

**MEETING MINUTES
ST. ALBANS CITY PLANNING COMMISSION
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NO. MAIN ST.
6:00 PM MONDAY, NOVEMBER 19, 2018**

Approved December 17, 2018

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

Board Members Absent: Jackie DesLauriers

Staff Members Present: Chip Sawyer, Director of Planning Development

Public Present: None.

1. **Open Meeting – Chair D.Barber opened the meeting at 6:05 PM.**
 - a. Discuss additions or deletions to agenda – There were none.
2. Approval of Minutes

Motion by S.Bradeen to approve the minutes of October 15, 2018, as presented. Second by M.Gawne. During the discussion, D.Barber discussed an image of the former American Legion building that had once sat in the current location of the Peoples Trust Company parking lot on Kingman St., as discussed in the minutes. Motion approved with all in favor, except for A.Paradis abstaining.

3. Discuss Land Development Regulations
 - a. Congregate Housing and proposed boundary change in B1 District

C.Sawyer presented a memo on the possibility of adding congregate housing as a use in the B1 Central Business Subdistrict and to extend the boundary of the B1 District to include the entirety of the parcels at 112-120 Federal St.

S.Bradeen questioned whether senior housing would be suitable at 112-120 Federal. L.Richter stated that he thought it would.

There was discussion on whether residential uses should be encouraged near the Service-Industrial District, as is found often along the Federal St. corridor.

A.Paradis stated her agreement with the proposed B1 District boundary change. There was general Commission agreement.

M.Gawne stated that a senior housing project at 112-120 could “lift up” the general area. D.Barber mentioned that zoning ordinances can be aspirational.

D.Barber asked if the extensions of Hoyt and Hudson St. west of Federal were City rights of way, and C.Sawyer reported that the City had not found any records of that, and they likely belonged to the railroad.

There was a discussion on what the future of the Federal St. corridor should be.

There was discussion about other potential use conflicts in the B1 District, e.g. gas stations next to housing.

S.Bradeen stated that he would support the change to add Congregate Housing to the B1 District, but he urged the Planning Commission to review allowed uses in the B2 District and along Federal St.

There was discussion about the definition of Congregate Housing and whether it needs to be licensed. Examples of Congregate Housing were requested for the next meeting.

It was also requested that the following be discussed at future meetings:

- Uses in the B1 District. Noting that Recreation is not defined.
- Uses along Federal St.

There was general agreement to warn the proposed changes for a hearing at the next PC meeting.

b. Gateway districts

C.Sawyer presented a compilation of regulations specific to the proposed gateway districts on North and South Main St.

S.Bradeen stated that he would like two districts in order to distinguish the northernmost section of No. Main St. from the rest of No. Main, so that most of No. Main would be limited to office and residential uses.

The Planning Commission would like to discuss allowed uses along the B2 corridors.

4. Other Business.

a. Planning & Development update.

C.Sawyer discussed a planning grant awarded for the proposed expansion of the Almond Blossoms Schoolhouse on Lake St.

b. Board appointment process – C.Sawyer gave a summary of next steps.

c. Other – L.Richter asked if there would be a program for hat and mitten donations in Taylor Park this winter. C.Sawyer was unaware of any plans.

5. Public Comment.

There was none.

Motion by S.Bradeen to adjourn. Second by M.Gawne. No discussion. Motion approved unanimously at 7:58 PM.