

MINUTES
ST. ALBANS CITY PLANNING COMMISSION
RESCHEDULED MEETING
ST. ALBANS CITY HALL, 100 NO. MAIN ST.
6:00 PM TUESDAY, FEBRUARY 25, 2020

Approved March 16, 2020

Board Members Present: Stan Bradeen, Chair; Denise Smith, Vice-Chair; Michael Gawne

Board Members Absent: Luke Richter; Amy Paradis

Public Present: None.

Staff Members Present: Chip Sawyer, Director of Planning Development, also taking minutes.

- 1. Open Meeting – Chair S.Bradeen opened the meeting at 6:11 PM.**
 - a. Introduction of attendees – None.
 - b. Public Comment on issues not on agenda – None.
 - c. Discuss additions or deletions to agenda – None.

2. Approval of Minutes

Motion by M.Gawne to approve the minutes of January 20, 2020, as presented.
Second by D.Smith and approved with all in favor.

3. Other Business
 - a. Planning & Development update – There were no questions on the last email update.
 - b. Update on State housing legislation.
C.Sawyer said that it was unclear whether State preemptions of local regulation would be included in S.237. He would continue to monitor. S.Bradeen said he would like someone to testify in Montpelier.
 - c. Next meeting date – confirmed March 16, 2020.
 - d. Other – None.
4. Discuss commercial district proposals

There was lengthy discussion on aspects of the Residential-Professional District proposal draft brought by C.Sawyer. Edits were made directly to the document; including, but not limited to:

1. Need to add proposed lot coverage rules.
2. Should look into an access management rule to discourage strip development.
3. Need a definition for Assembly and exhibition halls. But not included in new Res-Prof proposal, anyway.

4. Reservations about including Clubs and Social Uses. Could conditional use review be used to implement appropriate conditions?
5. Changed multi-family dwelling to conditional use.
6. Consider removing Nursery Schools from Section 304. Redundant with other definitions.
7. Consider removing Other Education or Cultural Uses from Sec. 304 entirely. There is no Article 2 definition for this.
8. Need better definitions for the Recreation uses in the Regulations. The commission was on the fence about including these in the Res-Prof proposal, but could see the use for some types in the district. Needs more work.
9. Changed Res. Care Homes applicable to Sec. 4412 (G) to a Permitted use to match SFHs.
10. Remove most properties without Fairfield St. curb cuts from the proposed Res-Prof for Fairfield St. Consider this in other areas too.
11. Could do a walk on Fairfield St. to verify side setbacks.
12. Adjusted the rear setback rule to include an average of neighboring lots.

There was discussion about proposing the Residential-Professional District for all applicable properties along So. Main St.

5. Update on 2020 priority items

C.Sawyer presented a report on the current status of 65 Congress St. as an example, and what would be required to allow the number of units at the property to expand in nonconformance with the current Regulations.

In general PC members did not feel any urgency to allow anything more than a duplex on the property.

S.Bradeen said that he would like to do a site visit inside the building.

There was a long discussion about off-street vs. on-street parking and making more neighborhood streets one-way to accommodate on-street parking.

PC members present said they would be willing to consider allowing more than a duplex in the Low Density Residential District, in general, as a future amendment.

6. Adjourn

Motion by M.Gawne to adjourn. Second by D.Smith and approved with all in favor at 8:12 PM.