

Minutes of the St. Albans City Design Advisory Board
Regular Meeting
St. Albans City Hall
100 North Main Street St. Albans, VT
Meeting Date: February 23, 2015

Approved on April 27, 2015

Called To Order At: 6:30 p.m. by Katy Collin, Chair

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

Staff Present:

Chip Sawyer, Director of Planning & Development
 Curtis Comfort, Planning & Permitting Administrator
 Robin Morrill, Minute Taker

Public Present:

See attached sign in sheet

A. Open Meeting

1. Consider any additions or deletions to agenda. NONE

B. Design Review - Consideration of the following applications:

- 1. 24 North Main St. Twiggs/Parcel 23063022** - Applicant seeks a favorable recommendation for a minor site plan amendment. Applicant would like to construct a deck and stairs at the rear of the existing structure. This property is located in the (B-1) Business 1 District and (DR-1) Traditional Downtown District.

Tom Murphy owner of Twiggs discussed a 10 x 32 deck and the specifics providing drawings and photographs with his presentation. When board members questioned T. Murphy about the proposed decking materials Tom's response was that the proposed expansion cost was based on using pressure treated lumber. Jack Tremblay suggested that a composite product of an appropriate color versus the pressure treated as the pressure treated will not blend well with the colors currently present and that pressure treated lumber would require periodical maintenance where as the composite would not. Katy Collin suggested wrought iron railing versus wood. Dimmable gooseneck lighting fixtures to be used with 4-5 lights spaced out evenly along the

deck. Trees that are currently at the location would not be removed but they would be trimmed back where they would come in contact with the deck.

Motion for a favorable recommendation with the contingency that the decking and railing be of a material and color that will relate to the buildings architecture, second by John Morrie with all in favor.

2. 14th Star Brewing Co. Llc (Pomerleau Real Estate) / 133 No. Main St. The applicant requests a favorable recommendation for sign illumination. This property is located in the (B1) - Business and the (DR-2) Downtown Expansion District.

Andrea representing 14th Star Brewing Co. LLC., Andrea stated that the sign is matte finish and that dimmable lighting will be used to illuminate the sign. Applicant is requesting three light fixtures to illuminate the 10x10 sign. Lights illuminate approximately 50% of the sign focusing on "14th Star Brewing Company". Jack Tremblay emphasized that he would like the focus to be on the entire sign versus just "14th Star Brewing Company".

Motion by Evan Champagne for a favorable recommendation for dimmable sign illumination with encouragement to illuminate the entire sign, second by Jack Tremblay with all in favor.

3. 70 & 90 Federal St. / S.B. Collins, Inc. / Parcels 23033070 & 23033090 - Applicant seeks a favorable recommendation for a major site plan amendment and for a variance in accordance with Section 905.2 of the Land Development Regulations due to unique physical conditions at the site. The Property is located in the (B-1) Business 1 District.

Andy Hoak of Ruggianno Engineering, presenting a new application due to the DRB's denial of a previous application with curb cuts totaling 90ft., the curb cut widths have been reduce to meet the districts maximum allowance in the application presented today. No other changes have been made to the site plan. Evan Champagne asked A. Hoak if a delivery truck can get into the property without crossing the center line of oncoming traffic. A. Hoak stated that they could not without the requested curb cuts of 52 & 38 ft. E. Champagne stated that the smaller curb cut is more pedestrian friendly.

Motion by Evan Champagne for favorable recommendations as presented today for either site plan showing 90 ft & 70 ft curb cuts. The site plan with a 70' curb cut is preferred. Second by Jack Tremblay with all in favor.

4. 100 North Main St. / St. Albans City Hall / Parcel 23063100 - Applicant seeks a favorable recommendation for approval of a major site plan review. This property is located in the (B-1) Business 1 District and (DR-2) Traditional Downtown District.

L. Scangas described the work to be done in the site plan. Final number of parking spaces after

completion of work versus what is currently present was discussed yet exact numbers were not given.

Motion by Jack Tremblay for a favorable recommendation contingent to parking lot curb changes allowing for plowing ease and the handicapped parking space, landscaping does not extend over the east end of the north alley, a canopy and bollard be installed at the southwest corner of the rear addition, and the horizontal masonry band on the south elevation of the addition to align with the top of the foundation and relate in profile to existing, second by John Morrie with all in favor.

C. Other Business

1. Approve Minutes - D&V

Motion by Jack Tremblay to approve the minutes of January 26th 2014 as amended, second by Evan Champagne with all in favor.

2. Other - C. Sawyer briefly discussed uplighting. Preliminary Hotel design briefly discussed..

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

Motion to adjourn at 8:32pm by Evan Champagne pm second by with Jack Tremblay with all in favor.

Respectfully submitted,
Robin Morrill
Minute taker

