

MEETING MINUTES
ST. ALBANS CITY PLANNING COMMISSION REGULAR MEETING
ST. ALBANS CITY HALL, 100 NO. MAIN ST.
6:00 PM MONDAY, AUGUST 21, 2017

Approved September 18, 2017

Commission Members Present:

Chair David Barber, Michael Gawne and Amy Paradis

Commission Members Absent:

Vice Chair Jackie DesLauriers, Luke Richter and Stan Bradeen

Public Present: See attached sign-in sheet

Staff Present: Chip Sawyer, Director of Planning & Development; Wendy Coy, Minute Taker

1. Open Meeting – Informational Meeting called to order at 6:15 pm by D. Barber. Meeting with quorum called to order at 6:30 p.m.

- a. Discuss additions or deletions to agenda - Notice of a meeting NRPC August 30, 2017 5:30 pm 75 Fairfield Street to discuss the updated City Plan. Chair Barber will attend.

2. Approval of Minutes July 17, 2017

- Tabled due to lack of quorum of members present from that meeting.

3. Discuss potential bylaw revisions to protect stream corridors

Chair Barber gave the committee a drawing of what he prefers a stream bed to look like. He believes the Stepped Slope or “Bench” style stream bed would be the best for the Rugg, Stevens and Grice Brooks. This would help with the emergency maintenance of the brooks. The debris needs to be removed as quickly as possible to maintain the capacity of the brook. The Commission would like to investigate whether there are State standards that the DRB could reference. Chair Barber was thinking that if stream is 6 feet, the bench would be 3 feet. C. Sawyer reviewed the new by-law revisions with the Commission. The Commission discussed each point to clearly understand the impact that each definition will have on the residents who live next to the brooks.

Section 1. Intent - The only concern that Member Gawne had with this section was the use of the word “native” when describing the vegetation to be used. The committee felt that the vegetation was further defined in Section 4 and that this word was fine.

Section 2. Definitions The Commission spent time discussing the definition of Top of Bank. They used the drawing that Chair Barber gave the Commission to further understand what the top of bank would be. Member Gawne has some concerns with the definition of the top of the bank. The distance between top of bank and specific distance down would be the stream corridor. Will someone do a site visit to establish top of bank if the resident needs a better definition? So far C. Sawyer has not found a

State standard that would define the top of bank or the stream corridor. C. Sawyer discussed the purpose of a stream corridor district. We need to keep the banks of the stream from eroding during a storm event, not a 100 year storm or 500 year storm event. Chair Barber stated that he saw three purposes for a stream corridor and a flood corridor district. Their purpose is to identify, manage and mitigate. Identify potential issues, manage those issues and mitigate them. There was also concern with the definitions of perennial vs. intermittent streams. It was decided to name the three brooks of Stevens, Grice and Rugg rather than have definitions as portions of the streams do run dry during certain times of the year. Intermittent streams would be identified on a case by case basis. The City has a responsibility to increase the low flow status of the perennial brooks.

The Commission reviewed the rest of the provisions with no serious issues arising. The Commission asked for another month to consider the provisions and then to vote on them. C. Sawyer reminded the Commission that the City has a permit from the state to manage our storm water system which includes managing the water and chemicals going into the Bay. These provisions are designed to help the City find a balance between the existing development as well as doing its best to protect the stream corridor going forward. The City is required by the State of Vermont to adopt rules this year. The provisions will be voted on at the Planning Commission meeting in September. The provisions then need to have two City Council Meetings.

5. Other Business

- a. City Plan – This plan was adopted by the City Council. It now needs to be approved by the Northwest Regional Planning Commission.
- b. Planning and Development Update – No Report
- c. Other – None.

6. Public Comment - None

Motion for Meeting adjournment at 8:00 PM by M. Gawne. The motion was seconded by Amy Paradis. The motion unanimously passed.

