

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, September 24th, 2020
6:30 p.m.**

On Thursday, September 24th, 2020 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, Christina Boissoneault, Mike McKennerney, Tom Stanhope, and Zoning Administrator, Becky Perron

Absent:

Zoom ID: 833 8879 0018

After some technical difficulties, Chair, B. Brigham called the Development Review Board hearing to order at 6:45 p.m.

New Business:

Application of Michael Gosselin requesting Site Plan and Conditional Use Approvals to construct an office building in accordance with Sections 406 and 410 of the St. Albans Town Unified Development Bylaws. The property is located at 30-40 Swanton Road in the Commercial District within a Designated Growth Center and owned by the Applicant.

The Application was represented by Mike Gosselin, owner, and Dereck Woolridge, Engineer. David and Sarah McCallum were present, but did not request Interested Party Status.

D. Woolridge stated that M. Gosselin owns just over 5 acres on Swanton Road, just before Seymour Road. A house previously sat on the parcel close to the Right of Way (ROW), but has recently been demolished. In order to maintain a similar Wastewater permit, a new structure needs to be built within 50 feet of the previous structure. There is an existing public water service which will be utilized by connecting to the existing line to the new building.

The Applicant is proposing to construct a 2-story office building with approximately 1000 square feet per floor. The existing paved driveway will be utilized for access. 4 parking spaces are being provided including one handicap space.

A sidewalk at the end of the parking stalls will be provided for access to the building. Landscaping will be added along the Southern property line for screening. Bush Honeysuckle will be added in front of the building for aesthetic. Other than a door light, no lighting is proposed on the building. The building is proposed to have a balcony on the second floor.

D. Woolridge shared the plans on the screen. He pointed out the proposed parking and office building, and the existing retaining walls which are constructed from boulders.

B. Brigham asked for clarification that the proposed building is 2 stories. D. Woolridge explained the property is sloped. From the road it will look like a 1 story building but there will be a daylight (walkout) basement. He showed the building elevations.

B. Perron asked if the Applicant is showing the fire hydrant that the Fire Chief wanted. D. Woolridge stated they are unclear where the water line is, but they agree to coordinate with Chief Cross to find the right location and install the hydrant.

B. Brigham asked B. Perron if both proposed uses are allowed in the district. She confirmed they are allowed through Conditional Use Review.

A. Omartian noted that VTRANS indicated there would be a minor impact to traffic. He wondered what that was based upon. D. Woolridge explained there is an estimated 19 trips per day total with a potential of 2 a.m. and 2 p.m. peak hour trips.

Deliberative Session

MOTION: B. Thompson made a motion to enter deliberative session at 7:00 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

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

Application of Michael Gosselin requesting Site Plan and Conditional Use Approvals

MOTION: B. Brigham made a motion to approve the Application of Michael Gosselin requesting Site Plan and Conditional Use Approvals to construct an office building in accordance with Sections 406 and 410 of the St. Albans Town Unified Development Bylaws. The property is located at 30-40 Swanton Road in the Commercial District within a Designated Growth Center and owned by the Applicant with the following conditions: 1) The Applicant shall follow the recommendations of the St. Albans Town Fire Chief and install a working fire hydrant prior to a Certificate of Compliance being issued, 2) The Applicant shall provide the Zoning Administrator with a Police Department impact letter, 3) At the completion of the project and prior to a Certificate of Compliance to occupy the building, certification by a registered engineer shall be provided to the ZA certifying all improvements have been completed as per the DRB approved plans, 4) All State and Federal Permits are Owner's responsibility. B. Thompson seconded the motion. All in favor, none opposed, motion carried.

Minutes

MOTION: M. McKennerney made a motion to accept the minutes of the DRB meetings dated September 10th 2020. C. Boissoneault seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 7:30 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

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

Brent Brigham, Chair

Arthur Omartian, Vice Chair

Bruce Thompson, Clerk

Mike McKennerney

Christina Boissoneault

Tom Stanhope