

Minutes of the St. Albans City Planning Commission
St. Albans City Hall
100 North Main St. St. Albans, VT
Meeting Date: December 15, 2014

Approved February 16, 2015

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	
Michael Gawne	x	
Tom Murphy		x

Staff Present:

Chip Sawyer, Director of Planning & Development
Curtis Comfort, Planning & Permitting Administrator
Robin Morrill, Minute Taker

Public Present:

See Attached Sign in Sheet

AGENDA

1. Discuss any additions or deletions to agenda. NONE proposed.

C. Dermody stated that Item #3 of the agenda needs correcting in that, item (b) should be discussion only and not a vote to approve the proposed revisions.

2. Introduce new Planning & Permitting Administrator . Chip Sawyer introduced Curtis Comfort, the City of St. Albans' recently appointed Planning and Permitting Administrator.

3. Proposed revisions to Land Development Regulations, multiple sections concerning creation of Medical Institution District.

a. Public Hearing - C. Dermody and M. Gawne both stated their relationship with NMC and asked the public if there were any opposition to these relationships. Both stated that they would gladly recuse themselves should there be opposition. No opposition from the public was

voiced.

b. Discuss Planning Commission edits to proposal and report D&V.

Discussion Only per C. Dermody due to a mailing to the neighboring residents of NMC stating that the public hearing was to be held on December 8th, versus December 15th. C. Dermody feels that due to this there should not be a vote on approval held at this meeting, allowing the public adequate time to read and understand the memorandum dated 12/10/14 which included the 76 page Planning Commission report and proposed revisions for the creation of a new Medical Institution District for Northwestern Medical Center.

C. Sawyer described that the Hospital is now a legal non conforming use in the LDR district, and that the City's Regulations do not reflect the current state of the setting or the future goals of NMC. The City is faced with either allowing NMC to remain a legal nonconforming use in the LDR district, enable hospital use in the LDR zone across the board or to create a special district. C. Dermody discussed specific concerns that neighbors of Northwest Medical Center have with the designation of a Medical Institution Zone. Neighboring resident concerns addressing environmental impacts, light and noise levels coming from the hospital campus, the preservation of green space as well as the specific and or unique rules needed for a Medical Institution District were discussed. Board members concerns regarding a proposed Medical Institution zone as described by C. Dermody are as follows; buffering, zoning designation/name, lot coverage area and percentages, height limits/requirements, utility penthouses, conditional/supplemental uses, sound limits, sight lines and view sheds, design standards, institutional form and working with the Town of St. Albans in the creation of this new District. Allowable decibel readings were discussed in depth for the current LDR district as well as what would be allowable in the Medical Institution District.

C. Sawyer presented the Planning Commission report and proposed revisions for the creation of a new Medical Institution District for Northwest Medical Center and briefly went through the entire 76 page report. It was announced that the report is available for public review on the City's website.

Questions and suggestions from Board members regarding the report include; C. Dermody stated that the language "Planned Community Facilities" needs to be defined. D. Barber questioned what uses would be allowed for neighboring properties should the hospital make property purchases in the future. C Sawyer stated that the uses would be determined by the district that the properties are in. M. Gawne stated that the language "Access Drive" needs to be defined. P. Ford stated that a 10' buffer would be an issue and increasing setbacks were discussed.

Peter Cross of Cross Consulting stated that parking is currently a critical issue and that additional parking would be addressed in the near future. Conversations ensued regarding what types of surveys if any had been done to determine exactly how many additional parking spaces would be needed, underground versus above ground parking, statistics on the number of parking spaces per bed, and storm water runoff including the impact of more run off to residents that currently see runoff issues.

Peter Cross discussed the parking spaces and the fact that parking is located in both St. Albans City and St. Albans Town. R. Doyle discussed the parking for a Medical Institution being adequate so that parking for that district would not spill out into other districts. R. Doyle briefly discussed way finding signage. M. Manahan suggested that in the future, any additional air handling units be placed on the eastern side of the NMC campus to address potential noise issues.

There was a discussion about Planning Commission acceptance of the Planning Report on the proposed revisions, but no vote.

4. Review of City noise ordinance. The ordinance was reviewed as part of the discussion on agenda item #3.
5. Other Business
 - a. Discuss date of January PC meeting due to MLK holiday. Meeting to be 1-19-2015
 - b. Municipal Planning Grant with Town for storm water rules. No Discussion
 - c. Action Item List. No Discussion
 - d. Housing Study Update No Discussion
 - e. Approval of minutes - D&V Item moved to next meeting.
 - f. Other - C. Sawyer announced that the City has received a grant to work with the Town of St. Albans on Storm Water Rules.
 - g. Questions and clarifications from Commission Members on issues presented. None
6. Public Comment
 - a. Questions and clarifications from Commission Members on issues presented. None

Motion to adjourn at 8:56pm by Michael Gawne, second by Jackie DesLauriers with all in favor.

Respectfully submitted,
Robin Morrill
Minute Taker

