

**MEETING MINUTES
ST. ALBANS CITY PLANNING COMMISSION
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
5:30 PM MONDAY, APRIL 17, 2017**

Approved on May 15, 2017

Commission Members Present:

David Barber, Chair
Jackie DesLauriers, Vice Chair
Stan Bradeen
Michael Gawne
Luke Richter, Alternate

Staff Present:

Chip Sawyer, Director of Planning & Development

Public Present:

See sign-in sheet

1. **Open Meeting – Chair D.Barber opened the meeting at 5:37 PM.**
 - a. Discuss additions or deletions to agenda.
There were none.
2. Approval of Minutes.

**Motion by M.Gawne to the approve the minutes of March 20, 2017, as presented.
Second by L.Richter and approved with all in favor.**

3. *CityPlan* Discussion

There was general discussion about the evening's draft of the plan.

Nichole Cunningham asked if a women's center could be added to the plan, and C.Sawyer pointed out where it was included in the draft.

4. Proposed amendments to Land Development Regulations concerning adding parcels to High Density Residential District

Chair D.Barber opened the hearing at approximately 6:00 PM.

D.Barber and other commission members explained some context for the proposed amendment, and then C.Sawyer described the proposal and the staff analysis of the change.

Many of the public attending asked why these particular properties were proposed for the High Density Residential District (HDRD). M.Gawne led commission members in explaining that it stemmed from an initial request to re-zone 12 No. Elm St. and then the Planning Commission wanted to broaden the planning focus, albeit by a 3-2 vote. There was a long conversation amongst both the public and the commission concerning the proposed map.

Members of the public expressed worries about changes to the character of the area, and well as 12 No. Elm, itself.

There was also a conversation about where housing should be added in the City.

Motion by S.Bradeen to cease pursuit of this proposed amendment. Second by J.DesLauriers and approved with 4 in favor and L.Richter opposed.

Motion by S.Bradeen to close the public hearing at 7:14 PM. Second by L.Richter and approved with all in favor.

5. Continue *CityPlan* discussion

Both the City Plan and the report were discussed. There were some edits to the draft of the City Plan, which C.Sawyer recorded in the document. There was general agreement to stick with the schedule of the statutory Planning Commission hearing on May 15.

All agreed to get comments and revisions to C.Sawyer by May 1.

6. Organizational Meeting

a. Nominations for Chair and Vice Chair

M.Gawne nominated David Barber for Chair and Jackie DesLauriers for Vice Chair.

There were no further nominations.

b. Appointment of Chair and Vice Chair

Motion by S.Bradeen to appoint the nominees, David Barber as Chair and Jackie DesLauriers as Vice Chair. Second by L.Richter and approved with all in favor.

7. Other Business.

a. Planning & Development Update.

C.Sawyer reminded the Planning Commission members of the Route 7 project meeting on the 20th at 7:30am and of the opportunity to march with the City banner in the Maple Festival parade.

b. Other.

There was no other business.

8. Public Comment.

No public comment.

Motion by M.Gawne to adjourn at 7:55 PM. Second by J.DesLauriers and approved with all in favor.

Respectfully Submitted,
Chip Sawyer, Minute Taker

