

Minutes of the Development Review Board

Meeting Date: January 22, 2013

Called To Order At: 6:30p.m.

DRB Members:

Member	Present	Recused	Absent	Member	Present	Recused	Absent
Megan Manahan			x	Heather Fontaine	x		
Dustin Degree	x			Rebecca Pfeiffer	x		
Michael Walsh	x						
Owen Manahan	x						
				Edward Klingler -alt			x

Pledge of Allegiance

Consideration of Cases

A. Hearing on the Application of:

- 1. Case 2013-003 – St. Albans Co-op Creamery. 142 Federal Street/Parcel #22,033,142.** Applicant requests height waivers for new silos and for an enclosed structure. The applicant is also requesting a minor site plan review. The property is located in the S-I Service Industrial District.

Interested Parties: Peter Garceau, Cross Consulting and Drake Wallis from the Co-Op Creamer
(Established at the beginning of the Hearing)

Testimony given by: Applicant Co-Applicant Agent

Testimony given by: Interested Party

Hearing opened at 6:31pm. Owen Manahan recused himself. The Zoning Administrator read the staff report into record. Peter Garceau, Cross Consulting, presented the revised site plan on behalf of the applicant. It was noted that the applicant will be installing livestock type security gates at each of the 3 entrances to the retail site. It was also noted that the truck scale will be removed and there will be minimal grading. The new square footage will be 10,950 sq ft as opposed to the original 13,732 sq ft that had been originally approved by the DRB. New elevations of the proposed building have been submitted. Rebecca Pfeiffer asked the question of what the height will be on the new receiving bay. Mr. Garceau stated he was unsure but thinks it will be around 22'. With no more questions to staff or applicant the hearing closed at 6:45pm.

- B. PUBLIC COMMENT** – Chip Sawyer, Director of Planning and Development went over protocol when discussing upcoming projects with individuals or each other outside of the DRB meetings. TIF and the new projects coming up were discussed. Mike Walsh asked if the tax base would increase to which Chip stated it would.

- C. DECISIONS** - Motion made by Michael Walsh and second by Heather Fontaine to go into deliberative session at 6:53pm with all in favor.

Motion to adjourn was made by Dustin Degree and second by Michael Walsh with all in favor. Meeting adjourned at 7:15pm.

Meeting Adjourned At:

Respectfully Submitted:

Michelle Boudreau

Clerk, Development Review Board