

MINUTES
ST. ALBANS CITY PLANNING COMMISSION
REGULAR MEETING
ST. ALBANS CITY HALL, 100 NORTH MAIN STREET
6:30 PM TUESDAY, JANUARY 16, 2024

Approved February 20, 2024

Commission Members Present: Denise Smith, Chair (Via Zoom); Ray Stahl; Dan Rohrbach; Janis Appel (Via Zoom);

Commission Members Absent: Carl Watkins, Vice Chair; Michael Gawne, Alternate

City Staff present: Chip Sawyer, Director of Planning and Development; Paul Olshan, Minute Taker

Members of the public present: Cory Parent (Zoom)

1. Begin Recording and Open Meeting. D. Smith began the meeting at 6:31pm.

- Introduction of attendees. With no other members of the public, there were no introductions.
- No public comment.
- No additions or deletions to agenda.
- M. Gawne was not in attendance so there were no alternates to assign.

2. Discuss Residential Density

- C. Sawyer began this topic by discussing Act 250 and the new zoning regulations.
- **D. Rohrbach joined the meeting at 6:36.**
- C. Sawyer mentioned that the Planning Commission shouldn't have many discussions on residential density until this legislative session is over. There are many non-ideal situations that the city would have to allow with this legislature in place.
- R. Stahl asked if this would rule out S-100 from last year. C. Sawyer confirmed this.
- D. Smith asked if urban communities were working together to inform the legislature on the situation. C. Sawyer confirmed that they were, but also that it might not make a difference.
- There was a discussion on what the focus and intent of the legislature was.
- J. Appel commented on the social situation in the city and how section 8 housing is very limited with leases not being renewed. She asked how this legislature was considering the impact on society as a whole. C. Sawyer mentioned the state

legislation might not be considering this, but this concern could be added to the City Plan.

- This led to a further discussion on how the city will deal with change like this. There was also a conversation as to how the PC could add this to the city plan. **D. Smith asked the city to keep the Commission updated on the progress of the legislative session.** C. Sawyer agreed.
- There was a discussion on when or how proposed changes to Lake Street might be applied, but the PC agreed that this should wait until the end of the legislative session in Montpelier.

3. Discuss 2025 City Plan

- C. Sawyer updated the Planning Commission on the state of the City Plan and suggestions on how to approach completing it in 2025. With the proposed timeline and suggestions, C. Sawyer mentioned that it should be adopted by August 2025.
- The Planning Commission brainstormed other local stakeholders and contributors to collaborate with. There was further conversation about what questions should be asked and what the Planning Commission is looking to find out from these sources.
- There was a discussion on how deep these conversations with stakeholders might get and how long this would take.
- D. Smith specified that the Planning Commission would start the next section (Public Input) next month.
- C. Sawyer specified that the Commission members would be most helpful in providing the vision, goals, and objectives of the Plan going forward. 1-2 Chapters will be discussed each month to stay on schedule.

4. General Business

- **R. Stahl motioned to approve the meeting Minutes from December, as presented. Seconded by J. Appel. The motion passed with all in favor. No additional discussion.**
- C. Sawyer reminded members that the next meeting would be on Tuesday, 2/20 at 5:30pm.

5. **J. Appel motioned to adjourn. Seconded by D. Rohrbach. The motion passed with all in favor, no additional discussion.**