

MEETING MINUTES
ST. ALBANS CITY PLANNING COMMISSION
SPECIAL MEETING TIME AND PLACE
HOLY ANGELS PARISH HALL, 247 LAKE ST, ST. ALBANS, VT
5:30 PM MONDAY, JUNE 17, 2019

Approved July 15, 2019

Board Members Present: David Barber, Chair; Michael Gawne; Stan Bradeen.

Board Members Absent: Luke Richter, Vice-Chair; Amy Paradis.

Staff Members Present: Chip Sawyer, Director of Planning Development, also taking minutes; Wendy Coy.

Public Present: See attached sign-in sheet

1. Open Meeting – Chair D.Barber opened the meeting at 5:39 PM.

- a. Discuss additions or deletions to agenda

D.Barber decided to start with the walk first and approve minute later in the meeting.

2. Conduct a walk of the area, including No. Elm, LaSalle, Spruce, Maple and Lake Streets

The meeting began a walk of the area, including No. Elm St., LaSalle St., Spruce St., Lake St. and Maple St.

No Elm St. Comments:

Why are there no curbs? Speculation that it is due to drainage and/or that City sidewalk projects were not installing new curbs when the work was done on No. Elm.

Is parking the green space a problem? Answer was that there were still a couple spots where cars were habitually parking on the greenbelt.

Residents would like a 4-way STOP at Lake and Elm.

Need to prune a shrub in the greenbelt at 22 No. Elm.

M.Gawne stated that he would like to pursue regulations on the placement of satellite dishes.

Damage to the greenbelt at 26 No. Elm. Trash bins are also an issue here.

Deteriorating porch at 40 No. Elm. Questions about whether the house is being rented and if it is listed on the City rental registry.

LaSalle St. Comments:

Folks said that the street was looking better these days.

Needs a sidewalk on the eastern half.

Spruce St. Comments:

Needs better ONE-WAY and/or DO NOT ENTER signs at LaSalle St.

There are typically tenant issues at 19 Spruce.

Residents would like 21-23 Spruce to be inspected by the City's rental program.

There was interest and questions about the City's design review process for new commercial buildings.

Residents don't want any new noise in the neighborhood.

Complaints about motorists traveling the wrong way on the street. Curb extensions and/or a meander were suggested to calm traffic and enforce the one lane.

Questions about whether the street could be dead-ended near Lake St. and if the vacant lot at the southwest end of the street could be used as a cul-de-sac.

There were complaints about hearing compressor noises from Beverage Mart now that the 7 Spruce garage has been demolished.

Lake St. Comments:

Questions about whether the vacant gas station had new siding installed without a permit.

There were questions about the tire pile on the Midas property and whether snow is being imported to the property during winter months.

Maple St. Comments:

Suggestions for a mid-block dead-end on Maple St. in order to separate the commercial uses along Lake St. from the residential uses to the north.

Is there an outdoor pallet storage fire hazard at 13 Maple?

The City needs to secure the house it owns at Maple and LaSalle.

S.Bradeen stated that he is concerned with the effect of the Handy property parking lot on Maple St. traffic and aesthetics. Is there any way the Maple St. entrance to the lot could be relocated, for the purpose of traffic impacts?

Comments that there needs to be more attention to landscaping for larger commercial lots.

3. Return to the Parish Hall – The meeting returned at approximately 7:00 PM.
4. Discuss proposals and ideas for Land Development Regulations

S.Bradeen gave an overview of the Planning Commission’s recent discussions for the attendees.

There was discussion of needing some sort of commercial-residential transition zone in the Spruce St. area.

5. Approval of Minutes

Motion by M.Gawne to approve the minutes of May 20, 2019 as presented. Second by S.Bradeen and approved with all in favor.

6. Discuss Certified Local Government status

C.Sawyer reviewed the example ordinance for creation of a Historic Preservation Commission.

Planning Commission members were supportive of the effort, but mindful of the extensive professional/personal expertise encouraged for new HPC members.

S.Bradeen would like to use volunteers to update the City’s historic surveys.

7. Other Business.
 - a. Planning & Development update – There were no questions or comments.
 - b. Other.

8. Public Comment.

There was a review of the notes from the walk.

A request that the meeting minutes be sent to attendees.

Complaint about standing water on road and sidewalk on Lake St. near Food City.

Motion by S.Bradeen to adjourn. Second by M.Gawne and approved at 7:40 PM with all in favor.