

**Minutes of the St. Albans City Planning Commission**  
**St. Albans City Hall**  
**100 North Main St. St. Albans, VT**  
**Meeting Date: September 21, 2015**

*Approved October 19, 2015*

Meeting Called To Order At: 6:00 pm by C. Dermody, Chair.

<b>PC Members</b>	<b>Present</b>	<b>Absent</b>
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 Young  
Mary Cronin

**AGENDA**

1. Discuss any additions or deletions to agenda. NONE
2. Public Hearing for proposed revisions to Land Development Regulations concerning districts for lower Congress St. and upper Fairfield St., Medical Office definitions, and other related changes.
  - a. Presentation of proposal - C. Sawyer gave a presentation and a complete overview of all changes to the proposed revisions to the Land Development Regulations.
  - b. Public Comment - Jeff Young voiced his concerns regarding the BNT creeping into neighboring districts in the future.
  - c. Close hearing. Hearing closed at 6:41 pm.
  - d. Discuss any changes to proposal before submission to City Council. D&V

M. Gawne requested that the following be added to the report for the proposed amendments:

Explanation of proposed amendments

Purpose

Findings

Typos addressed, revised and form adjustments made.

There was also board discussion for limited edits to the proposed amendments.

**Motion by Michael Gawne to accept the proposed revisions and report concerning districts as amended, second by Jackie Deslauriers with all in favor.**

3. Public Hearing for proposed revisions to Land Development Regulations concerning standards for uplighting.

a. Presentation of proposal - C. Sawyer gave a presentation and a complete overview of all changes to the proposed Land Development Regulations concerning standards for uplighting.

b. Public comment -J. Young voice concerns regarding the 1100 lumen bulb maximum in that it may not be enough illumination for certain applications.

c. Close hearing. Hearing closed at 7:05 pm

d. Discuss any changes to proposal before submission to City Council. D&V

D. Barber - discussed the term “certification” used in the regulations and discussed the qualifications of the certifying individual. Agreement between board members to strike master electricians and lighting designer as qualified individuals.

M. Gawne - requested that the following be added to the report:

Explanation of proposed amendments

Purpose

Findings

Typos addressed, specific language stuck, revisions and form adjustments made.

**Motion by Michael Gawne to accept the proposed revisions and report concerning standards for uplighting as amended, second by Jackie Deslauriers with three in favor and David Barber opposed.**

4. Discuss other potential amendments to Regulations.

Discussion on the large amount of topics left to review regarding potential amendments to the Regulations. A mutual agreement was made that board members would contact the Planning Commission Chair, and the Chair would convey to the Director of Planning and Development

the order in which the bucket list would be addressed and future Planning commission agendas to reflect topics to be discussed.

5. Other Business - No other business.

a. Approval of Minutes -

**Motion by Michael Gawne to approve the minutes of August 17, 2015, second by Jackie Deslauriers with all in favor.**

b. Other - none

8. Public Comment - None

**Motion to Adjourn at 7:40 pm Michael Gawne, second by David Barber with all in favor.**

Respectfully submitted,  
Robin Morrill  
Minute Taker