

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, August 24<sup>th</sup>, 2023  
6:30 p.m.**

On Thursday August 24<sup>th</sup>, 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, Clerk, Mike McKennerney, Ellen Baker, Bruce Thompson, Tom Stanhope & Zoning Administrator, AJ Johnson

**Absent:** Allison Hickey & Administrative Assistant, Kimberly Kissinger

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

**New Business**

**Application of Mary I. King requesting Conditional Use Review to extend the regulations for the Lakeshore District to a portion of property within the Rural District in accordance with Section 4.1, 4.2, 4.4 and 8.3 of the St. Albans Town Unified Development Bylaws. The property is located at 64 Adirondak Drive in the Lakeshore and Rural District and is owned by the Applicant.**

The Application was represented by Mary King. There were no Interested Parties.

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

The Applicant explained the proposed shed location is 10' from the side boundary on a portion of her property that is within the Rural District. Allowing the 10' Lakeshore District setback instead of the 25' Rural setback would keep the shed from being in the middle of her yard. B. Brigham asked for clarification of the current rules. A. Johnson explained that by Conditional Use Approval, regulations of either district can be extended into the remaining portion of the property. B. Brigham stated the rule should read differently. B. Brigham continued with a property line discussion and agreed with the Applicant that the sliver of property in question should be part of the Lakeshore District. M. McKennerney asked if any trees would be removed. Applicant explained that two trees were previously removed and the final tree will be removed in November. The final tree has been donated as a Christmas tree for the Town of St. Albans. A. Omartian asked what the distance will be from the proposed shed location to the Lakeshore District boundary line. The Applicant replied approximately 10' or 15' at the most. A. Omartian asked how far is the shed going to be from the lake. Applicant stated that she has lake access from her property but is not on the lake and verified that her property is not within 250' of the lake shore. B. Thompson asked about the shed size. Applicant stated that it will not be any larger than 16' x 28' and might be smaller and confirmed that there are no neighbors behind her property.

There were no additional questions.

**Application of Daniel & Annette Hannah requesting Conditional Use Review to remove & replace a camp in accordance with Section 4.9 of the St. Albans Town Unified Development Bylaws. The property is located at 1690 Samson in the Lakeshore District within a Flood Hazard Overlay and is on land owned by Adam Moore.**

The Application was represented by Jason Kirby, JPK Construction, on behalf of the camp owners Daniel & Annette Hannah and the land owner, Adam Moore. Daniel & Annette Hannah were present. There were no Interested Parties.

The Applicants were sworn in by Clerk, M. McKennerney.

J. Kirby began by stating the proposed replacement camp would be in the same footprint, but smaller in size than the existing camp. The replacement camp will be raised and built on concrete piers for sound structure. B. Brigham asked if the building will be at the 104' elevation. J. Kirby explained that the 104' elevation will be at the bottom of the beam pockets in all the piers. There will be a little bit more than that through the first floor. B. Brigham asked about the replacement camp dimensions. J. Kirby stated the camp dimensions will be approximately 28' wide by 24' deep with the building being taller than the existing structure. Window sizes could vary, but the plan is to use as much glass as possible on the lakeside of the camp. B. Brigham questioned if the project would start this fall. J. Kirby replied they are currently working on final project costs. A. Omartian questioned how deep the pier pillars will be. J. Kirby replied that there is currently a control stake in place and is at 100.6' at the engineering mark. They are trying to get 3' down into the ground but will stop once they hit water. Hard to tell where the water level is due to the sandy area. The plan is to get the footings in for the piers down as far as possible and without raising the level of the land. The Applicant is not proposing to change the elevation of the land. The ground currently drains fairly well and should drain even better once they put wash stone down.

They do not have test holes in place to see where the water mark is located, but the existing conventional sewer system works well. They will pour a full footing all the way around and attach the piers with heavy gauge rebar in each pillar to be connected as one unit. M. McKennerney questioned if the footing will be all the way around the perimeter. J. Kirby explained that the footing will have heavy gauge rebar and a couple layers of rebar to tie it all together as one structure. B. Brigham questioned if the replacement camp will be year-round. J. Kirby answered that it will be a 3-season camp. An engineer confirmed the elevation of the land. Control lines will be set where the existing camp is so the proposed structure will be exactly the same. He confirmed it will be approximately 35' from the lake shore 95.5' mark from the front of the deck. The replacement camp will be a little further back from the shoreline compared to the existing camp. The Applicant confirmed the new structure will be smaller and the new deck will be located where part of the structure is now.

M. McKennerney asked if the Applicant will be using the existing sewer and if there is any issue with the sizing of it for the new structure. J. Kirby stated the replacement camp will continue to use the existing tank; it was replaced a few years back with a concrete structure. The Applicant stated the tank was pumped last year and no issues were found. She then confirmed the new structure will stay a 3 bedroom. B. Brigham and B. Thompson continued to question the dimensions on the handout. A. Johnson confirmed the new structure will fit in the same footprint as the existing structure. B. Brigham questioned the height of the structure. J. Kirby replied it will be almost 2 stories and will be under the 35' height maximum. He explained this was the reason the peak of the roof was designed down instead of going up so it will be steep.

A. Omartian questioned the Applicant's use of lake water as the water supply and what type of purification filtration system will be used. J. Kirby claimed the Applicants do not currently drink the water, but an ultraviolet system will be installed to help purify the water.

There were no additional questions.

#### **Other Business**

None.

#### **Deliberative Session**

**MOTION: A. Omartian made a motion to enter deliberative session at 6:56 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.**

**MOTION: M. McKennerney made a motion to come out of deliberative session at 7:15 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.**

**Application of Mary I. King requesting Conditional Use Review to extend the regulations for the Lakeshore District to a portion of property within the Rural District.**

**MOTION: A. Omartian made a motion to approve the Application of Mary I. King requesting Conditional Use Review to extend the regulations for the Lakeshore District to a portion of property within the Rural District in accordance with Section 4.1, 4.2, 4.4 and 8.3 of the St. Albans Town Unified Development Bylaws. The property is located at 64 Adirondak Drive in the Lakeshore and Rural District and is owned by the Applicant, with the following conditions: 1.) All State, Town and/or Federal Permits are the Applicants responsibility and a copy shall be provided to the Zoning Administrator for the file; 2.) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrator's staff report dated August 17<sup>th</sup>, 2023; 3.) 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; and 4.) All previous conditions not amended by this decision shall remain in effect. Seconded by B. Thompson. All in favor, none opposed, motion carried.**

**Application of Daniel & Annette Hannah requesting Conditional Use Review to remove & replace a camp.**

**MOTION: M. McKennerney made a motion to approve the Application of Daniel & Annette Hannah requesting Conditional Use Review to remove & replace a camp in accordance with Section 4.9 of the St. Albans Town Unified Development Bylaws. The property is located at 1690 Samson Road in the Lakeshore District within a Flood Hazard Overlay and is on land owned by Adam Moore, with the following conditions: 1.) A Certificate of Elevation by a registered engineer is to be presented to the ZA upon completion of the project; 2.) Any damage done to Samson Road as a result of this construction shall be repaired to original condition at Applicant's expense; 3.) Upon completion of the project and/or prior to the issuance of a Certificate of Compliance, the Applicant shall provide certification by a registered engineer that the project has been completed as approved by the DRB; 4.) All State and/or**

**Federal Permits are the Applicants responsibility and a copy shall be provided to the Zoning Administrator for the file; 5.) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrator's staff report dated August 17<sup>th</sup>, 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; and 7.) All previous conditions not amended by this decision shall remain in effect. Seconded by A. Omartian. All in favor, none opposed, motion carried.**

**Minutes**

None. K. Kissinger will email previous minutes to the Board for approval.

**Next Meeting**

September 14<sup>th</sup>, 2023 at 6:30 p.m.

**Adjournment**

**MOTION: T. Stanhope made a motion to adjourn the DRB meeting at 7:25 p.m. Seconded by M. McKennerney. All in favor, none opposed, motion carried.**

Respectfully Submitted,

**Kimberly Kissinger  
Administrative Assistant**