

Minutes of the St. Albans City Design Advisory Board

St. Albans City Hall

100 North Main St. St. Albans, VT

Meeting Date: September 26, 2016, 6:30 PM

FINAL

Board Members	Present	Absent
Katy Collin, Chair	x	
John Morrie, V. Chair	x	
Jack Tremblay	x	
Evan Champagne	x	
KarenMarie Peltier	x	
Stephen Poston Alt.	x	

Staff Present

David Southwick, Planning & Permitting Administrator

Chip Sawyer, Director of Planning & Development

Robin Morrill, Minute Taker

Public Present

Melissa Wagner

Jason Bruley

Bud Bruley

A. OPEN MEETING Meeting called to order at: 6:35 p.m. by Katy Collin, Chair

1. Consider any additions or deletions to agenda. NONE

2. Introduction of new Planning & Permitting Administrator – Dave Southwick introduced himself to the Board members.

B. Design Review – Consideration of the following applications:

1. 26 South Main Street / Downtown Cuts/ Parcel 26079024 - Applicant seeks a favorable recommendation to remove an existing addition and replace with an expanded addition. This property is located in the *(DR-1) Traditional Downtown Design Review District and the St. Albans Historic Districts*

- a. Staff report – no report.
- b. Applicant presentation – Plans were available for the Boards review and M. Wagner, Owner was present.
- c. Public comment – no public comment
- d. Questions and comments from Board – K. Collin questioned if there was a floor plan available. D. Southwick gave the floor plan sheet to the board for review. J. Morrie questioned the distance between the proposed addition in relation to Build a Bagels exhaust fan. Applicant responded that it was at least one parking space in width between the proposed addition and the fan. E. Champagne questioned if there were lighting outside, the applicant responded no, and E. Champagne stated there would need to be one at the ADA ramp, the applicant agreed. K. Collin discussed the traffic flow going into the proposed addition and the applicant stated staff only would be using the entrance. J. Tremblay questioned the color of the vinyl siding, and the applicant responded Charcoal Gray with Herringbone trim. Evan Champagne questioned the roof material, the applicant responded black corrugated steel. S. Poston questioned if gutters would be installed and the applicant responded that it would remain as is, draining on the parking area, sloping away from the buildings. J. Tremblay asked if the stairs and lattice color will compliment the proposed siding colors, the applicant responded that they will probably be pressure treated wood which will eventually be painted and the lattice may not remain as the air conditioning compressor may be installed there. E. Champagne questioned if shutters would be installed and the applicant responded yes, and that they would be custom wrought iron. E. Champagne questioned the type of windows and the applicant responded vinyl windows. K. Collin questioned if the lights indicated on the plans are actually present on the addition and the applicant responded yes. J. Morrie questioned if there would be any penetration to the existing roof, the applicant responded that there would not be. J. Morrie also questioned if a foundation would be under the proposed addition. Applicant responded there is still discussion regarding a foundation. J. Morrie questioned sinks for the pedicure stations, Applicant stated that the pedicure stations are plumbed. J. Morrie discussed freezing pipes and suggested the applicant seriously consider a foundation versus footings and sonatubes.
- e. Consideration of request and conditions

Motion by, Karen Marie Peltier to approve as presented including adding a light in the alley way, second by Stephen Poston with all in favor.

2. 18-20 North Main Street / JLD Properties of St. Albans, LLC / Parcel 23063018 – The applicant seeks a favorable recommendation to remove an interior balcony, a new rear deck with stairs, and to reintroduce 2 windows and a door at the rear of the first floor. *This property is located in the (B-1) Business 1 District, (DR1) Traditional Downtown Design Review District and the St. Albans Historic District.*

- a. Staff report –no report.
- b. Applicant presentation – Jason Bruley presented, reviewing the project specifics from floor plans, and photographs provided to the board.
- c. Public comment –No public comment.

d. Questions and comments from Board – J. Tremblay questioned if the AC unit would remain where it currently is and Mr. Bruley stated that it would be removed and not relocated. Evan Champagne questioned if there were more details for the deck construction. Mr. Bruley did have a drawing of the deck for the board to review. The board questioned the stairway/deck materials, Mr. Bruley responded that the framing would be a combination of steel and pressure treated wood. J. Tremblay questioned paint colors and the applicant responded it would be stained similar Twiggs deck. J. Tremblay questioned if there was lighting proposed and Mr. Bruley stated that they would need to add lighting to the plans. John Morrie stated that adding a light under the deck should be considered and E. Champagne stated that the entire passage way should be illuminated. The applicant agreed.

e. Consideration of request and conditions.

Motion by J. Tremblay, to approve as presented with the addition of lighting that will illuminate the staircase in its entirety, second by Karen Marie Peltier, with all in favor.

3. **34 North Main St. / JLD Properties of St. Albans, LLC / Parcel 23063034** – The applicant seeks a favorable recommendation to replace existing windows on the 2nd, 3rd and 4th floors. *This property is located in the (B-1) Business 1,(Dr-1) Traditional Downtown Design Review District& the St. Albans Historic District.*

a. Staff report – D. Southwick stated that the DRB has given a favorable recommendation for the proposed project that the applicant is presenting.

b. Applicant presentation –Jason Bruley reviewed and outlined the project specifics included in documents provided to all board members. Mr. Bruley stated that the arches will be non operational fixed glass. The window frame color is Mallard Green.

c. Public comment – no public comment

d. Questions and comments from Board – Mr. Bruley approached the board and clarified several (inaudible) questions from the board members regarding specifics on windows from drawings presented. K. Collin questioned the completion date and Mr. Bruley stated that as soon as they get approval they will start and have hopes of completing it this year providing the weather is compatible with working conditions. Mr. Bruley stated that during the construction there would be a pass through staging and that the public will be protected from the construction process. E. Champagne questioned the condition of the brick on the building, Mr. Bruley stated that after inspection and conditioning by Bruno & Alpine Restoration it was found that the brick is in excellent shape.

e. Consideration of request and conditions.

Motion by J. Tremblay, to approve as presented adding lighting for doorways, second by John Morrie, with all in favor.

C. Other Business

1. Approve minutes – D&V

Motion by KarenMarie Peltier , to approve the Minutes of August 22, 2016 as presented, second by John Morrie, with four in favor and Evan Champagne and Jack Tremblay abstained.

2. Other – No other business.

3. Questions and clarification from Board members on issues presented. None

D. Public Comment – No public comment

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

E. Adjourn

Motion to adjourn at 7:35 p.m., by KM Peltier, second by Evan Campagne, with all in favor.

Respectfully submitted,

Robin Morrill

Minute taker