

**Minutes of the Development Review Board**

Meeting Date: July 1, 2013      Called To Order At: 6:29pm

<b>Member</b>	Present	Recused	Absent	<b>Member</b>	Present	Recused	Absent
Megan Manahan	x			Heather Fontaine	x		
Dustin Degree	x			Rebecca Pfeiffer	x		
Michael Walsh			x	Owen Manahan	x		

**Pledge of Allegiance**

**Consideration of Cases**

**A. Consider motion to delay public hearings until after the joint session with the Design Advisory Board** – Dustin Degree made the motion, Rebecca Pfeiffer seconded with all in favor.

**B. Joint session with the Design Advisory Board**

**a.** Informational presentation on development concepts for St. Albans City core parking lot and certain surrounding parcels. Chip Sawyer, Director of Planning, presented the concept to both the Development Review Board and the Design Advisory Board.

**C. PUBLIC HEARING – 7:37pm**

**1. Case 2013-017 – 77 Nason, LLC. 77 Nason Street/Parcel #26,060,077.** Applicant requests minor site plan approval. The property is located in the High-Density Residential (HDR) District.

The acting Zoning Administrator presented the staff report. The applicant, Gregg Laber, presented his application. Other than cleaning up his site plan he had no other changes to present. Owen Manahan asked if there were any changes with the Town to which Mr. Laber stated that there were no changes.

Public Comment on case – Charlie Christolini. Had some concerns regarding the parking and the fence looks awful. His question, posed to the board, was who has the authority over the site plan for the Town portion. Megan Manahan stated the City can only enforce what’s in the City and that any other concerns need to be addressed directly to the Town. The applicant did address the hedge row and his plans to clean it up and make it look nicer. With no further comments the case closed at 7:48pm.

2. **Case 2013-018 – City of St. Albans. 28 Lake Street/Parcel #26,049,028.** Applicant requests DRB approval for an administrative subdivision due to lack of frontage. The property is located in the B-1 Business 1 District.

The acting Zoning Administrator presented the staff report. Peter Cross presented the application on behalf of the City of St. Albans. Dustin Degree asked the question why is this being proposed to which Mr. Cross stated that it is part of the core project and that it is replacement parking for Mr. Taruski. Currently it is metered parking but it will become private parking after the subdivision is approved. Abutter, Nick Hadden, asked if Mr. Cross knew where his right of way was – to which Mr. Cross replied that he did not.

Peter Ford verified that the request is to convey a lot with a 20' easement.

With no further comments or questions the hearing closed at 8:01pm.

#### **D. OTHER BUSINESS**

1. **Approval of Meeting Minutes** – June 3, 2013. Rebecca Pfeiffer made the motion to approve the minutes – Owen Manahan second with all in favor.
2. **Planning & Development update** – there was no presentation.

**E. PUBLIC COMMENT** – there was no public comment.

**F. DECISIONS** - the board went into deliberative session at 8:02pm. Motion made by Dustin Degree and second by Rebecca Pfeiffer.

The board came out of deliberative session at 8:42pm (Owen Manahan made motion, Rebecca Pfeiffer second). The board took a few minutes for a general discussion on meetings. Dustin Degree made the motion to close the meeting at 8:53pm

Respectfully Submitted:

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Michelle Boudreau  
Acting Zoning Administrator