

Minutes of the St. Albans City Development Review Board
St. Albans City Hall
100 North Main Street St. Albans, VT
Meeting Date: September 14, 2015

Approved October 5, 2015

Called To Order At: 6:32 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:

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. Pledge of Allegiance
2. Consider any additions or deletions to agenda - Item #1 Case 2015-013 withdrawn by applicant. Item #3 Case 2015-15 recessed until 10-3-15

B. DEVELOPMENT REVIEW SECTION

- 1. Case 2015-013. 229 North Main Street /Kathryn Battles-Schmidlen/Parcel 110632299–**
 Applicant requests a conditional use approval. Applicant intends to utilize space at the property at 229 North Main Street to operate and art therapy and psychotherapy clinic. This property is located in the (B-2) Business 2 District and (DR-3) Residential Districts. **Case withdrawn by applicant.**
- 2. Case 2015-014. 43 Lake Street / City of St. Albans / Parcels 23049043 -** Applicant requests approval of a minor site plan review. Applicant would like to construct a 5 story, 84 room hotel. This property is located in the (B-1) Business 1 and (DR-1) Traditional Downtown 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. Peter Garceau and Pat Cross of Cross Consulting Engineers gave a presentation of the overall site plan, followed by landscape plans. R. Pfeiffer questioned the site lot size. Although the information pertaining to lot size was not immediately available, after calculation, it was determined to be approximately 1/3 acre. R. Pfeiffer questioned if the intent of the landscaped area is to help provide some infiltration or will it drain to the yard drains. Applicant's representative responded that both infiltration and drain to the yard drains was intended. M. Manahan questioned the east wall and that it appeared to be outside of the property boundary line. Pat Cross explained that the line had to be shifted 2' to the east so as not to interfere with the foundation of the building at 45 Lake St. on the west side of the proposed plans. M. Manahan questioned the distance between the proposed Hotel west wall and the east wall of the property at 45 Lake St. Applicant's representative responded that the space would be approximately 2 feet between buildings. M. Walsh questioned if that space would be gated between the proposed Hotel and the property at 45 Lake St. Applicant's representative explained that eventually there will be something to prevent pedestrians from gaining access to that area but it was not determined what that would be at this point. A solid wall was discussed briefly to enclose the space between building.

Applicant's representative Steve Roy of Wiemann & Lamphere presented and gave an overview of Site Context, Exterior Materials, Building Elevations, Landscape Features, Main Floor Plan and Signage. M. Manahan questioned the materials on the north facing pool exterior wall of the building. Applicant responded that the north facing exterior wall is a blank wall consisting entirely of metal siding of clapboard style. M. Walsh questioned if the DAB had comments on the two upper floor windows selected. Applicant's representative responded that the DAB had not seen this view, and that this is a modification from the plans submitted to the DAB. M. Walsh questioned the color accuracy of the material samples presented. Applicant's representative presented actual color samples and clarified which colors pertained to each material being proposed. M. Manahan questioned rear access to buildings and the Applicant's representative stated that it would be card access. M. Walsh questioned parking in the garage for hotel patrons. C. Sawyer explained that it would be a floating allowance of 105 spaces and patrons could park on any floor. Specifics of how the parking would be handled have not been finalized, it was suggested that the cards would expire at the end of the patrons stay at the Hotel. R. Pfeiffer questioned the height elevation of building with the mechanicals. The Applicant's representative's response was inconclusive. The height elevation was determined later in the meeting. Construction schedule is slated to begin April of 2016 with a completion date of May 2017. M. Manahan questioned the plan for the disruption of traffic for Lake Street. Discussion on closing the first block of Lake or one way traffic heading east was briefly discussed. R. Pfeiffer questioned snow removal, Applicant's representative stated that some areas would have to be removed and transported off site.

Public comment: Design advisory board member Katy Collin spoke regarding the DAB's concern with the metal siding and stated that it is not an a recommended material for the historic district. K. Collin also questioned the staging area for materials. Applicant's representative said that an offsite staging area was being considered.

The hearing was closed at 7:44 pm.

3. Case 2015-015. 213 South Main Street / Cadillac Motel/ Parcel - 26079207. Applicant seeks a favorable recommendation for a major site plan amendment. Applicant would like to renovate 2 existing buildings as extended stay and condominium units as well as constructing new 7 and 12 unit dwellings on the parcel. This property is located in the (B-2) Business 2 and (DR-4) Gateway Districts.

Applicant has formally requested a recess until October 5, 2015

C. OTHER BUSINESS-

1. Planning and Development updates. C. Sawyer - A Planning Commission meeting is scheduled for 9-21-15 for rules regarding the new district affecting Fairfield St. and Lower Congress St.

The Board Celebration is in the planning stage, is slated for mid November and will likely be held at the Bliss Room due to City Hall renovations.

2. Enforcement Updates. Updates discussed are as follows:
211 Lake St.
17 Ewell Ct.
14 Stebbins St.

3. Approval of Meeting Minutes – D&V

Motion by Rebecca Pfeiffer to accept the Minutes of July 6, 2015 as amended, second by Jackie Deslauriers with all in favor.

5. Other -

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

Motion to move into deliberative session at 8:05 pm by Rebecca Pfeiffer, second by Gerry Muehl with all in favor.

Respectfully submitted,
Robin Morrill
Minute taker

