

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, January 11, 2024
6:30 p.m.**

On Thursday January 11, 2024 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for the following hearings.

Present: Chair, Brent Brigham, Vice Chair, Arthur Omartian, Clerk, Mike McKennerney, Bruce Thompson, Ellen Baker, Allison Hickey, Zoning Administrator, AJ Johnson, Administrative Assistant, Kimberly Kissinger

Absent: Tom Stanhope

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

New Business:

Application of Eugene Lareau Trust represented by Mark Lareau requesting Site Plan Amendment to extend a 60' Right of Way in accordance with Sections 4.5 and 8.4 of the St. Albans Town Unified Development Bylaws. The property is located at Dr. Gene Drive in the Residential District and is owned by the Applicant.

The Application was represented by Mark Lareau. There were no Interested Parties.

The Applicant was sworn in by Clerk, M. McKennerney.

M. Lareau began by stating that he applied for a curb cut permit for a new curb cut off Brigham Road parallel to Lot 6 in 2023. The curb cut and culvert are currently in place as previously approved by the Town. The retention pond, previously approved as part of the subdivision, was installed on Lot 5. He did not realize the pond would take away so much space from the utility right-of-way on the lot. M. Lareau explained Fire Chief M. Mulheron had concerns about Dr. Gene Drive in its current condition as the cul-de-sac was never put in as planned. M. Lareau met with M. Mulheron and A. Johnson on site and discussed the feasibility of extending Dr. Gene Drive to the curb cut recently approved and installed. Parties seemed agreeable so M. Lareau submitted a Site Plan Amendment for the proposed change to Dr. Gene Drive.

The owner of Lot 5 is a family member of the Applicant and asked to keep the stone wall in place that is currently on the property. Installing the previously approved cul-de-sac at the end of Dr. Gene Drive would require removing the stone wall. B. Brigham referred to Exhibit 3 and asked if the stone wall goes completely across the right-of-way. M. Lareau stated that stone wall is still in existence and it runs over to the line between what used to be the Bourdeau property and in the 60' right-of-way and then it goes between the Bourdeau property and Lot 6. M. Lareau is proposing to keep the stone wall on the property owned by the Trust with the intention of keeping the stone wall in place for aesthetics, with the exception of where the proposed Dr. Gene Drive extension would go through the stone wall on the 60' right-of-way between Lot 6 and the former Bourdeau property.

B. Brigham asked if the curb cut was next to the Bourdeau property. M. Lareau answered yes and it is in place with a 40' culvert. B. Brigham said he understood that the cul-de-sac has not been installed but questioned if everything else on the property map has been installed, such as the waste water easement. M. Lareau answered that everything on the map has been installed with the exception of the cul-de-sac. B. Brigham asked where the detention pond was located. M. Lareau stated it is located on Lot 6 near Brigham Road. The house on Lot 6 is close to where the cul-de-sac would be installed and would take a large portion of the back yard space. A. Omartian asked if the plan was to put in the cul-de-sac or not put it in. M. Lareau stated that he wants to eliminate the cul-de-sac from the site plan since it was never installed and the preference is to not install it. He is proposing to having only the two curb cuts for Dr. Gene Drive. Both curb cuts are in and the "U" shaped road would become Dr. Gene Drive and be retained by the Trust.

A. Omartian questioned the significance of the red line with the two short dashes and the long dash running through Lot 5. M. Lareau said it was the existing boundary lines for the lots. He is proposing to do a lot line adjustment for Lot 6. B. Brigham asked if the adjustment will expand the land to encompass all the blue area as marked on Exhibit 3. M. Lareau answered yes. He is also proposing a boundary line adjustment on Lot 8, as it does not conform to the present zoning regulations for frontage and that is why Exhibit 3 shows Lot 8 extended to the south. A. Johnson corrected M. Lareau by stating the proposed administrative boundary line adjustment is for Lot 5 and not Lot 8. Lot 5 and Lot 6 will be expanded. M. Lareau stated the red line is the existing line and the blue line is after the proposed line adjustments. Lot 5 will not be expanded by much but Lot 6 will be increased by approximately half an acre.

B. Thompson asked if the pond had a storm water easement and M. Lareau explained that the retention pond is on the easement. Remaining projects to be done are the final road grading to be done in the spring and to complete the house on Lot 6. The purpose of this meeting is to see if the cul-de-sac plan can be removed or not since M. Mulheron is requesting one or the other. B. Brigham questioned the current ability of a fire truck to turn around if needed. M. Lareau said the fire truck can turn around but they are using Lot 5 and that turn around is not in accordance with the previous subdivision site plan.

Per the Road Standards Ordinance, new roads must be built to A76 standards, but Section 3.1 allows the Public Works Director to recommend an exception to the Development Review Board for residential subdivisions accessed by pre-existing, non-conforming roads or drives. The DPW director, D. Allerton stated in his letter is supportive of the road not being constructed to A76 standards, recommending B71 instead.

There were no additional questions.

Other Business

None.

Deliberative Session

MOTION: A. Omartian made a motion to enter deliberative session at 6:41 p.m. E. Baker seconded. All in favor, none opposed, motion carried.

MOTION: M. McKennerney made a motion to come out of deliberative session at 7:14 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

Application of Eugene Lareau Trust represented by Mark Lareau requesting Site Plan Amendment to extend a 60' Right of Way.

MOTION: B. Brigham made a motion to approve the Application of Eugene Lareau Trust represented by Mark Lareau requesting Site Plan Amendment to extend a 60' Right of Way in accordance with Sections 4.5 and 8.4 of the St. Albans Town Unified Development Bylaws. The property is located at Dr. Gene Drive in the Residential District and is owned by the Applicant, with the following conditions: 1.) The new portion of Dr. Gene Drive shall be constructed to B-71A road standards; 2.) During construction, the existing portion of Dr. Gene Drive shall remain passable and any damage to the existing portion shall be repaired; 3.) All comments in the letter from the Director of Public Works dated January 11th, 2024 shall be noted and adhered to; 4.) Upon completion of the project, a registered engineer shall provide certification that the road was completed per B-71A standards and a copy shall be given to the Zoning Administrator; 5.) All previous conditions not amended by this decision shall remain in effect; 6.) All State and Federal permits are the owner's responsibility and a copy shall be provided to the ZA for the file; 7.) The Board accepts the Findings of Fact and Conclusions of law as provided in the Zoning Administrator's staff report dated January 4th, 2024 as amended; and 8.) The Applicant shall agree to and comply with all Findings of Fact and Conclusions of Law listed in this decision as well as all conditions of approval. Seconded by A. Omartian. All in favor, none opposed, motion carried.

Minutes

MOTION: M. McKennerney made a motion to accept the Minutes from 11/9/2023. Seconded by A. Hickey. All in favor, none opposed, motion carried.

Next Meeting

January 25, 2024 at 6:30 p.m.

Adjournment

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 7:17 p.m. Seconded by A. Omartian. All in favor, none opposed, motion carried.

Respectfully Submitted,

**Kimberly Kissinger
Administrative Assistant**