

**MINUTES OF MEETING
ST. ALBANS CITY PLANNING COMMISSION
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
5:30 PM MONDAY, FEBRUARY 27, 2017**

Approved March 20, 2017

Board Members Attending

David Barber, Chair
Stan Bradeen
Michael Gawne
Amy Paradis
Luke Richter, Alternate
Jackie DesLauriers (arrived 5:45pm)

Public Present

See sign-in sheet attached.

Staff Present

Chip Sawyer, Director of Planning & Development

1. Open Meeting – **Opened by D.Barber at 5:33pm**
 - a. Introduction of new member

Luke Richter was introduced as a new alternate member of the Planning Commission.

- b. Discuss additions or deletions to agenda – NONE.
2. Approval of Minutes

Motion by M.Gawne to approve minutes of 1/16/17 with edits to sentence by S.Bradeen concerning strip zoning. Second by A.Paradis and approved with all in favor (J.DesLauriers not present for motion).

3. Request by property owner for bylaw amendment to change land use district of 12 No. Elm St.

Justin Holmes, representing property owner Tyler Stanislas, also present, showed a potential project for 12 No. Elm St., where there are currently 8 units (grandfathered) in an existing historic building. The proposal is for 9 additional units in attached structures in the back of the lot. Justin described the details of the proposal. They brought a hand-out attached to these minutes.

There was extensive discussion on the proposed project and on the options the Planning Commission had for considering an amendment to the Land Development Regulations as well as how extensive the amendments should be. There was also some public questions and comments on the project, itself.

The conversation concluded with Planning Commission members asking C.Sawyer to present at the next meeting an analysis of the implications of applying the High Density Residential District to 12 No. Elm St. and surrounding properties.

4. *CityPlan* discussion

- a. Public Comment – Nichole Cunningham asked about the benefits of including a project idea in the City Plan. She subsequently send C.Sawyer an idea for women’s health center.
- b. Review Maps – The Planning Commission reviewed each of the maps and made edits to some for C.Sawyer to send to NRPC for revisions.
- c. Review draft plan text/goals/policies – There was limited discussion on this subject. No revisions made.

C.Sawyer also presented an estimated timeline for plan review, hearings and adoption.

5. Other Business.

- a. Stebbins-Catherine Planning Project Update – An update was given.
- b. Planning & Development Update – Nothing to add from the staff email.
- c. Other – None.

6. Public Comment – None.

Motion by M.Gawne to adjourn at 8:01pm. Second by J.DesLauriers and approved with all in favor.

Respectfully Submitted,
Chip Sawyer, Minute Taker

PC 2/27/17

THANK YOU FOR COMING. PLEASE SIGN IN.

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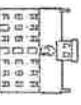
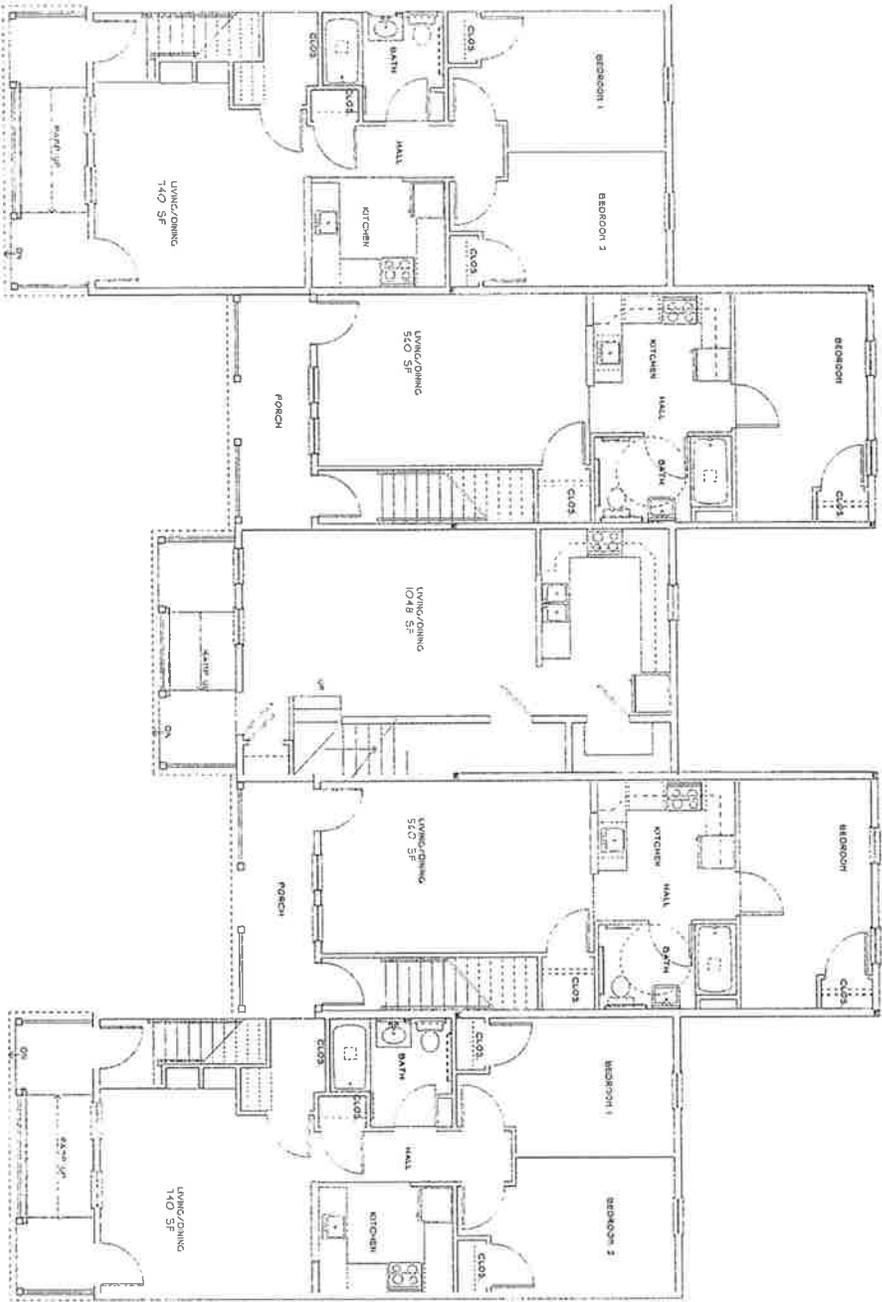
Justin Holmes

justin@pinnacle-vt.com

802-782-5980

Ryan Doyle

FIRST FLOOR PLAN
1/8" = 1'-0"



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ELM STREET APARTMENTS
ST. ALBANS VILLAGE

DATE: 1/12/08
DRAWN BY: AIO
CHECKED BY: [Signature]

PROJECT NO: 2012
2012



ANNOLLO & STAVANAS
ARCHITECTS

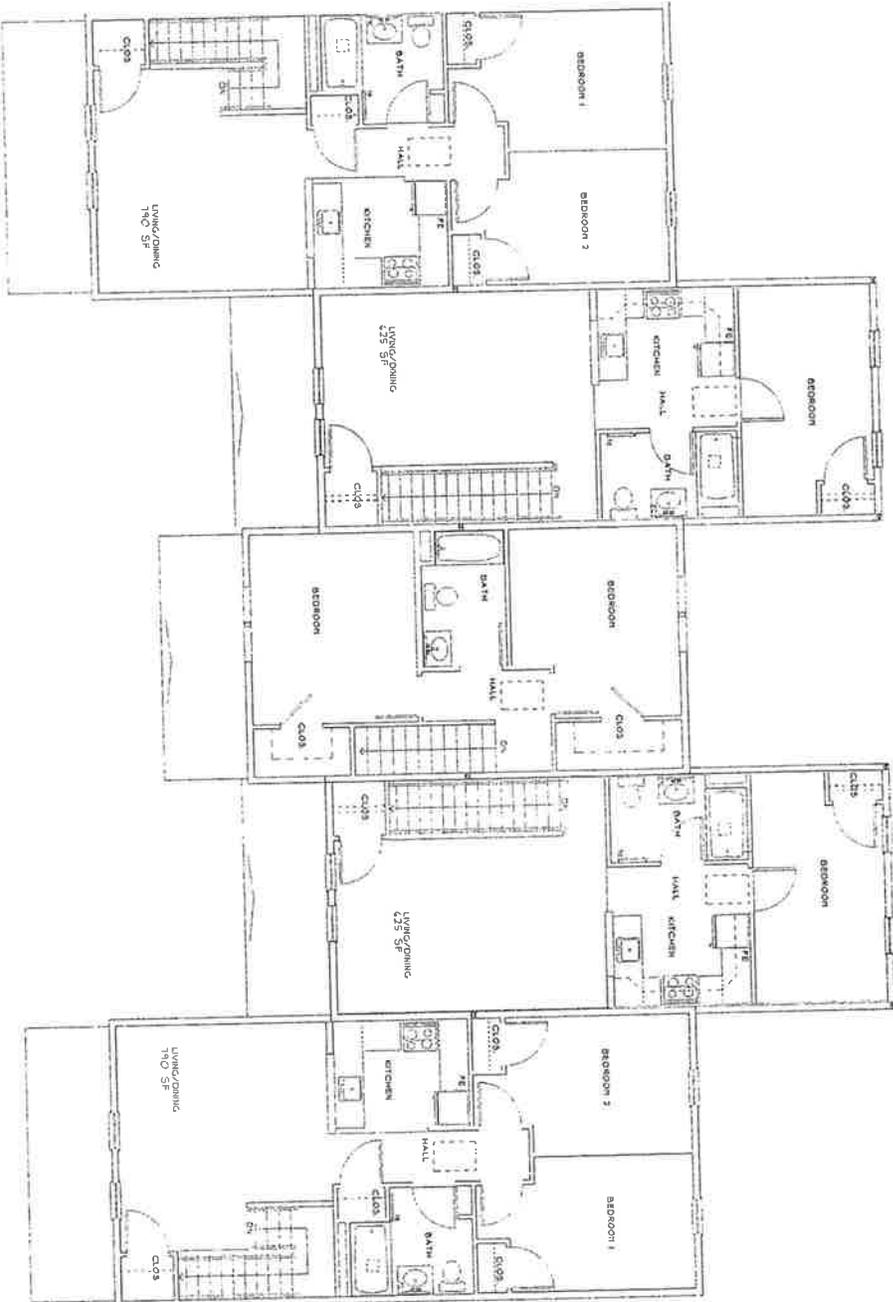
1000 W. 10th Street, Suite 100
Portland, Oregon 97204
Tel: 503.228.1111
Fax: 503.228.1112
www.annollo.com

PROJECT NO. 2008-001
DATE: 01/15/09
SCALE: 1/8" = 1'-0"

ELM
APARTMENTS
5th FLOOR RENOVATION

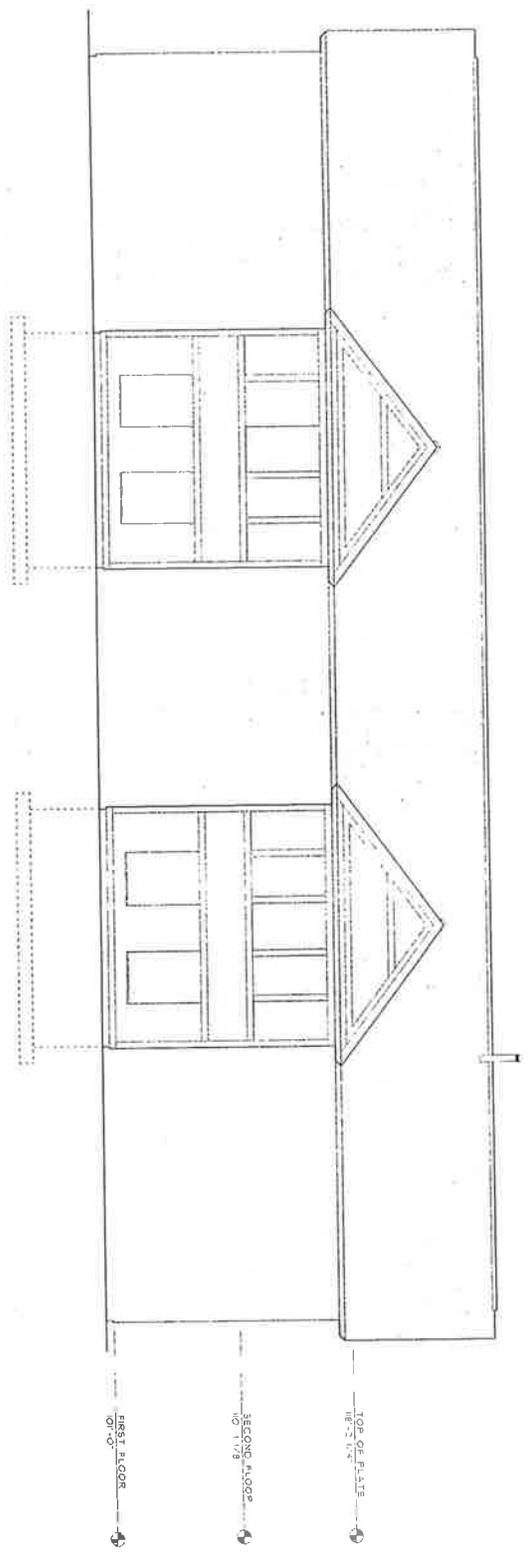
VERSION:
DRAWING TITLE:
SECOND FLOOR PLAN

DRAWN BY: LJA
DATE: 01/15/09
SCALE: 1/8" = 1'-0"
DRAWING NO: A11
PROJECT NO: 2008-001

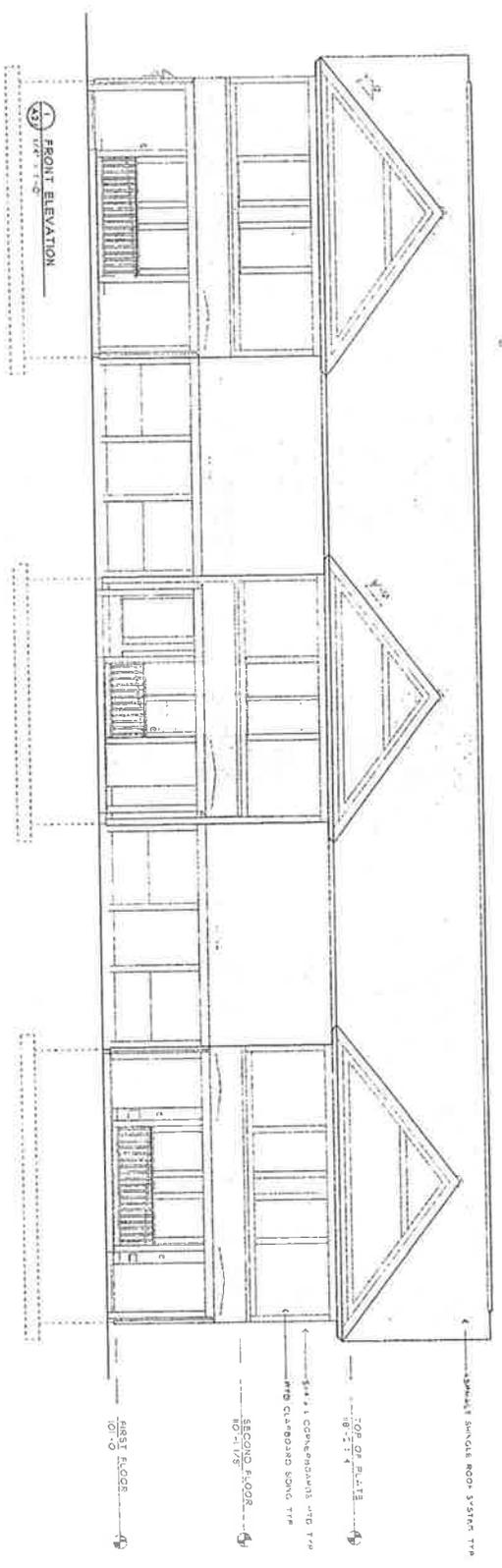


SECOND FLOOR PLAN
1/8" = 1'-0"

A2.1 REAR ELEVATION
1/4" = 1'-0"



A2.2 FRONT ELEVATION
1/4" = 1'-0"



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ELM STREET APARTMENTS
ST. ALBANS VARIANTS

REVISIONS

NO.	DATE	DESCRIPTION
1	12-20-2014	ISSUE FOR PERMITS

PROJECT NO. 2014-001
DATE 12-20-2014
SCALE 1/4" = 1'-0"
DRAWN BY JCS
CHECKED BY JCS
DATE 12-20-2014
SCALE 1/4" = 1'-0"
DRAWING NO. A2.1