

**MEETING MINUTES
ST. ALBANS CITY PLANNING COMMISSION
SPECIAL MEETING
ST. ALBANS CITY HALL
100 NORTH MAIN STREET
5:00 PM THURSDAY, APRIL 5, 2018**

Approved May 21, 2018

Board Members Present:

Chair David Barber, Vice Chair Amy Paradis, Jackie DesLauriers, Luke Richter, Michael Gawne (via phone)

Board Members Absent: Stan Bradeen

Public Present: None.

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

1. **Open Meeting called to order at 5:00 pm by D. Barber.**
2. **Discuss additions or deletions to agenda – None**
3. **Approval of Minutes March 19, 2018**
Vice-Chair Paradis made a motion to approve the minutes of March 19, 2018 as amended. Member DesLauriers seconded the motion. Motion approved with all in favor, except one abstention by Member Gawne.
4. **Public Hearing for amendments to Land Development Regulations**
 - a. **Presentations of Amendments –** Mr. Sawyer presented the proposed amendments.
 - b. **Public Comment –** There was none.
 - c. **Discuss edits to amendments**

Mr. Sawyer presented Member Gawne's suggestions for 304b. The difference between the original proposal and Member Gawne's is that the three lots on these streets are grandfathered in so he did not see why they needed extra protection. Chair Barber questioned the wording of the proposed changes. In the past, the Planning Commission has done spot zoning on various lots which is not the best way to manage zoning. Member Gawne suggested that they separate the single-family dwellings vs. multi-family. Member Gawne stated that if the Commission is allowing dwellings on the ground floor on the east side of Maiden Lane than it should be allowed to happen on the West side of Maiden Lane. He is concerned that, due to this being a City project, it will look like there are specific rules for the City and specific rules for others. If the

current dwelling remains then it is grandfathered in. If the current dwelling is going to be torn down then it should follow the zoning laws of the district. Mr. Sawyer stated that outside of the Historic District you can have residential units by just getting a permit from the Zoning Administrator. With changing the dwellings to conditional use, the residential uses would need to go before the Development Review Board. Member Richter agrees with the suggestions from Member Gawne due to the reasons that Member Gawne expressed. Member Paradis and Member DesLauriers also agree with Member Gawne. Chair Barber disagreed as there have been spot zoning changes made before now and he doesn't see why this cannot continue. Member DesLauriers doesn't see a lot of the ground floor units going as residential. Mr. Sawyer would like to add across the board after the word multifamily in parentheses "more than two." Mr. Sawyer also reviewed the wording of Northwest Regional Planning Commission's (NRPC) suggestions. Member Gawne added some wording to that, which changed the style not the substance.

d. Discuss approval and submission to City Council

Member Richter made a motion to approve the proposed amendments; along with the following edits: to include Member Gawne's suggested wording for first sentence of 304b and for 304b item 3, to include NRPC's suggestions for 304b items 1 and 2 with Member Gawne's additional revisions to those, and to include Mr. Sawyer's suggestion to insert "(more than two)" after mentions of multiple family; and to submit the revised amendments to the City Council. Member DesLauriers seconded the motion. The motion passed with four members voting for the motion and David Barber voting no.

5. Other Business

- a. Planning and Development Update - None**
- b. Other – None.**

6. Public Comment – None.

Motion to adjourn was made by Vice-Chair Paradis. Member DesLauriers seconded. The motion passed unanimously.