

**MEETING MINUTES
ST. ALBANS CITY PLANNING COMMISSION
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NO. MAIN ST.
6:00 PM MONDAY, OCTOBER 15, 2018**

Approved on November 19, 2018

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

Board Members Absent: Amy Paradis, Vice-Chair; Jackie DesLauriers

Staff Members Present: Chip Sawyer, Director of Planning Development

Public Present: Travis Weston.

- 1. Open Meeting – Chair D.Barber opened the meeting at 6:00 PM.**
 - a. Discuss additions or deletions to agenda – There were none.
2. Approval of Minutes

Motion by M.Gawne to approve the minutes of September 17, 2018, with an edit to comments about using the entire City right-of-way for sidewalks. Second by L.Richter. No discussion. Motion approved unanimously.

3. Discuss Land Development Regulations

C.Sawyer presented a proposal for a new Gateway Design Review Overlay District on No. Main, So. Main, and Fairfield Streets.

S.Bradeen stated that he would like to see the uses in these areas kept residential and office.

There was a long discussion about the possibilities of being able to more comprehensively present all of the density, use and design standards for the City's districts in one chapter or section of the Regulations. C.Sawyer stated that he would work on an example.

D.Barber asked to have a discussion about the lot coverages allowed on the No. Main St. properties across from the St. Albans Shopping Center and at St. Mary's Parish. Currently the properties are in the Business 1 District with 100% allowed lot coverage.

There was a long discussion on how to redesignate districts and whether So. Main and No. Main should be regulated with the same use and design rules.

4. Other Business.

a. Planning & Development update.

C.Sawyer stated that a municipal planning grant application for a history resources update had been submitted. Also mentioned that the City may want to pursue Certified Local Government status with U.S. Historic Preservation.

C.Sawyer also gave an update on the City's stormwater utility.

i. Kingman Street Project

C.Sawyer discussed the current conceptual designs for the Kingman St. streetscape project.

S.Bradeen would like to make the sidewalk on the south side wider, due to a higher intensity of uses there. L.Richter countered that the northern sidewalk could see just as much use in the future.

M.Gawne would like hedges or other screening installed along the Peoples Trust Company and AN Deringer parking lots.

D.Barber would like to see a building returned to the Peoples Trust Company parking lot. S.Bradeen asked if that lot could be used for public parking.

b. Board appointment process

C.Sawyer summarized that seats would be expiring for S.Bradeen, A.Paradis, and J.DesLauriers.

c. Other.

None.

5. Public Comment.

None. Travis Weston previously stated that he was observing for a class.

Motion by S.Bradeen to adjourn. Second by M.Gawne. No discussion. Motion approved unanimously at 7:47 PM.