

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, January 28th, 2021
6:30 p.m.**

On Thursday, January 28th, 2021 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall and via Zoom for hearings.

Present: Chair, Brent Brigham, Vice Chair, Arthur Omartian, Clerk, Bruce Thompson, Mike McKennerney, Christina Boissoneault, Tom Stanhope, Zoning Administrator, Megan Sherlund, Administrative Assistant AJ Johnson

Absent:

Zoom ID: **816 8775 0064**

Chair, B. Brigham called the Development Review Board hearing to order at 6:30 p.m.

New Business:

Application of Carrie Johnson and Giles and Carol Boissoneault requesting a waiver of the road frontage requirements for a two-lot subdivision in accordance with Sections 203, 403, and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 368 Read Lane W in the Rural District and owned by the Applicant.

The Application was represented by Carrie Johnson. Roger Jette, abutting landowner, was present via Zoom but did not request Interested Party Status. There were no Interested Parties. Clerk, B. Thompson swore in the Applicant.

C. Johnson explained she is proposing to buy 4.2 acres of land from G. & C. Boissoneault to construct a single-story home on. The land is uphill from her existing lot and does not have road frontage. A 20' wide Right of way for access is being proposed from the existing 60' wide Right of way and will go through her current lot.

B. Brigham asked if C. Johnson intends to join the proposed lot to her current lot. She explained her intent is to sell her existing lot and home and build herself a new home on the proposed lot which will be created through an Administrative 2-Lot Subdivision.

B. Brigham inquired if the deed for her existing lot will reflect a permanent easement. C. Johnson confirmed.

B. Brigham asked if the 20' Right of Way is coming off a 60' Right of Way. C. Johnson confirmed.

R. Jette questioned if this waiver would effect anything else on the 60' Right of Way. It will not.

B. Thompson asked if the 20' Right of Way will have a large slope. C. Johnson stated it will be fairly flat.

B. Brigham asked if any engineering has been completed on the proposed lot. C. Johnson explained that Mike Jarvis has completed a survey and perc testing. He has started to prepare a wastewater plan for the State but that is not yet complete.

Deliberative Session

MOTION: C. Boissoneault made a motion to enter deliberative session at 6:37 p.m. B. Thompson seconded. All in favor, none opposed, motion carried.

MOTION: A. Omartian made a motion to come out of deliberative session at 6:39 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Application of Carrie Johnson and Giles & Carol Boissoneault requesting a waiver of the road frontage requirements

MOTION: B. Brigham made a motion to approve the Application of Carrie Johnson and Giles and Carol Boissoneault requesting a waiver of the road frontage requirements for a two-lot subdivision in accordance with Sections 203, 403, and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 368 Read Lane W in the Rural District and owned by the Applicant, with the following conditions: 1) The deed for Lot A3 shall show a permanent easement on the property to

access the new lot, 2) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated January 22nd, 2021, 3) All State and Federal permits are owner's responsibility, 4) Copies of all State and Federal permits shall be forwarded to the Zoning Administrator, and 5) A building permit shall not be issued until all State and Federal permits are received. B. Thompson seconded the motion. All in favor, none opposed, motion carried.

Adjournment

MOTION: M. McKennerney made a motion to adjourn the DRB meeting at 6:42 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

**Respectfully Submitted,
AJ Johnson, Administrative Assistant**

Brent Brigham, Chair

Arthur Omartian, Vice Chair

Bruce Thompson, Clerk

Christina Boissoneault

Mike McKennerney

Tom Stanhope