

**Minutes of the Planning Commission**

Meeting Date: July 22, 2013    Called To Order At: 6:00 pm

PC Members	Present	Absent	Recused	Observed
Chris Dermody, Chair	x			
Jeff Bean	x			
David Barber	x			
Peter Ford	x			
Ryan Doyle	x			
Stacie Callan	x			
Tom Murphy	x			

**A. WELCOME TO NEW MEMBERS** – Chris Dermody welcomed new board members Stacie Callan and Tom Murphy.

**B. DESIGN ADVISORY SEGMENT**

- 1. 28 Kingman St/43 Lake St/19-27 Lake St/15-17 Lake St/11 Federal St – City of St. Albans** – Applicant proposed demolition of 15-17 Lake Street and construction of a new parking structure as part of a major site plan approval. These properties are located in the Business 1 (b-1) District and DR-1 Design Review District and St. Albans Historic District.

Peter Cross presented the entire project; code issues, buildings to be demolished, hotel site, Americanadian and the 15 negotiated parking spaces. David White also did a quick overview of the project for the new board members and clarified that the City is looking for a positive recommendation from the board to demo 15-17 Lake St and a recommendation for landscaping, etc. for the parking garage and the State office building.

Chris D asked if the state building and the hotel could flip to which the City Manager answered no, that it is harder to attract clientele for the hotel the farther away it is from the main street.

Chip Sawyer, representing the City, presented the application for demolition. He explained about the buildings needing to be demo'd and presented the historic expert report and went through it with the board. In regards to page 4 Chris D asked when it was done – Chip replied over several months. Cross Consulting firm did the financial analysis and stated that it completes the requirement of Section 706. Jeff Bean asked if the back addition (newest part of building) of the building was removed could the rest of the building stay? David White stated that it could not be done because it would be too tight. The drive has to remain on the right side as it needs to provide access to all the buildings for circulation, fire trucks, etc. David B would like to see the building saved. Ryan D asked if the building could be moved. Peter Cross stated that the front section is

the original building and it was moved to the location that it currently sits on. It would be difficult to move and would not be practical. Tom M made the comment that if there is no significant history tied to the building what is the point in keeping it. Peter F is unsure that it should be torn down. David B likes the building and is frustrated that another building needs to be demolished in the City.

Ryan D made the motion to approve the demolition of 15-17 Lake Street. Stacie C second. 5 in favor, 2 nays.

PC Members	Motion	Second	Yes	No	Abstain
Chris Dermody, Chair			x		
Jeff Bean			x		
David Barber				x	
Peter Ford				x	
Ryan Doyle	x				
Stacie Callan		x			
Tom Murphy			x		

Continuation of #1 – parking garage recommendations for the DRB for major site plan approval. Ashan Nelson presented and talked about the garage. Peter F brought up the tinted glass – discussion – they are trying to make the connection between the garage and the new state office building. Chris D brought up the City of St. Albans logo. It could possibly be put on the north elevation. David B felt the building was ugly and expressed his concerns. Would like to see maple leaves embossed into the sides of the building. Security fencing, proposal of all materials was presented. Chris D asked about lighting. There will be maximum amount of lighting, LED fixtures, 10’ candles and added lighting at the entrances to the garage. Continued discussion on colors, panels, reflection of glass (tinted?), brick.

Peter Ford made the motion to eliminate the red brick from the north and east elevations over the opening to the garage, sandblasted linear strip and non reflective glass on the whole tower. Jeff Bean second. Discussion. Motion was amended to also put the maple leaf insignia on the east elevation and to the left on the north elevation entrance. Peter F made the motion to accept the design of the parking garage, motion and amended motion. David B second with all in favor.

**2. ReArch Company (Property Owner: City of St. Albans). 27-33 Federal Street/41 Federal Street/28 Kingman Street.** Applicant proposes a new office building as part of a major site plan approval. These properties are located in the Business 1 (B-1) district and DR-1 Design Review District and St. Albans Historic District.

Asher Nelson presented the application for the State Office building. Store front windows will have glazing and they will not be operational, brick masonry veneer and steel rails. Peter F asked about a rooftop garden. Mr. Nelson addressed the question and said that this not a state requirement and it is not in the budget. There is no landscaping proposed.

A motion was made by David Barber to approve the application as submitted. Tom Murphy second with 5 in favor and 2 against.

PC Members	Motion	Second	Yes	No	Abstain
Chris Dermody, Chair			x		
Jeff Bean			x		
David Barber	x				
Peter Ford				x	
Ryan Doyle				x	
Stacie Callan			x		
Tom Murphy		x			

**3. Americanadian, LLC. 11 Federal Street.** Applicant proposes to perform exterior modifications to an existing building. This property is located in the Business 1 (B-1) District and DR-1 Design Review District and St. Albans Historic District.

The applicant stated that there are no exterior changes being made. No motions are necessary for this application.

**4. Americanadaian, LLC. 45 Lake Street.** Applicant proposes to construct a new building. This property is located in the Business 1 (B-1) District and DR-1 Design Review District and St. Albans Historic District.

Keith Taruski presented the application for Americanadian. The applicant was commended on his complete application and for the colors chosen. Mr. Taruski stated that the outside of the building would be wood clapboard and the colors would be similar to those used on the Napoli Building. David Barber addressed the cornice's – they could be taller/wider.

A motion was made by Ryan Doyle to accept the application as submitted. Peter Ford second with all in favor.

PC Members	Motion	Second	Yes	No	Abstain
Chris Dermody, Chair					
Jeff Bean			x		
David Barber			x		
Peter Ford		x			
Ryan Doyle	x				
Stacie Callan			x		
Tom Murphy			x		

**C. PLANNING SEGMENT**

**1. Discuss Zoning re-write project and goals for next meeting.** There was a general agreement with the approach.

**2. Discuss next Municipal Planning Grant application.** General consensus on applying to MPG for housing Study.

**D. OTHER BUSINESS**

**1. Consider moving regular meetings of PC and DAB to 3<sup>rd</sup> Monday of each month, 6:00PM – D&V.** Ryan Doyle made the motion to change the regular meeting date to the 3<sup>rd</sup> Monday of the month at 6:30pm. Stacie Callan second with all in favor.

Jeff Bean stated that the City needs a crosswalk study. Apply to the State Trail Grant for walking paths within the City, the crossing from Pearl Street to Hudson Street and a path for the new Mylan site.

**A. PUBLIC COMMENT**

There was no public comment.

Peter Ford made the motion to adjourn the meeting at 8:57pm. David Barber second with all in favor.

Respectfully submitted, Michelle Boudreau, minute taker.