

Minutes of the St. Albans City Development Review Board
St. Albans City Hall
100 North Main Street St. Albans, VT
Meeting Date: July 6, 2015

Approved September 14, 2015

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

Members	Present	Absent
Megan Manahan Bliss, 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:

See attached Sign in Sheet

A. OPEN MEETING

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

B. DEVELOPMENT REVIEW SECTION

1. **Case 2015-011. 133 North Main Street /14th Star Brewery / Parcel 11063139**– Applicant requests approval of a major site plan amendment. Applicant would like to construct trellised roof, corner walls and fencing at the South side of the existing structure. This property is located in the (B-1) Business 1 District and (DR-1) Traditional Downtown District.

M. Manahan, Chair, read the account into record and swore in those giving testimony. C. Comfort - Planning and Permitting Administrator presented the Staff report.

The applicants were present and took questions from the Board. R. Pfeiffer questioned if a full site plan had been submitted. Applicant responded no, because today was when they found out that it was requested/required. R. Pfeiffer asked what the hours of operation for the patio would be and

the applicant responded that they would be the same hours as the brewery. M. Manahan questioned the relocation of the one handicapped parking space and the applicant stated that the new space would be on the west side of the building where the handicapped ramp is presently. G. Muehl questioned if the patio would have wheelchair access, the applicant's response was yes. M. Manahan questioned the seating capacity, applicant stated that the max capacity would be 36. G. Muehl asked what months the patio would be used and the applicant stated mid April thru mid October weather cooperating. R. Pfeiffer questioned whether the traffic would have to be rerouted coming into the parking lot because of the location of the patio and the applicant response was no, there is no change in traffic flow or direction.

Public Comment: Carlton Graves on behalf of the First Baptist Church 29 Congress St. questioned the hours of operation and if there would be music on the patio, the applicant stated Tuesday through Saturday 4:00pm to 10:00 pm. and that they may possibly put speakers on the patio. Mr. Graves stated that the hedges that act as a buffer between the properties are not looking healthy and do not serve the purpose that they were intended for as a noise and visual barrier and questioned whether the hedges could be replaced. The applicant stated that she would be opposed to a condition to install new hedging because if the hedging did not work for the purpose intended what would be required of them next. C. Comfort is to research files to see who originally installed the hedges and their intended purpose.

The hearing was closed at 6:45 pm.

2. Case 2015-012. 110 Lake Street / Mylan Technologies / Parcels 26049110 & 26042020 - Applicant requests approval of a minor site plan amendment. Applicant is proposing site changes for pedestrian access and security modifications associated with the purchase of 20 Houghton Street. This property is located in the *(B-1) Business 1 and (S-1) Service Industrial Districts*.

M. Manahan, chairperson read the account into record and swore in those giving testimony. C. Comfort - Planning and Permitting Administrator presented the staff report.

P. Cross of Cross Consulting Engineers, P.C. gave a presentation on various tasks of the project. R. Pfeiffer questioned if the plans presented were the most current plans available and P. Cross stated, yes and explained that the Merger of properties would require several changes to the campus. Tasks reviewed included the following: Tasks 1&2 Entrance Improvements on Lower Welden Street, Task 3 Turnaround, Task 4 Relocate two chillers and construct Connector Drive, Task 6 North End Security Gate, Task 7 Utility undergrounding, Task 8 Pedestrian Path and Security Entrance and Task 10 Houghton Street Sidewalk & Pavement Markings. There were several general questions from Board members clarifying items on each task. G. Meuhl questioned the effect of extra traffic on Lower Welden Street and P. Cross responded that the updated traffic study stated that the additional traffic would have less affect on Lower Welden Street than it would on Lake Street.

The hearing was closed at 7:44 pm.

3. Case 2015-013. 113 Fairfield Street / Northwest Medical Center / Parcel - 14031131. Applicant requests approval of a major site plan amendment. Applicant is proposing to add 14,000 ft² of clinics, reconfigure and expand parking areas, and shift a portion of the access drive that circles the main building. *This property is located in the (MI) Medical Institution District.*

M. Manahan, chairperson read the account into record and immediately recused herself from the

hearing. R. Pfeiffer, V. Chair proceeded to officiate the remainder of the hearing and swore in those giving testimony.

The applicant's representatives gave their presentation on this case detailing the plans. R. Pfeiffer questioned if there was a detailed landscaping plan and the applicant stated that there is a variety of landscaping around the campus but it was not prepared by a landscaping engineer. Parking light poles height was questioned and applicant stated pole height would be 20'. R. Pfeiffer questioned what phase of the project would include the underground utility work and the applicant responded that utility work would be completed during this phase of the project.

Public Comment: A neighboring resident asked NMC representatives what is the plan for storm water runoff with the increase in impervious surfaces since the municipal system cannot handle the run off now. Applicant stated that with the systems that they have planned for the site they feel that there will be no additional run off and that the storm water pond would be taking on the majority of run off. Dr. Richard Dickinson also provided comment on the case.

The hearing was closed at 8:25 pm.

M. Manahan returned as Chair for the remainder of the meeting.

C. OTHER BUSINESS-

1. Planning and Development updates. The City has secured a grant in the amount of \$10,000.00 from Vermont Urban & Community Forest to provide software and software training, to take inventory as well as photograph, identify describe and grade all of the City's trees.
2. Enforcement Updates. Updates discussed are as follows: 211 Lake St., 12 Congress St., 14 Stebbins St. & 17 Newell Court
3. Approval of Meeting Minutes – D&V

Motion by Gerry Meuhl to accept the Minutes of June 1, 2015, second by Mike Walsh with 3 favor and Rebecca Pfeiffer abstained.

5. Other - New Hard Copy of the Regulations need sections 3,4 & 5 added. 3 ring binders to be ordered.
6. Questions and clarification from Board members on issues presented. NONE

Motion to move into deliberative session at 8:35pm by Mike Walsh , second by Gerry Meuhl with all in favor.

Respectfully submitted,
Robin Morrill
Minute taker

St Albans Development Review Board - Regular Meeting

6-Jul-15

Thank you for attending. Please sign in

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