

**Minutes of the Planning Commission**

Meeting Date: July 1, 2013    Called To Order At: 6:00 pm

PC Members	Present	Absent	Recused	Observed
Chris Dermody, Chair	x			
Jeff Bean	x			
David Barber	x			
Peter Ford	x			
Ryan Doyle	x			

**A.    DESIGN ADVISORY SEGMENT**

**45 Lake Street – City of St. Albans** – Applicant requests a recommendation to the Zoning Administrator for demolition of the building at 43 Lake Street, the former “Moose Lodge.” This property is located in the DR-1 Traditional Downtown Design Review District.

Chip Sawyer, representing for the City of St. Albans, presented the request for demolition. David Barber felt the cost for the rehabilitation was a little high. There was discussion and confirmation of a statement on page 3 of the Cross Consulting Engineers report. Chip addressed and agreed with the statement. Peter Ford thanked the City of St. Albans for a thorough report.

Motion to approve the demolition of the former “Moose Lodge” was made by Ryan Doyle, second by Jeff Bean with all in favor.

PC Members	Motion	Second	Yes	No	Abstain
Chris Dermody, Chair					
Jeff Bean			x		
David Barber		x	x		
Peter Ford			x		
Ryan Doyle	x		x		

**2. 27-33 Federal Street – City of St. Albans** – Applicant requests a recommendation to the Zoning Administrator for demolition of the attached buildings at 27-33 Federal Street, the former “Brickyard Tavern.” This property is located in the DR-1 Traditional Downtown Design Review District.

Chip Sawyer, representing for the City of St. Albans, presented the request for demolition. Peter Ford stated that if an enforcement code for safety and structure of the building had been enforced years ago it wouldn’t be up for demolition. David Barber asked if there was anything in the building that was salvageable – Chip will see what the City can do to recycle any material that could be saved. Peter Ford addressed page 4 of the Cross Consulting Engineers report about the cost of improvements.

Motion to approve the demolition of the “Brickyard Tavern” was made by Ryan Doyle and second by David Barber with all in favor.

PC Members	Motion	Second	Yes	No	Abstain
Chris Dermody, Chair					
Jeff Bean			x		
David Barber		x	x		
Peter Ford			x		
Ryan Doyle	x		x		

**3. Hold Joint Informational Session with the Development Review Board at approximately 6:30pm.**

The Board recessed at 6:28pm to join the DRB for an informational session regarding the new public garage and state building. Chip Sawyer started off the presentation. David White from White and Burke presented the application for both projects starting with some background information on why this is all happening. Peter Cross presented the plans for the parking garage. Peter Ford asked if there was to be any use of landscaping – Andrea Murray stated there will be no open lawn or greenspace. Discussion of bigger windows, more glass to which Ms. Murray stated it is an energy issue WITH THE State and that the windows would be as submitted. For the garage there was talk of possible precast maple leafs or a locomotive on the walls for the parking garage. Dustin Degree asked specifically where we are with everything. David White stated that we are very close if not all set to go and that we are on a very tight timeline. There was also discussion in regards to the heights of the garage and state building and if you could see them from Church or Fairfield Streets. The next steps were discussed for approvals of the site plans and recommendations needed from the DAB. A motion was made at 7:33pm by Dustin Degree to close the Joint Informational Session. Rebecca Pfeiffer second with all in favor.

**4. Resume Design Advisory Segment**

The DAB/PC board reconvened after a short break at 7:40pm.

**5. 12 Congress Street – Sam Wunsch** – Applicant requests a recommendation to the zoning administrator for façade improvements. This property is located in the DR-1 Traditional Downtown Design Review District.

Steve Wunsch, representing the applicant, explained the rehabilitation activities that have been going on in the building and reasons why the “annex” portion of the building needed to be replaced. Mr. Wunsch also provided visual evidence that the annex was not original to the building.

Peter Ford made the motion to approve the application as submitted with the external view dated July 1, 2013 and brought to the meeting. Second by David Barber with all in favor.

PC Members	Motion	Second	Yes	No	Abstain
Chris Dermody, Chair					

Jeff Bean			X		
David Barber		X	X		
Peter Ford	X		X		
Ryan Doyle			X		

**6. Discuss scheduling of review for upcoming applications**

This topic was covered during the joint presentation with the Development Review Board.

**There was discussion of design recommendations and input for the proposed State office building and parking garage. Recommendations are listed as follows:**

- Extend the glass facade and canopy across the entire first floor.
- Windows are small and seem nondescript. Add sills or other features.
- Brick walls are “blocky” and lack architectural features.
- Add greenery to the roof, especially to mask the mechanical enclosure.
- Add more emphasis to setback variations across different buildings sections along the façade.
- Please supply actual photos of similarly designed building(s).
- Request that the architects meet with Chris Dermody.

**B. OTHER BUSINESS**

There was no other business.

**C. PUBLIC COMMENT**

There was no public comment.

Peter Ford made the motion to adjourn the meeting at 8:25pm. Ryan Doyle second with all in favor.;

Respectfully submitted, Michelle Boudreau, minute taker.