

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, October 14th, 2021
6:30 p.m.**

On Thursday, October 14th, 2021 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall for hearings.

Present: Chair, Brent Brigham, Vice Chair, Arthur Omartian, Clerk, Mike McKennerney, Tom Stanhope, Zoning Administrator, Megan Sherlund, Administrative Assistant, AJ Johnson

Absent: Christina Boissoneault, Allison Hickey

Zoom ID: **821 8490 1508**

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

New Business:

Application of Mark Ashton for a Conditional Use in a Flood Hazard Overlay for a seawall reconstruction in accordance with Section 401 and 408 of the St. Albans Town Unified Development Bylaws. The property is located at 518 Airforce Beach Rd. in the Lakeshore District and Flood Hazard Overlay and is owned by the Applicant.

The Application was represented by Mark Ashton who appeared via Zoom. There were no Interested Parties. The Applicant was sworn in by Clerk, M. McKennerney.

M. Ashton explained the existing seawall located in front of his camp is falling apart and needs to be repaired. The seawall is constructed using railroad ties and concrete. He has hired Frank Shumway to repair/reconstruct the wall.

B. Brigham asked if all of the railroad ties and concrete will be removed to construct the new wall. M. Ashton explained the concrete will be broken up and placed behind the proposed boulder wall. The newly constructed wall will be grassed over at the top.

B. Brigham questioned if the new wall will be higher than the existing wall. M. Ashton confirmed the existing wall has sunk down. The new wall will be slightly higher.

B. Brigham noted the top of the wall will be 103.9' elevation.

B. Brigham asked if the wall comes up to the edge of the camp. M. Ashton stated there is 21' of existing lawn in front of the camp. There are times when the lake will come up to the wall where the timber steps are, except for the year of great flooding.

A. Omartian asked if there is an existing elevation certificate. M. Ashton was unsure, but thought his father may have had one done. B. Brigham explained that the DRB will generally request that an engineer certify the elevation of the wall upon completion of the project. M. Ashton stated he would have it done if it is a requirement.

M. McKennerney questioned if the neighboring properties have seawalls. The Applicant confirmed that each neighbor has some type of wall. 2 camps have concrete walls, one has piled rocks. B. Brigham asked if the new seawall will connect to the neighbor's wall. M. Ashton explained the wall will connect to the Blouin's wall, but not the Molton's.

The Board had no other questions.

Deliberative Session

MOTION: T. Stanhope made a motion to enter deliberative session at 6:50 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 7:20 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

Application of Mark Ashton for a Conditional Use in a Flood Hazard Overlay

MOTION: A. Omartian made a motion to approve the Application of Mark Ashton for a Conditional Use in a Flood Hazard Overlay for a seawall reconstruction in accordance with Section 401 and 408 of the St. Albans Town Unified Development Bylaws. The property is located at 518 Airforce Beach Rd. in the Lakeshore District and Flood Hazard Overlay and is owned by the Applicant with the following conditions: 1) Upon completion of the project the Applicant shall provide the Zoning Administrator with an elevation certificate confirming the seawall was built per the plan, 2) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated October 8th, 2021, and 3)The Applicant shall agree with all findings of facts and conclusions of law listed in the staff report, 4) All State and Federal permits are owner's responsibility. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.

Adjournment

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

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