

Minutes of the St. Albans City Design Advisory Board
Regular Meeting
St. Albans City Hall
100 North Main Street St. Albans, VT
Meeting Date: June 22, 2015

Approved August 24, 2015

Called To Order At: 6:33 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:

Peter Cross, Cross Consulting Engineers
David Ainsworth, Mylan Technologies
Andrea Gagner, 14th Star Breweries
Roland Paul Gordon, Property owner

A. Open Meeting

1. Consider any additions or deletions to agenda. NONE

B. Design Review - Consideration of the following applications:

1. **Case 2015-011. 133 No. Main St. / 14th Star Brewery / Parcel 11063139-**
Applicant requests a favorable recommendation for a major site plan amendment. Applicant would like to construct an outdoor patio with trellised roof, trellised corner walls and fencing at the South side of the existing structure. This property is located in the *(B-1) Business 1 and (DR 1) Traditional Downtown Districts*.

- a. Staff report - The Planning & Permitting Administrator read the account into record and presented plans and directed the board as to what sections of the regulations were pertinent to this application.
- b. Applicant presentation - Andrea Gagner representing 14th Star Brewery provided photos and cut sheets for proposed patio. The patio will sit on a polished concrete slab with wrought iron

railings. String lights to be hung on the overhead trellis consisting of three strings, 300watts each for a total of 1200watts of lighting.

c. Public comment NONE

d. Questions and comments from the Board

What is the size of the patio? Approximately 18' X 18'

Where will the handicapped parking spot go that the patio will now occupy? The handicapped parking spot will be relocated to the front (west) side of the Brewery where the Handicapped ramp is located.

Evan Champagne suggested the lights be put on a dimmer and John Morrie recommended a broom finish on the concrete floor versus polished concrete for safety reasons.

e. Consideration of request and conditions

Motion Evan Champagne to approve with the conditions that the string lights be placed on a dimmer and that the concrete surface be a broom finish, second by John Morrie with all in favor.

2. 259 South Main St. / Roland Paul Gordon/ Parcel 25079259 - Applicant seeks a favorable recommendation for garage Construction. Applicant would like to enclose an existing carport. This property is located in the (B-2) Business 2 and (DR - 4) Gateway Districts.

a. Staff report - The Planning & Permitting Administrator read the account into record and presented plans and directed the board as to what sections of the regulations were pertinent to this application.

b. Applicant presentation - The applicant explained his drawing to the board.

c. Public Comment - None

d. Questions and comments from Board - Is the proposed garage a drive through garage. Applicant responded yes, overhead doors to be installed on each end of the garage. The board questioned as to what the siding would be for the proposed garage and the applicant responded, vinyl siding to match the house.

e. Consideration of requests and conditions

Motion by John Morrie to approve the application as presented second by Evan Champagne with all in favor.

3. Case 2015-012. 110 Lake St. / Mylan Technologies / Parcel 26049110 & 26042020 - Applicant seeks a favorable recommendation for a minor site plan review. Applicant is proposing site changes for pedestrian access and security modifications associated with purchase of 20 Houghton St. This property is located in the (B-1) Business 1 and (S-1) Service Industrial

Districts.

- a. Staff report - The Planning & Permitting Administrator read the account into record and presented plans and directed the board as to what sections of the regulations were pertinent to this application.
- b. Applicant presentation - Presentation by Peter Cross & David Ainsworth consisting of Tasks 1&2 Entrance improvements Lower Welden St. & Task 6 North End Security gate.
- c. Public Comment - None
- d. Questions and comments from Board - E. Champagne questioned the color of the acoustic sound barriers for the chillers. Applicant responded that a color had not been chosen but earth tones were discussed and the applicant and board were accepting of earth tone colors. K. Collin asked if there was a certain percentage of noise that would be reduced by the acoustic sound barriers and the applicant's response was that noise levels are quite variable and that he would hesitate to put any percentage numbers on noise reduction because of this. The number of light poles to be replaced and also the color of the fixtures was questioned. Applicant stated that a total of four poles would be added and that the color of the fixtures would be bronze.
- e. Consideration of requests and conditions

Motion by John Morrie to approve as presented second by Evan Champagne with all in favor.

C. Other Business - C. Sawyer informed the board on the status of his research with other municipalities regarding up-lighting and that his research to date has not revealed much more information than what is in the current proposal. Also discussed was the redistricting of a major portion of Fairfield and Lower Congress streets and new definitions for Medical offices, Pharmacy and Controlled Substance Dispensaries.

1. Approve Minutes

Motion by Evan Champagne to approve the minutes of May 26, 2015 second by John Morrie with two in favor and Katy Collin abstaining.

2. Other - None

D. Public Comment - None

Motion to adjourn at 8:00 pm by John Morrie second by Evan Champagne with all in favor.

Respectfully submitted,
Robin Morrill
Minute Taker