

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, April 27th, 2023
6:30 p.m.**

On Thursday April 27th, 2023 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 via Zoom, Clerk Mike McKennerney, Allison Hickey, Ellen Baker, Tom Stanhope via Zoom, Zoning Administrator, AJ Johnson, Director of Community Development, Megan Sherlund, Administrative Assistant, Kim Kissinger

Absent: Bruce Thompson

Chair, B. Brigham, called the Development Review Board hearing to order at 6:34 p.m.

New Business

Application of DGUSA REALTY LLP requesting a Site Plan Amendment to construct a hoop barn storage facility, additional asphalt storage area, a moveable storage dock, and a stormwater treatment facility in accordance with Sections 4.7, 4.11, 8.4, and 9.4 of the St. Albans Town Unified Development Bylaws. The property is located at 90 Parah Drive in the Commercial District within a designated Growth Center and is owned by the Applicant.

The Application was represented by Nick Boutin of Cross Consulting Engineers, on behalf of the property owner.

The Applicant was sworn in by M. McKennerney.

N. Boutin explained the project to the Board. The Applicant is proposing to construct a hoop barn to store goods, a moveable loading dock, and an expansion to the stormwater treatment system. The hoop barn will take the place of existing outside storage. It is a 28' tall metal framed structure with a canvas top. The hoops will be mounted to either a foundation wall or cement blocks depending on cost of supplies at time of construction. The State stormwater permit is currently under technical review but they have not received any comments back. The ACT 250 permit was amended. The only work being completed in the front of the parcel will be in regards to stormwater treatment. There are no new utility connections; the hoop barn will have LED lights inside but no exterior lighting. There are no proposed water connections in the barn.

B. Brigham asked what the dimension of the barn would be. N. Boutin stated the concrete foundation of the barn is proposed to be 53' x 105'. B. Brigham asked if the area depicted in site plan was currently paved? N. Boutin said no, its lawn area but the applicant is not planning to clear cut the lot. B. Brigham asked if the floor of hoop barn would be paved? N. Boutin informed the board that the floor of the hoop barn would be asphalt. B. Brigham asked how does the moveable loading dock work? N. Boutin stated it is a metal structure with wheels, a piece of equipment will move it to where it needs to be. B. Brigham asked if it's a metal ramp? N. Boutin confirmed. B. Brigham questioned is there currently a stormwater system there now? N. Boutin Not on this site. B. Brigham asked if Franklin Park West had a master pond prior? N. Boutin confirmed, Franklin Park West has a stormwater system for the rest but this will be an expansion to that system.

M. McKennerney asked how heavy is the ramp? N. Boutin did not have the exact figures. M. McKennerney questioned if the asphalt would be ok with the ramp in the heat? N. Boutin stated, yes, it is designed to be used on asphalt it will sit on feet for most of the time and only be on the wheels when moving it around. B. Brigham confirmed the ramp was 51 feet long? N. Boutin confirmed.

B. Brigham asked if inventory would be stored in the barn? N. Boutin confirmed items that are currently stored outdoors would be put in the barn. M. McKennerney asked what is the inventory? N. Boutin stated it is shipping equipment.

Application of PJM DEV LLC represented by Mark Charbonneau requesting Conditional Use Approval to change a Medical Use to a Bar Use in accordance with Sections 4.7, 4.11, 7.4.3 and 8.3 the St. Albans Town Unified Development Bylaws. The property is located at 178 Swanton Road in the Commercial District within a designated Growth Center and is owned by the Applicant.

The Application was represented by Mark Charbonneau, potential lessee.

The Applicant was sworn in by M. McKennerney.

B. Brigham asked the applicant to explain the project. M. Charbonneau stated this establishment will be mostly for billiards and other small games. The bar part with liquor and beer will go along with it. There will be about 14 tables to keep the patrons busy and, in the future, a small shop to sell billiards items.

B. Brigham stated there are 18 dedicated parking spaces for this unit and was wondering if that would be enough? M. Charbonneau said yes. B. Brigham besides that there is numerous other parking. If there is 14 pool tables and 2 people at each one, you would have more than 18 cars. M. Charbonneau stated they said the patrons could use parking on the north side of the building as well. B. Brigham asked if that area was paved? M. Charbonneau confirmed and stated that no one uses it currently. A. Hickey asked if the nail salon uses it? M. Charbonneau stated they park in the front, but their employees use the northern parking lot.

B. Brigham asked if the place is crowded would parking be an issue? M. Charbonneau said no. B. Brigham asked if it will be open at 10am? M. Charbonneau confirmed. A. Omartian asked if you will be able to handle the traffic if the whole place is filled? M. Charbonneau stated it depends on the work schedules. People may only come in during the day to practice and all tournaments will be after 5pm. A. Omartian asked about the layout. M. Charbonneau stated that it is tentative. He would like to do as many tables as possible but 14 is likely. B. Brigham asked if there are walls up currently in the space. M. Charbonneau confirmed and said he will have to remodel the unit. A. Omartian asked what the dimensions were for the unit? M. Charbonneau stated it is 5,000 square feet. B. Brigham asked if there will be 6 feet between tables? M. Charbonneau confirmed and said they cannot be too close. A. Omartian stated that the drawing looks like 4' between tables. M. Charbonneau stated the drawing is not to scale. T. Stanhope asked if the picture showing the sign shows where the unit is? M. Charbonneau stated the Chinese restaurant doesn't go too far to the left. B. Brigham asked if that is the end you will be on? M. Charbonneau confirmed and stated the Chinese restaurant is not that wide. B. Brigham asked if the other units were filled? M. Charbonneau stated yes, except 1. B. Brigham asked if there are 4 other spaces? M. Charbonneau confirmed. B. Brigham inquired about the size of the other units. M. Charbonneau wasn't sure. A. Johnson said the building is 11,000 sq. ft.

A. Omartian asked for the target opening date? M. Charbonneau stated he has 6 months to renovate but is hoping to open at the end of October. B. Brigham wondered if it will take that long? M. Charbonneau stated: I hope not. B. Brigham asked will you manage this yourself? M. Charbonneau stated he is retiring from his business and his son will help too.

B. Brigham asked if will have to obtain a liquor license? M. Charbonneau stated yes after I get zoning approvals. T. Stanhope asked if this will open all at once? M. Charbonneau confirmed. B. Brigham asked if there will be live entertainment? M. Charbonneau stated yes that would be great to bring in people there.

B. Brigham asked about Police comments? A. Johnson stated we didn't have to do it but I did anyways because of the nature of the application. B. Brigham stated that the police said they would re-review when it was open.

Application of Tyler Stanislas requesting Site Plan Review to alter more than 100 cubic yards of fill to regrade the property in accordance with Sections 4.4, 8.4, and 10.4 of the St. Albans Town Unified Development Bylaws. The property is located at 167 Bellevue Carriage Road in the Rural District and is owned by the Applicant.

The Application was represented by Tyler Stanislas.

The Applicant was sworn in by M. McKennerney.

B. Brigham asked if this application is on the lot where he built his house? T. Stanislas stated yes, I want to flatten out the yard to the mound to make a place for the kids. B. Brigham asked are you going to step it down? T. Stanislas no it will be a gradual slope. B. Brigham asked if the material is on site? T. Stanislas stated no, it will come from the Villages at Franklin Park West development. B. Brigham wondered will the fill be brought in all at once? T. Stanislas explained this will be filtered throughout the phases of the FPW Development; he has started 3 houses but there will be 7 more. T. Stanislas stated we have a lot from the current excavation.

B. Brigham asked if it was his intent to remove the sod? T. Stanislas said no, I'll cover it and replant. B. Brigham asked if there was any communication from neighbors. T. Stanislas stated no, but he does have trenches on each side of the house for water runoff. M. McKennerney questioned if the work area where soil is going if it was up hill from neighbor? T. Stanislas stated no it is downhill. There was a discussion on the difference in the map submitted and the actual parcel lines on Bellevue Carriage Rd. There has been another subdivision since this map was made.

A. Johnson asked if he had the equipment at the house? T. Stanislas stated he has a dozer to spread the dirt. A. Johnson questioned the integrity of the road and wondered if he will bring the road back to how it is if it gets damaged. T. Stanislas confirmed.

Deliberative Session

MOTION: M McKennerney made a motion to enter deliberative session at 7:04 p.m. E. Baker seconded. All in favor, none opposed, motion carried.

MOTION: B. Brigham made a motion to come out of deliberative session at 7:19 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

Application of DGUSA Realty LLP.

MOTION: B. Brigham made a motion to approve the Application of DGUSA REALTY LLP requesting a Site Plan Amendment to construct a hoop barn storage facility, additional asphalt storage area, a moveable storage dock, and a stormwater treatment facility in accordance with Sections 4.7, 4.11, 8.4, and 9.4 of the St. Albans Town Unified Development Bylaws. The property is located at 90 Parah Drive in the Commercial District within a designated Growth Center and is owned by the Applicant, with the following conditions: 1. Upon completion of the project, and prior to the issuance of a Certificate of Compliance, the Applicant shall provide certification by a registered engineer that the project was completed as approved by the DRB; 2. All previous conditions shall remain in effect unless otherwise amended by this decision; 3. All State and Federal Permits are the Applicants responsibility; 4. the Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated April 19th, 2023; 5. 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.

MOTION: A. Hickey made a motion to approve the Application of PJM DEV LLC represented by Mark Charbonneau requesting Conditional Use Approval to change a Medical Use to a Bar Use in accordance with Sections 4.7, 4.11, 7.4.3 and 8.3 the St. Albans Town Unified Development Bylaws. The property is located at 178 Swanton Road in the Commercial District within a designated Growth Center and is owned by the Applicant.t, with the following conditions: 1. Creation of a designated smoking area that will not interfere with adjoining businesses; 2. The applicant is required to obtain a certificate of compliance prior to opening; 3. All previous conditions shall remain in effect unless otherwise amended by this decision; 4. All State and Federal Permits are the Applicants responsibility; 5. the Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated April 19th, 2023; 6. 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 E. Baker. All in favor, none opposed motion carried.

MOTION: B. Brigham made a motion to approve the Application of Tyler Stanislas requesting Site Plan Review to alter more than 100 cubic yards of fill to regrade the property in accordance with Sections 4.4, 8.4, and 10.4 of the St. Albans Town Unified Development Bylaws. The property is located at 167 Bellevue Carriage Road in the Rural District and is owned by the Applicant, with the following conditions: 1. Standard State erosion control practices shall be followed and shall remain in effect until the soil has stabilized with grass and/or mulch; 2. Any damage from hauling fill to the site along Bellevue Carriage Road shall be repaired by the Applicant; 3. All previous conditions shall remain in effect unless otherwise amended by this decision; 4. All State and Federal Permits are the Applicants responsibility 5. the Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated April 19th, 2023; 6. 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 M. McKennerney. All in favor, none opposed motion carried.

Reorganize

The Board must reorganize annually after Town Meeting Day. After a brief discussion, the Board agreed to keep all officers in their existing roles.

MOTION: A. Omartian made a motion to keep all officers in their existing positions. T. Stanhope seconded. All in favor, none opposed, motion carried.

B. Brigham to remain Chair, A. Omartian to remain Vice Chair, and M. McKennerney to remain Clerk.

Accept Rules of Procedure

The DRB reviewed the existing Rules of Procedure.

MOTION: B. Brigham made a motion to accept the Rules of Procedure as amended. T. Stanhope seconded. All in favor, none opposed, motion carried.

Minutes

MOTION: M. McKennerney made a motion to approve the minutes from the meeting of March 23rd, 2023. T. Stanhope seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: M. McKennerney made a motion to adjourn the DRB meeting at 8:15 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

**Respectfully Submitted,
Megan Sherlund, Director of Community Development**