

**Minutes of the Planning Commission**

Meeting Date: November 18, 2013    Called To Order At: 6:28pm

PC Members	Present	Absent	Recused	Observed
Chris Dermody, Chair	x			
Jeff Bean	x			
David Barber	x			
Peter Ford	x			
Ryan Doyle	x6:35pm			
Stacie Callan	x			
Tom Murphy	x			

**A.     DESIGN ADVISORY SEGMENT**

- 1. Downtown Cuts/Melissa Wagner – 26 South Main Street/Parcel #26,079,024;**  
Applicant is requesting façade changes to the building. This property is located in the DR-1 Design Review District.

The applicant, Melissa Wagner, has withdrawn her application. She will resubmit at a later date.

- 2. City of St. Albans/St. Albans Parking Garage.** Applicant will be presenting minor changes to the previously approved St. Albans Parking Garage site plan. This property is located in the DR-1 Design Review District.

Peter Cross, Cross Consulting, presented the changes for the St. Albans Parking Garage site plan. Specifically the addition of a stair and elevator tower on the southeasterly corner of the parking garage to better serve future development of an abutting lot; deletion of the east stair tower; addition of walk behind 42-44 Kingman street where one exists currently and not shown on previous plan; relocation of an exterior ground mounted transformer on the north side of the project; minor revisions to the northwesterly stair tower, including the elimination of an exterior door on the north side.

Peter F stated he was unhappy with the elimination of the stairwell to which Peter C explained why they had to do it. Tom M asked about a covered sidewalk by the garage. Peter C stated it could be done but would be costly. It was also explained that all floors of the garage would be open to everyone. Stacie C asked if the door could be moved to meet the walkway. It was explained that there would need to be a step up or down and that only a few people would use it. The lights were discussed (no changes), safety regarding the lights and the sidewalk and that snow removal will not happen on the south end of the garage.

There was a motion by Ryan Doyle for a positive recommendation to the Zoning Administrator for the application as presented. Tom Murphy second. Jeff Bean asked for clarification on the transformer. All were in favor.

**B. PLANNING SEGMENT**

1. **Zoning Re-Write Update and Discussion** – Chip S passed out updates and talked about the parking guide and the infrastructure. Chris D presented some bullet points from the walk that the board took on October 26<sup>th</sup>. There was discussion regarding the Federal Street Connector. Peter F talked about a tree ordinance for the City and creating a tree committee. He would like to see a 1:1 replacement rule. David B spoke about crenellations and that we don't want to lose sight of them when applicants are presented façade changes to their buildings. Chris D discussed the hospital and that he met with Terry Robbins and discussed their landscaping. Jeff B discussed, in depth, how or can infrastructure support use – examples were brought up along with a discussion with Chip S.

**C. OTHER BUSINESS**

1. **Approval of Minutes** – David B made the motion to approve the minutes of 10/21/13, Ryan D second, Peter F abstained with all others in favor.

Ryan D discussed LaSalle Street becoming a one way street and quorums were discussed.

Ryan D made the motion at 7:58pm to close the meeting. David B second with all in favor.

Respectfully submitted,

Michelle Boudreau, minute taker.