

Minutes of the St. Albans City Design Advisory Board

St. Albans City Hall

100 North Main St. St. Albans, VT

Meeting Date: February 22, 2015

DRAFT

Board Members	Present	Absent
Katy Collin, Chair	x	
John Morrie, V. Chair	x	
Jack Tremblay	x	
Evan Champagne	x	
Karen Marie Peltier		x

Staff Present

Curtis Comfort, Planning & Permitting Administrator

Chip Sawyer, Director of Planning & Development

Robin Morrill, Minute Taker

Public Present – Jeff Handy, Jeff Davis

A. OPEN MEETING

Meeting called to order at: 7:04 p.m. by Katy Collin, Chair

1. Consider any additions or deletions to the agenda. NONE

B. Design Review – Reconsideration of the following applications:

1. Case #2015-014 / 43 Lake Street / City of St. Albans / Parcel 23019043-

Applicant seeks a favorable recommendation for changes to the previously approved façade. Applicant proposes to change East, North and West wall of the pool building from metal siding to masonry. This property is located in the (B-2) Business 2 and (DR-2) Downtown Expansion Districts.

a. Staff report – Curtis Comfort, Planning & Permitting Administrator read the account into record and presented the staff report.

b. Applicant presentation – Jeff Davis, representing PeakCM, LLC. presented computer drawings depicting the building and product samples involved in the requested façade change. Mr. Davis stated that after the Hampton Inn reviewed the previous approved design, it was determined that the previously approved products did not meet the esthetic standards of the Hampton Inn. Mr. Davis explained that the precast roof would need a masonry product constructed wall for structural stability thus requiring this formal request for façade changes.

Public comment -NONE

Questions and comments from Board – E. Champagne questioned the thickness of the product, Mr. Davis responded that the masonry block would be 8” thick. J. Tremblay asked if ventilation would be on the pool roof and Mr. Davis stated that ventilation systems would be on the hotel roof versus the pool building roof. E. Champagne asked what the construction schedule was and Mr. Davis responded that they are planning on breaking ground on April 15th, 2016 with a completion date of April 2017.

Consideration of request and conditions. NONE

Motion by Jack Tremblay to approve as presented, second by John Morrie with all in favor.

2. 191 Lake Street / Lawrence J. Handy Property Partnership / Parcel 23049191 – Applicant seeks a favorable recommendation for changes to the building façade. Applicant proposes to cover painted block exterior with metal siding. This property is located in the *(B-2) Business 2 and (DR-2) Downtown Expansion Districts*.

a. Staff report – Curtis Comfort, Planning & Permitting Administrator read the account into record and presented the staff report.

b. Jeff Handy representing Lawrence J. Handy Property Partnership presented photos depicting the building at 191 Lake St. and provided a cut sheet for the siding product that is being requested to be used.

c. Public Comment - NONE

d. Questions and comments from Board – J. Tremblay asked would the siding be vertical or horizontal and Mr. Handy stated that it would be vertical.

e. Consideration of request and conditions – NONE

Motion by Jack Tremblay to approve as presented, second by John Morrie with all in favor.

C. Other Business

1. Discuss draft Design Review rules – C. Sawyer provided board members with the latest draft of the Proposed Design Review Standards. Mr. Sawyer discussed the progress that the Planning Commission has made thus far and reviewed the entire packet briefly drawing special attention to the new sections 703 (D) Review Compelled Due to Deterioration and Section 705 (12) Demolition and Construction Activity. E. Champagne questioned the City’s definition of the term demolition and a discussion ensued. The board unanimously determined that an official definition of the term (demolition) needs to be added to the Design Review Standards definition section.

2. Planning & Development Update –Discussed within item 1 of Other Business

3. Approve minutes – D&V

Motion by Jack Tremblay to approve the Minutes of November 23, 2015, second by Evan Champagne with three in favor and John Morrie abstained.

4. Other – No other business

5. Questions and clarification from Board members on issues presented. NONE

D. Public Comment – No public comment

1. Questions and clarification from Board members on issues presented. NONE

E. Adjourn

Motion to adjourn at 8:25 p.m., by Jack Tremblay, second by Evan Champagne with all in favor.

Respectfully submitted,

Robin Morrill

Minute taker