

MEETING MINUTES

ST. ALBANS CITY PLANNING COMMISSION SPECIAL MEETING – ST. ALBANS CITY HALL, 100 NO. MAIN ST. AND VARIOUS LOCATIONS AROUND CITY 9:00 AM SATURDAY, OCTOBER 26, 2013

Planning Commission Members Present: Chris Dermody (Chair), David Barber, Jeff Bean, Ryan Doyle (departed at 11:30 AM), Peter Ford, Tom Murphy.

Planning Commission Members Absent: Stacie Callan.

Staff Present: Chip Sawyer (City), Greta Brunswick (Northwest Regional Planning Commission).

Members of Public Present: None.

A. OPEN MEETING AT CITY HALL

Chair Chris Dermody opened the meeting at 9:35 AM.

B. VISIT TO CITY NEIGHBORHOODS

The meeting then moved to different parts of the City for observations and discussion:

1. South Elm St. between Lake and Lo. Welden
2. Guyette Circle
3. Corner of Russell and Lake St.
4. Spruce St.
5. Corner of Pearl and Walnut St.
6. Sawyer St.
7. Lincoln Ave. between Diamond and Up. Welden
8. Bishop St. between High and Lincoln Ave.
9. Lincoln Ave. between Bishop and Bank
10. High St. between Congress and Brainerd
11. Upper Newton St. between High and Messenger

C. OTHER BUSINESS AT CITY HALL

The following points were made in discussion:

There is interest on the Planning Commission to develop a form based code for City neighborhoods, whether it be part of the current Zoning Re-Write effort or a future project. There is interest in having the City resume plans for an ordinance to protect greenbelts.

The City should explore a revolved loan fund for home façade improvements in neighborhoods. There were concerns about how unintended consequences from zoning rule changes might play out on the ground. Would more properties be subdivided as the result of changes? One reply was to create a new “Medium Density Residential” zoning district, so that changes would be not automatically be extended to larger lots.

The City’s curbs and sidewalks need more attention.

Motion by David Barber to adjourn the meeting at 11:55 AM. Seconded by Jeff Bean and approved unanimously.

- Respectfully recorded and submitted by Chip Sawyer.