

Minutes of the St. Albans City Development Review Board
St. Albans City Hall
100 North Main Street St. Albans, VT
Meeting Date: June 1, 2015

Approved July 6, 2015

Called To Order At: 6:30 p.m. by Megan Manahan, Chair

Members	Present	Absent
Megan Manahan, Chair	x	
Rebecca Pfeiffer V. Chair		x
Michael Walsh	x	
Gerry Muehl	x	
Jacqueline Deslauriers-Alt		x
Owen Manahan - Alt	x	
Open Seat		

Staff Present:

Curtis Comfort, Planning & Permitting Administrator
Robin Morrill, Minute Taker

Public Present:

Doug Grevatt - Shooters Saloon
 John Morrie - Contractor for Doug Grevatt
 Karl Laroe - property owner 12 Stebbins St.
 Sam Wunsch

A. OPEN MEETING

1. Pledge of Allegiance
2. Consider any additions or deletions to agenda - NONE

B. DEVELOPMENT REVIEW SECTION

1. Case 2015-009. 30-32 Kingman St. / Shooters Saloon/ Parcel 23048030– Applicant requests approval of a minor site plan amendment. Applicant would like to construct an illuminated deck with roof, stairs and railing at the east side of the existing structure. This property is located in the (B-1) Business 1 District and (DR-1) Traditional Downtown District.

M. Manahan, Chairperson read the account into record. C. Comfort - Planning and Permitting Administrator presented the Staff report. D. Grevatt gave a summary presentation of the Application to the Board. M. Manahan questioned the wording in the application “illuminated deck”, the applicant stated that the deck its self would not be illuminated but that there would be

lighting for the deck. Deck walls construction questioned by M. Manahan as to being solid or having slats/spaces. Applicant clarified that the walls would be solid with no spacing between materials. O. Manahan questioned hours of operation, the applicant stated that Sunday through Wednesday it would open at 11:00 am, Thursday would be 1:00 pm and Friday & Saturday 2:00 pm., O. Manahan questioned if music would be on the deck, applicant responded no. Seating capacity was questioned, applicant responded approximately 20 person capacity. M. Manahan asked if there would be a bar on the deck. The applicant responded no. M. Walsh clarified deck access points.

The hearing was closed at 6:45 pm.

2. Case 2015-010. 12 Stebbins St. / Karl Laroe / Parcels 26082012 - Applicant requests approval of a minor site plan. Applicant would like to construct an 8 space parking lot. This property is located in the *(B-1) Business 1 and (DR-1) Traditional Downtown Districts*.

M. Manahan, chairperson read the account into record. C. Comfort - Planning and Permitting Administrator presented the staff report. Karl Laroe gave a summary of his application followed by questions from the board. Applicant clarified that the application is not proposing any parking sign. Curb cut increases were questioned by M. Walsh, applicant confirmed the increases and stated that he will be having conversation with Alan Robtoy regarding curb cuts. O. Manahan questioned the applicant if he was prepared to have snow removed off site if necessary. Applicant stated "yes".

Public comment by Sam Wunsch regarding property sale specifics in the sale of 12 Stebbins St. property to K. Laroe. M. Manahan responded that the DRB has no jurisdiction over the specifics of the sale.

The hearing was closed at 7:02 pm.

C. OTHER BUSINESS-

1. Planning and Development updates. C. Comfort reported that the Owls Club had been demolished and an excavation permit was applied for today for the site. JC Penney renovation permit states Personal Service as the intended use after renovation.

2. Enforcement Updates. C. Comfort reported on Spruce St. & 211 Lake St.

3. Approval of Meeting Minutes – D&V

Motion by Gerry Meuhl to accept the Minutes of March 2, 2015 second by Owen Manahan with all in favor.

5. Other

M. Manahan asked C. Comfort to confirm that City Council had approved the reduction of the DRB board members to five. C. Comfort to research.

D. PUBLIC COMMENT

NONE.

Motion to move into deliberative session at 7:14 pm by Owen Manahan , second by Gerry Meuhl with all in favor.

Respectfully submitted,
Robin Morrill
Minute taker