

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, October 12th, 2023
6:30 p.m.**

On Thursday October 12th, 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, Tom Stanhope, Allison Hickey, Zoning Administrator, AJ Johnson, Administrative Assistant, Kimberly Kissinger

Absent: Bruce Thompson, Ellen Baker

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

New Business:

Application of Birds Eye Realty Holding LLC requesting Conditional Use Approval to change a Medical Office Building Use to a Multi-Use Building in accordance with Sections 4.6, 4.11, and 8.3 the St. Albans Town Unified Development Bylaws. The property is located at 128 Fisher Pond Road in the Mixed Residential / Commercial District within a designated Growth Center and is owned by the Applicant.

The Application was represented by Reice Branon of Ruggiano Engineering and Steve and Tami St. Marie, Applicants. Esther Lotz was present, but did not request Interested Party status. There were no Interested Parties.

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

R. Branon stated the Applicants are seeking approval for Change of Use to a Multi-Use building. Possible variety of uses are Art Studio, Business Services, Club, Day Care Facility, Educational Facility, Medical Office Space, Professional Office Space and Social Services. He further stated the building currently meets all Town regulated parking requirements. B. Brigham asked if there was a potential tenant that did not fit into the medical category. Applicants confirmed there have been a couple potential tenants that could not be accommodated due to current restrictions; giving a Bank as an example. A. Omartian asked what percentage of the building was currently vacant. Applicants answered about twenty-five percent and further explained that an Optometric office is on the first floor. NMC Ophthalmology uses half of the second floor with the other half currently vacant. B. Brigham began reviewing the variety of uses and asked A. Johnson to provide the definition of "Club". A. Johnson provided the definition of "Club" as "A building or use catering exclusively to members and their guests for recreational, educational, civic, religious or fraternal purposes". B. Brigham questioned if there was ample parking around the building. R. Branon confirmed there are currently seventy-one parking spaces on site, as outlined on the site plan, which exceeds the Multi-Use requirement of thirty-five parking spaces. B. Brigham confirmed no issues with water allocation. A. Johnson stated the Fire Chief has no concerns with the proposed changes.

There were no additional questions.

Other Business

None.

Deliberative Session

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

MOTION: M. McKennerney made a motion to come out of deliberative session at 6:51 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.

Application of Birds Eye Realty Holding LLC requesting Conditional Use Approval to change a Medical Office Building Use to a Multi-Use Building.

MOTION: M. McKennerney made a motion to approve the Application of Birds Eye Realty Holding LLC requesting Conditional Use Approval to change a Medical Office Building Use to a Multi-Use Building in accordance with Sections 4.6, 4.11, and 8.3 the St. Albans Town Unified Development Bylaws. The property is located at 128 Fisher Pond Road in the Mixed Residential / Commercial District within a designated Growth Center 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 findings of facts and conclusions of law as provided in the Zoning Administrator's staff report dated October 5th, 2023, with no changes or additions; 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 T. Stanhope. All in favor, none opposed, motion carried.

Minutes

MOTION: M. McKennerney made a motion to accept the Minutes from 9/14/2023. Seconded by A. Omartian. All in favor, none opposed, motion carried.

Next Meeting

November 9th, 2023 at 6:30 p.m.

Adjournment

MOTION: M. McKennerney made a motion to adjourn the DRB meeting at 7:02 p.m. Seconded by A. Omartian. All in favor, none opposed, motion carried.

Respectfully Submitted,

Kimberly Kissinger
Administrative Assistant