

MEETING MINUTES
ST. ALBANS CITY DEVELOPMENT REVIEW BOARD

Continuation

ST. ALBANS CITY HALL, 100 NORTH MAIN STREET, ST. ALBANS, VT
6:30 PM MONDAY, JULY 20, 2020
Via REMOTE TELECONFERENCE

APPROVED

Board Members: Rebecca Pfeiffer, Chair; Dick Thayer, Tanner McCuin

Board Members Absent: Denis LaPointe; Owen Manahan, Vice-Chair

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

Public Present: Grant Butterfield, Jeager Nedde,

- A. OPEN MEETING R.Pfeiffer opened the meeting at 6:30 PM
 1. Pledge of Allegiance – The Pledge was recited
 2. Consider any additions or deletions to agenda –
 - i. D.Southwick stated that Mr.Butterfield will be reintroducing that he had pulled out at the last meeting. It was warned in the original posting.

- B. DEVELOPMENT REVIEW SEGMENT – PUBLIC HEARINGS
 1. **Case #2020-008 / Continuation / Grant Butterfield / 10 Maiden Lane / Parcel # 14056010** Applicant seeks approval an increase in the maximum height of a structure and the addition of rooftop terrace. 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. The applicant present is Grant Butterfield.

D.Southwick reintroduced the application and stated that what was being presented is all in the original staff report.

G.Butterfield stated that he wanted to get approval for a roof top deck that will be utilized by all tenants of the building. There were a couple of options on the table and he has decided to pursue just the public rooftop and not the private rooftop terrace. This will include an elevator and stair tower going to the roof. The terrace to the right on sketch A-3 is now removed. The air condensing units have been moved and some of them will

be in the garage. The maximum area he can have on the roof for a terrace is 473 square feet.

R.Pfeiffer clarified the requests. The elevator tower will be extended to below the maximum height limit, which in the previous hearing was removed. The smaller of the two terraces is removed. G.Butterfield affirmed.

G.Butterfield stated that he is excited about the terrace because there is no comparison to it available in St. Albans.

T.McCuin asked for clarification that the project is going to full tenant access as opposed to the previous proposal for private terrace access. G.Butterfield stated that they originally wanted both, but has changed his mind and decided to pursue just the public terrace.

G.Butterfield asked if the board had any initial thoughts that the board could share about the design that they would be critical of. R.Pfeiffer stated that, unlike the DAB, the DRB is not able to have the back and forth conversation about design. When there are different options being presented, they can discuss those, like with the Main Street building. In this design, the elevator shaft extension meets the height regulations.

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

With no further comments, R.Pfeiffer closed the hearing

2. **Case #2020-009 / Continuation / BNY, LLC / 6-16 North Main Street / Parcel # 23063006** Applicant seeks approval for a Conditional Use. 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. The applicant present is Jeager Nedde.

D.Southwick stated that there were no changes to the staff report and no changes to the application since the original presentation.

J.Nedde stated that nothing on their end has changed. They are hoping to start the project in a month or two

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

With no further comments, R.Pfeiffer closed the hearing.

C. OTHER BUSINESS

1. Confirm next meeting date and time. **Monday, August 3, 2020 6:30 PM**
2. Other- None

D. PUBLIC COMMENT- None

E. ENTER DELIBERATIVE SESSION – D&V

Motion by T.McCuin to move into Deliberative Session. Second by D.Thayer and approved with all in favor at 6:55 PM.

FINAL