

Minutes of the St. Albans City Planning Commission
St. Albans City Hall
100 North Main St. St. Albans, VT
Meeting Date: October 20, 2014

Approved November 17, 2014

Called To Order At: 6:30 pm by Chris Dermody, Chair.

PC Members	Present	Absent
Chris Dermody, Chair	x	
Jackie Deslauriers	x	
David Barber, V. Chair	x	
Peter Ford		x
Ryan Doyle	x (left before item #3)	
Michael Gawne	x	
Tom Murphy	x	

Staff Present:

Chip Sawyer, Director of Planning & Development
Greta Brunswick -Northwest Regional Planning Commission
Taylor Newton - Northwest Regional Planning Commission
Robin Morrill, Minute Taker

Public Present:

None.

AGENDA

1. Discuss any additions or deletions to agenda. - D&V

M. Gawne questioned if there should be an item of “Old business” on future agendas. C. Dermody mentioned our list of action items as a way of tracking business.

D. Barber suggested tabling item #3 until Ryan Doyle and Peter Ford are present. No action.

No other additions or deletions suggested.

2. Update on Housing Study - Presentation by T. Newton - Northwest Regional Planning Commission discussing the following survey questions and data gathered on the following topics, data sources, tenant & landlord response percentages, numbers of residential rental properties & rental units, specific data regarding rental housing inventory, rental structures by type, age of rental units, rental vacancy rate, rental housing availability, age and marital status of renters, single family home to multi family home conversions, market rental rates by unit type and unit size, rent price Market vs. Subsidized Apartments, rental housing affordability, subsidized housing, the current housing stock in the City, homeownership inventory, for sale vacancy rate, home prices in the community and supportive housing currently available.

Next steps for housing study:

Results of Survey First Draft January-2015

Results of Survey Second Draft March 2015

Final report April-2015

Throughout the presentation, board members commented, made suggestions and questions were addressed by T. Newton. C. Dermody questioned as to whether the City should ask the non-respondents in the larger multi units why they did not respond to the survey. C. Sawyer agreed that a Stakeholders Meeting that might address that issue should be considered at the very least. D. Barber requested copies of the subsidized housing unit size and location map.

Ryan Doyle excused himself from the meeting for another obligation.

3. Discuss proposed revisions re: gas stations and submission of Planning Commission report - D&V.

C. Sawyer distributed copies of Proposed Revisions to the Land Development Regulations, which included changes made based on City Council input. A brief overview of the history of Section 415 was given so that M. Gawne would have a better understanding as a new board member. The City Council asked for significant revisions to the proposal and C. Sawyer discussed these changes. Discussion on each change proposed. David Barber was adamant that he was not in agreement with the proposed changes and voiced his concerns abundantly. M. Gawne said the changes were an improvement and additional changes would be addressed in subsequent revisions to the regulations.

Motion by David Barber to table item #3, no second, motion fails.

Motion by Michael Gawne to accept the proposed changes as presented, seconded by Tom Murphy with 4 in favor and David Barber opposed.

4. Discussion on Zoning Re-Write Project.

The re-write project continues and is behind schedule.

5. Other Business

a. Approval of Minutes - D&V

b. Project Updates.

c. Other

All Other Business items effectively tabled by Chair C. Dermody by asking for a Motion to Adjourn.

6. Public Comment
No public present.

Motion to adjourn at 8:55 pm by Michael Gawne, second by Tom Murphy with all in favor.

Respectfully submitted,
Robin Morrill
Minute Taker