Member O.Manahan.
- d. **Approval of 2020 Hearing Schedule** – Member Manahan made a motion to approve the schedule as presented. Member Thayer seconded the motion. It passed with one abstention – Chair Manahan.
- e. Confirm next meeting date and time. **Monday, January 6, 2019 6:30 PM**
- f. Other

4. **Public Comment** – Vice-Chair Pfeiffer made a comment to thank Chair Manahan for more than a decade worth of service on the Board. Mr. Sawyer stated that the City benefited with having such a well run Development Review Board. She has been the Chair since he started with the

City. Under Chair Manahan's leadership, it has been guided in the right direction. When people talk about how nice the City looks, the Board has a part in that look. Mr. Southwick stated that he mentions his DRB in other zoning meetings and gets the response of I wish I had a DRB that had a voice and a backbone. It is the consideration of the time, deliberation and effort that the Board puts into every conversation.

5. **Enter Deliberative Session** – Member Thayer a motion to enter deliberative session. Member Manahan seconded the motion. It passed unanimously at 6:35.

FINAL

St Albans Development Review Board - Regular Meeting
2-Dec-19

Thank you for attending. Please sign in

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