

**MEETING MINUTES  
ST. ALBANS CITY DEVELOPMENT REVIEW BOARD  
REGULAR MEETING  
VIA REMOTE CONFERENCE  
6:30 PM MONDAY, June 1, 2020**

**Board Members (circle):** Denis LaPointe; Owen Manahan, Vice-Chair; Rebecca Pfeiffer, Chair; Dick Thayer, Tanner McCuin

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

**Public Present:** Amy Demetrowitz, Chris Snyder, Kirsten Shapiro

Rules and procedures for on-line meetings were discussed pre-meeting.

- A. OPEN MEETING- R.Pfeiffer opened the meeting at 6:36 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 #2020-007 / Champlain Housing Trust / 20 Congress Street/ Parcel #11022020;** Applicant seeks an amendment to a design element in DRB Case #2018-018. This property is located in the Business 1 (B1) Zoning District, the Traditional Downtown (DR-1) Review District, and the St Albans Historic District..

R.Pfeiffer 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.

Chris Snyder introduced himself as the project manager and apologized for not having the materials on hand. With COVID, shipping has been behind. They plan to have the building complete and occupied by this coming November. Champlain Housing Trust will introduce their requested amendment to some of the materials.

Amy Demetrowitz stated that a finished pine was approved for the first floor and a hardie painted siding for the floors above. She showed examples of other projects that had used the pine siding and how quickly it starts to fade out. They are concerned on how the product will wear and its appearance over time. They had proposed to the DAB to bring the hardie board down to the first floor; the DAB wants to keep the look of separation for the ground floor. Snyder Construction has found a few alternatives, but they have not arrived yet. She requested a recess of the meeting so they can present the materials.

D.Southwick added that A.Demetrowitz had originally requested to keep the pine in the entryway since it would be protected from weather. A.Demetrowitz stated that they did originally want to keep the wood in the entryway, but since they are looking at alternatives they will use it consistently throughout. She added that they are looking for the warm natural wood tone in a more durable product for the project.

O.Manahan asked if there is an overhang on the building going down Maiden Lane. C.Snyder stated that there is a 3 foot overhang at the widest area, but it's not enough weather protection to cover the entire wall. O.Manahan stated that he thinks the DAB is on the right track with requesting that the warm tone of color does not change.

T.McCuin asked if the applicant had any information on the material that they are looking at. C.Snyder answered that they are looking at a concrete product that is similar to Hardie Board. The finish is almost like the print onto the material so it looks like wood. It is called Semfort Expressions. It is different than Hardie Board but is concrete based and will not fade. A.Demetrowitz added that it is important to them not to have the textured grained hardie plank. This other product has a visual representation like a stained pine would.

D.LaPoint stated that it was fortunate that they could see some installations of the pine and get a visual for how it would look in the future. He recommends that they try to visit some installations for the newly presented material also. A.Demetrowitz stated that if they can find a local installation of the material they will definitely go look at it. They want it to be a good looking building for a long time. They are working very diligently to come to a decision. They want to be able to feel the material and see what it really looks like, not just from pictures.

R.Pfeiffer stated that June 15 at 6:30 pm for a recessed hearing seemed to work for everyone. If they do not have the DAB comments, the meeting may have to be moved back until the DAB has come to a decision. D.Southwick stated that the DAB stands ready to reconvene as soon as the product is available.

R.Pfeiffer asked for public comment, there was none

**With no further comments, D.LaPoint made a motion to recess the hearing until June 15, 2020 at 6:30 PM. Second by O.Manahan, all in favor.**

## C. OTHER BUSINESS

### 1. Planning & Development update

- i. Staff is continuing to work from home with Tammi working her part-time hours from the office to be available for appointments.

### 2. Enforcement update

- i. Most of the people with conditions have been on top of things, lawn maintenance; the Rite Aid parking lot was re-stripped.
- ii. Beverage Mart and redesign of snow storage: Ross has acquired 9 Spruce Street and is trying to come up with a plan for snow storage/removal. D.Southwick is guessing he will use 7 & 9 Spruce Street as part of that plan along with a redesign of Hoss's Dog House.

3. Approval of April 6 & 20, 2020 Meeting Minutes – D&V

**Motion by D.LaPoint to approve the minutes as presented. Second by O.Manahan and approved with all in favor.**

4. Confirm next meeting date and time. **Monday, July 6, 2020 6:30 PM**
5. Other- None

D. PUBLIC COMMENT- None

E. No Deliberative Session

**Motion by D.LaPointe to recess the meeting to June 15 at 6:30 pm. . Second by D.Thayer and approved with all in favor at 7:12 PM.**

FUNERAL