

**MINUTES OF THE ST. ALBANS CITY PLANNING COMMISSION / DESIGN
ADVISORY BOARD**

Meeting Date: January 20, 2014

Approved February 17, 2014

PC Members	Present	Absent	Recused	Observe
Chris Dermody Chair	X			
Jeff Bean	X			
David Barber	X			
Peter Ford	X			
Ryan Doyle	X 7:05			
Stacie Callan	X			
Tom Murphy	X			

Staff Present

Michelle Boudreau, Zoning Administrator

Chip Sawyer, Director of Planning & Development

Greta Brunswick, Northwest Regional Planning Commission

Andres Torizzo, Watershed Consulting Associates, Inc.

Public Present

Michelle Monroe

Gordon Winters

Jeff Young

Meeting called to order by Chris Dermody Chair at 6:30 P.M.

A. DESIGN ADVISORY SEGMENT

1. St. Albans Ace Hardware 109 No. Main St. / Parcel # 11,063,119 - Applicant is requesting a positive recommendation to the Development Review Board for changes to a major site plan. The applicant wishes to place a propane filling station on site. This property is located in the DRI – Traditional Downtown District.

Chair C. Dermody, Chair, recessed the Design Advisory Board indefinitely before the application could be heard. Dermody apologized to the applicant for the action.

B. PLANNING SEGMENT

1. Presentation on Draft Stevens Brook Flow Restoration Plan

Chip Sawyer and Andres Torizzo presented on MS4 (Municipal Separated Storm Sewer System) and the permitting required and the goal of the reduction of storm water runoff to ensure the aquatic life in the brooks and streams. A draft Flow Restoration Plan (FRP) and proposed

Best Management Practices (BMPs) were presented. Andres Torizzo identified 25+ sites prioritized with projected costs for each. Extensive questions by board members directed to both Andres & Chip regarding these sites and potential sites that were not considered were also discussed. Andres and Chip explained how the locations of the proposed BMPs were determined based on the impaired watershed and the City's stormwater infrastructure. While many clarifying questions were asked by the Planning Commission and public, very little edits to the document were requested, except to make the map of BMP locations clearer and to correct references to the St. Albans Town Education Center.

2. Zoning Re-Write Project

i. Review Latest Revisions

Greta Brunswick and Chip Sawyer discussed lowering minimum lot size which would reduce the non conforming single family lots.

Discussion on outbuildings & garages attached or detached. No frontage map is included but will be presented at a future date.

Ryan Doyle would like further discussion regarding Height Standards. David Barber discussed different buildings and each story's height IE: 16' ceilings vs. other heights, whereas a 3 story building can actually be the height of a 4 story building.

ii. Joint Meeting with DRB in February

No discussion.

3. Housing Study Update

No sub committee set yet, no staff proposal

C. OTHER BUSINESS

Approval of December 16, 2013 minutes: motion to accept by Ryan Doyle seconded by Tom Murphy all others in favor.

Jeff Bean had questions on the definition of Redemption Ctr. and clarification of such.

Dave Barber presented a map for a proposed Pedestrian and Bike Path from the St. Albans Town Education Center to the Sports Complex, as part of a planning effort in St. Albans Town.

D. PUBLIC COMMENT

No public comment

A motion to adjourn the meeting at 8:42 pm was made by Ryan Doyle and seconded by Peter Ford with all in favor

Respectfully submitted.

Robin Morrill, Minute Taker