

**Minutes of the St. Albans City Design Advisory Board**  
**Regular Meeting**  
**St. Albans City Hall**  
**100 North Main Street St. Albans, VT**  
**Meeting Date: July 27, 2015**

*Approved August 24, 2015*

Called To Order At: 6:38 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:**

Martin Manahan – Director of Operations & Business Development  
Curtis Comfort - Planning & Permitting Administrator  
Robin Morrill, Minute Taker

**Public Present:**

Donna Howard, Eloquent Page

**A. Open Meeting**

1. Consider any additions or deletions to agenda. NONE

**B. Design Review - Consideration of the following applications:**

1. **10 So. Main St. / City of St. Albans / Parcel 26079010-** Applicant seeks a favorable recommendation for façade renovation. Applicant would like to reconstruct the façade with aluminum framed doors, plate glass windows and James Hardie fiber cement siding. 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 - Martin Manahan representing the owner of 10 So. Main St. provided a paper presentation to each board member. K. Peltier asked M. Manahan to explain how the City has acquired 10 Main St. M. Manahan gave a brief history followed by questions from the Board.

c. Public comment

d. Questions and comments from the Board - J. Tremblay asked if the colors in the proposed photo were to be the actual colors that would be used and if the entry would be recessed. M. Manahan replied yes to both questions. M. Manahan gave the status of the interior of the building as having the structural work, sheetrock, electric and plumbing complete. He stated that the 2<sup>nd</sup> floor was actually a false front and new tinted windows are to be installed on this false front.

e. Consideration of request and conditions

**Motion by KarenMarie Peltier to approve the application as presented with a notation that the façade will be the one pictured in the presentation with the store front that reads ACME TRENDING CO., second by Jack Tremblay with all in favor.**

**2. 12 South Main St. / City of St. Albans / Parcel 26079010** - Applicant seeks a favorable recommendation for façade renovation. Applicant would like to reconstruct the façade with aluminum framed doors, plate glass windows and James Hardie fiber cement siding. 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 - M. Manahan on behalf of Keith Taruski, owner of 12 So. Main St. discussed the current tenants 5 year lease and the owner's proposal for the façade work which will blend with the tenants colors and the removal of the aluminum siding which will be replaced with Hardie Board.

c. Public Comment - None

d. Questions and comments from Board -

e. Consideration of requests and conditions- The Board suggested that the windows be six over six to match those on 10 Main St.

**Motion by Jack Tremblay to approve the application providing the windows are six over six second by KarenMarie Peltier with all in favor.**

**3. 70 North Main St. / The Eloquent Page - Tara Tally / Parcel 23063068** - Applicant seeks a favorable recommendation for façade renovation. Applicant would like to repaint existing façade and trim as well as adding a screen door to an existing jamb on the north side of the building. 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 - Donna Howard, owner of the Eloquent Page was present for questions from the board. Ms. Howard presented a hand out for the Boards approval and explained that there is no cross breeze which is the reason for requesting the screen door.

c. Public Comment - NONE

d. Questions and comments from Board - Jack Tremblay questioned the location of the door and the distance from the threshold to the sidewalk. The applicant stated that the location of the door and that it was approximately 5 feet off the ground. K. Marie Peltier questioned if this door was in their retail space and the applicant stated yes. Paint colors were discussed, the applicant stated the door would be painted the same color as the entrance door to the business. The board suggested that the applicant speak with the Fire Safety inspector regarding the wooden screen door being located where she is requesting that it be allowed.

e. Consideration of requests and conditions

**Motion by KarenMarie Peltier to accept as presented with the exception that the screen door be an iron/metal security screen door versus a wooden screen door, second by Jack Tremblay with all in favor.**

C. Other Business -

1. Approve Minutes - Item moved

2. Other - None

D. Public Comment -NONE

**Motion to adjourn at 7:23pm by John Morrie second by Jack Tremblay with all in favor.**

Respectfully submitted,  
Robin Morrill  
Minute Taker