

Minutes of the Development Review Board

Meeting Date: January 6, 2014 Called To Order At: 6:30pm

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		
Gerry Muehl	x						

Pledge of Allegiance

The chair recognized and introduced Gerry Muehl as the newest board member to the DRB.

A. PUBLIC HEARING

1. Case 2013-028 – REA, Inc./Beverage Mart – 5 Spruce Street/Parcel #23,080,005.

Applicant requests major site plan approval for a redemption center. This property is located in the Business 1 (B-1) District.

Megan Manahan recused herself. Dustin Degree stepped in as chair.

The hearing opened at 6:34pm. The Zoning Administrator read the staff report in to record. Pat Cross, Cross Consulting Engineers, presented the application on behalf of REA, Inc. Gerry M asked how many cars could go in at once and it was stated 4-5 possibly. Rebecca P shared her concerns regarding the snow storage, impaired watershed and the quality of the brook with the snow and salt being pushed to the north end of the property. Mike W asked if the redemption would be an open or closed carport – it will be open. Hedge will be capped at 4’ and the driveway will be slightly grated to the north.

Chris Dermody, on behalf of the Design Advisory Board, presented the DAB report and read it into record.

Public Comment:

- Dawn Miller – 7 Spruce Street – concerned with noise, trash, 8’ fence, traffic, parking lot, snow on north corner of property and trucks idling outside of her house.
- Chad Spooner – presented a handout regarding the snow being pushed to the corner of the property and blocking the brook and the curb cuts. He feels that both these issues raise concerns regarding pedestrians and children on bikes. He also would like to see some green space.
- Jeff Bean – feels the Redemption Center isn’t an actual listed Use in the table and felt that the closest it came to one of the Regulation Uses was a “Junkyard” which is not permitted in the B-1. Vehicle parking on the sidewalk is an issue; does not know why the City is removing the snow off of the property and not supporting it; against the reversal of traffic on Spruce Street.
- Claude Bouchard – concerns with snow plowing; 2 ½ hour parking signs are in front of his business but not the Beverage Marts; Beverage Mart employee’s park in front of his business all day; no permit for snack bar.
- Ryan Doyle – southwest part of the parking lot is dangerous, especially for pedestrians.
- Chip Sawyer – a letter was provided to the board in their packets. Chip went through the letter and listed concerns that the City has.
- Dawn Miller – talked about permits and that the addition on the snack shack was never permitted.

- Claude Bouchard – talked about parking issue.

Mike W asked Ms. Miller (abutter) if should would like to see a fence or hedges. She stated a fence for varying reasons. Rebecca P asked Pat Cross if he had any other solutions for the snow to which he replied that he did not but that he was open to suggestions.

The hearing closed at 7:25pm. Megan Manahan re-entered the meeting as chair.

2. Case 2013-029 – 14th Star Brewery/St. Albans Shopping Plaza/Parcel #11,063,139.

Applicant requests Conditional Use approval to run a manufacturing operation, specifically a brewery. This property is located in the Business 1 (b-1) District.

The hearing opened at 7:26pm. The Zoning Administrator read the staff report into record. Matthew Kehaya, representing 14th Star Brewery presented their application. It was noted that truck pickups for the beer will be on Tuesdays and that grain deliveries will be every other week. All deliveries and pickups will be through the back door. Owen M asked about odors on brew days and the applicant stated that they did not think it would be an issue. Normand Stanislas, manager of the St. Albans Shopping Center, explained how much square footage was needed for the brewing, tap room, kitchen, bathrooms, etc.

Gordon Winters, abutter, asked again about the odor and any steam. The applicant reiterated that they do not expect either to be an issue. They will be brewing 2x a week. Joann Chambers (Messenger Street abutter) would like the truck traffic on the back side of the plaza to adhere to the exit Left Turn Only signs. She stated that many trucks are making right turns on to Messenger Street. It is clearly marked but trucks aren't following the signage. Normand Stanislas stated that he heard the concerns and would like the Zoning Administrator to send an enforcement letter to the St. Albans Shopping Center owners.

With no further comments or discussions, the hearing closed at 7:45pm.

B. OTHER BUSINESS

- 1. Review and Discuss DRB Rules of Procedure** – Megan M asked the board to review their copies of the Rules of Procedure and that they will be discussed at the next meeting.
- 2. Planning & Development update – Zoning Re-Write Project** – Chip Sawyer asked if the Board would mind if the Planning Commission members could attend the DRB's next meeting. The Board was in favor.
- 3. Meeting Minutes** – Rebecca P made a motion to accept the meeting minutes from December 2, 2013, Owen M second with all in favor.
- 4. Other business** – The board discussed with staff the issue of enforcement. Mike W brought up the snow piles at the Shopping Center and asked the Zoning Administrator to send him a copy of the DRB letter that addresses snow removal at the Shopping Center.

C. PUBLIC COMMENT – there was no public comment

F. DECISIONS - the board went into deliberative session at 8:05pm – motion made by Dustin D and second by Rebecca P with all in favor.

A motion to adjourn the meeting at 8:35pm was made by Dustin D, second by Mike W with all in favor.

Respectfully Submitted:

Michelle Boudreau
Zoning Administrator