

**MINUTES**  
**ST. ALBANS CITY PLANNING COMMISSION**  
**REGULAR MEETING**  
**ST. ALBANS CITY HALL, 100 NORTH MAIN STREET**  
**5:30 PM MONDAY, MAY 16, 2022**

*Approved November 21, 2022*

**Commission Members Present:** Denise Smith, Chair (via Zoom); Zachary Nuse; Michael Gawne.

**Commission Members Absent:** Lauren Dees-Erickson, Vice Chair; Amy Burleson;

**City Staff Present:** Chip Sawyer, Director of Planning and Development; Carl Watkins, Minute Taker.

**Members of the Public Present:** Tim Doyle joined via Zoom 06:32pm.

1. Open Meeting – Denise Smith **opened the meeting at 5:32 PM.**
  - a. Introduction of attendees - introductions were made.
  - b. Public Comment on issues not on agenda - none.
  - c. Discuss additions or deletions to agenda – D. Smith expressed Walking Bike Saint Albans Groups’ interest in Route 7 linking the end of the rail train into the city.
2. Regulatory Amendments.
  - a. Presentations and discussion.

Discussed scheduling items  
Discussed updating Names of Residential Districts – No objections – ready to move to public hearing  
***Motion made to move to formal hearing for June – M. Gawne***  
***Second by Z. Nuse***  
***Approved with all in favor***  
***Approved at 5:43pm***

Discussed clarifying uses by number of dwelling units  
M. Gawne suggests addition to include accessory unit on lot to single dwelling unit. M. Gawne also questioned whether it was considered one building or separate buildings for two family dwelling unit. Noted that use allowed only one principle building on lot.  
Discussion of changing word from family to household and using census bureau’s definition of household. Discussions will continue in June.  
***Motion made to move to formal hearing for June and for Chip to present for commission to consider information concerning use of family vs household and whether to have a definition for one single family multi-family or mixed use – M. Gawne***

*Second by Z. Nuse*  
*Motion approved with all in favor*  
*Approved 06:06pm*

Discussed specific subsections for each zoning district in article 3 and adding a disclaimer on the graph to refer to subsection

*Motion made to move forward to hearing in June meeting creating specific subsections for each zoning district – M. Gawne*  
*Motion failed lack of second*

Discussing providing definition for all permitted and conditional uses  
Redo definitions with just M. Gawnes' suggestions for clarification.  
Possible addition of "staffed 24 hrs for a lodging house".  
If one type of use is allowed as a physical care home, all are allowed  
**Holding until next meeting to discuss more with full board**

2. Town Regulatory Amendments – possible discussion at the end.
3. Approval of Minutes – Quorum of those minutes not present. Minutes tabled.
4. General Business.
  - a. Not discussed
5. Commission photo. – Not discussed. Item from previous agenda
6. Adjourn. **Meeting adjourned at 06:24pm due to lack of quorum.**
7. Discussion –  
Town of St. Albans Zoning amendments – on the agenda but no items of concern.  
Nothing of substantial issue for the city.

June public hearing – same format June 20<sup>th</sup>

Tim Doyle joined 06:32pm

Walking Bike Saint Albans Group is interested in walkability to route 7 linking end of rail train into city. Will place in other business and next month agenda.

Could be possible parking issues on the city property.

Intent to creating linkage to commercial district of city

**06:47pm Meeting adjourned.**