

Minutes of the St. Albans City Planning Commission
St. Albans City Hall
100 North Main St. St. Albans, VT
Meeting Date: May 18, 2015

Approved June 15, 2015

Meeting Called To Order At: 6:02 pm by Chris Dermody, Chair.

PC Members	Present	Absent
Chris Dermody, Chair	x	
Jackie Deslauriers	x	
David Barber, V. Chair	x	
Michael Gawne	x	
Tom Murphy		x

Staff Present:

Chip Sawyer, Director of Planning & Development
Robin Morrill, Minute Taker

Public Present:

Jeff Bean
Jeff Young
Taylor Newton - Northwest Regional Planning Commission

AGENDA

1. Discuss any additions or deletions to agenda. - NONE
2. Consideration and prioritization of possible revisions to Land Development Regulations.

C. Sawyer discussed the proposed new assignment of three properties into the B-2 District and the possibilities that could come forward if these properties were changed from LDR to B-2. Planning Commission members were given handouts comparing the LDR with B-2 Districts sections 304 & 306.

C. Dermody suggests that C. Sawyer explore a B-3 District. Jackie Deslauriers asked C. Sawyer what the criteria would be for creating a new district? C. Sawyer stated, taking into consideration what is currently surrounding the area and what could potentially be accepted into that new area. These considerations would allow the creation of a new District.

M. Gawne suggests that C. Sawyer come back with some transitional zone somewhere between low density, high density and business districts.

3. Recess at approximately 6:30 pm:

A Quorum of the Planning Commission attended the St. Albans City Council meeting in City Hall at 6:30 pm for a public hearing on proposed revisions to the Land Development Regulations.

4. Presentation of Housing Study report

C. Sawyer presented an Executive Summary on the six study questions in correlation with the Housing Study findings and suggested that housing needs should be addressed on a case by case basis. Discussion on occupation and utilization of current buildings. D. Barber suggested applying for grants for elevators for upper floors of buildings that could potentially be housing in floors above street levels. C Sawyer stated that rules need to be made that make the City an attractive place for not only new renters/homeowners but also developers.

J. Bean spoke on subsidized housing mentioning the adverse reactions on the community as well as the additional responsibilities imposed upon community services.

T. Newton representing NRPC gave an overview of The Housing Study Report

5. Resume consideration and prioritization of possible revisions to Land Development Regulations. No discussion

6. Other Business

- a. Action item list - no discussion
- b. Approval of Minutes - Item tabled
- c. Other -no other business

7. Public Comment

None.

Motion to Adjourn at 9:04 pm by Michael Gawne, second by David Barber with all in favor.

Respectfully submitted,
Robin Morrill
Minute Taker