

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, October 28th, 2021
6:30 p.m.**

On Thursday, October 28th, 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, Christina Boissoneault, Allison Hickey, Tom Stanhope, Zoning Administrator, Megan Sherlund, Administrative Assistant, AJ Johnson

Absent:

Zoom ID: 844 0748 7238

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

New Business:

Application of Franklin County Industrial Development Corporation and Peerless Clothing International for a Site Plan Amendment to allow the extension of a temporary parking lot previously approved on January 9th 2020 in accordance with Section 407 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 100 & 200 Industrial Park Road in the Industrial District and is owned by FCIDC.

The application was represented by Peter Garceau of Cross Consulting Engineers. There were no Interested Parties. The Applicant was sworn in by Clerk, M. McKennerney.

P. Garceau explained there is a preapproved, temporary parking lot located on the Teknor Apex parcel. The gravel parking area is utilized by Peerless employees during the construction and expansion to the Peerless building.

The Applicant is requesting a 1-year extension to allow the temporary parking area. P. Garceau explained the COVID-19 pandemic has affected staffing and the construction process has not been finished.

B. Brigham asked what the plans are for removing the parking area. P. Garceau explained part of the lease agreement is to hire someone to remove the gravel base and return the area to top soil.

There were no other questions from the Board.

Application of Dawn Robertson & Lloyd & Gyneth Bevins for PUD Amendment to allow 3 additional single-family homes in addition to the currently approved 2 single-family homes and 1 duplex in accordance with Sections 404 and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 894 Lower Newton Road in the Residential and Rural Districts and is owned by Lloyd & Gyneth Bevins.

The Application was represented by Dawn Robertson. Sherri Goodrich, abutting landowner, requested Interested Party Status.

MOTION: C. Boissoneault made a motion to grant Interested Party Status to S. Goodrich. T. Stanhope seconded. All in favor, none opposed, motion carried.

The Applicant and the Interested Party were sworn in by Clerk, M. McKennerney.

B. Brigham asked for an overview of the proposed project. D. Robertson explained she would like to put an additional 3 single family, mobile homes on the pre-existing PUD with the associated parking and septic. B. Brigham asked if the doublewide shown on the plans is also in the works. D. Robertson said the doublewide will potentially be on site, but it will be at a much later date.

B. Brigham asked if the Applicant has a septic design or an agreement with the City in place. D. Robertson explained she has talked to someone and the City will allow them to hook into the water line. The line will need to be extending from an adjoining parcel. Engineer Peter Cross has been helping with the details. B. Brigham inquired if there is any formal agreement. D. Robertson stated she wants to find out if the project will be approved before spending the money on an engineer. B. Brigham explained it is difficult to approve a project not knowing how the wastewater will be handled. D. Robertson stated she is sure she will be hooking up to the city line. B. Brigham asked if they will be hooking into the line located at the State Garage. D. Robertson confirmed.

A. Omartian wondered if the proposed singlewide units will be rentals or for sale. They will be rentals.

T. Stanhope asked if the Applicant is seeking approval to build the doublewide on the plan in the future as well. She confirmed, and explained if it is an all or nothing proposition then she will just do the 3 singlewide mobile homes.

B. Brigham wondered if the Interested Party had anything to share. S. Goodrich explained there are 8 people living in the single wide trailer that is on site now. She is concerned that her property value is being affected. D. Robertson stated she was not aware of the number of people in the existing home. She explained if she purchases the property, she intends to monitor the property very close. The proposed homes will be one or two bedroom and will be rented to a single person or a couple and not large families.

B. Brigham questioned if all of the existing properties on the site are rentals. S. Goodrich stated the existing owner live in the double wide, the duplex and single wide are rentals.

M. Sherlund read a letter from adjoining property owner Patricia Ashline who lives at 938 Lower Newton. She listed a number of reasons objecting to the proposed project including additional noise, the potential for crime, and increased traffic. The letter explains if the Board does approve the project, they would request a fence be installed running the length of the adjoining properties. In closing, the letter states they are not in approval of the potential additional units.

D. Robertson reiterated her desire to have a well-managed property and explained her tenants go through a screening process. She intends to have a higher rent price point which should attract professional tenants.

A. Hickory stated she lives on Lower Newton and wonders how the new units will get a high rental price when there are the existing units and tenants on site. She would have a hard time paying the requested amount with the existing living conditions.

B. Brigham asked if D. Robertson has ever been on the property before. She explained she is in California right now, but her real estate agent has been on site.

A. Omartian questioned how many cars are currently parked at the single wide mobile home site. S. Goodrich estimated three or four plus two junk cars.

B. Brigham asked the Applicant if she would put the proposed homes on slabs. She confirmed.

Deliberative Session

MOTION: A. Omartian made a motion to enter deliberative session at 6:50p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

MOTION: A. Omartian made a motion to come out of deliberative session at 7:10 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Application of Dawn Robertson & Lloyd & Gyneth Bevins for PUD Amendment

MOTION: B. Brigham made a motion to continue the Application of Dawn Robertson & Lloyd & Gyneth Bevins for PUD Amendment to allow 3 additional single-family homes in addition to the currently approved 2 single-family homes and 1 duplex in accordance with Sections 404 and 804 of the St. Albans Town Unified Development Bylaws. The property is located at 894 Lower Newton Road in the Residential and Rural Districts and is owned by Lloyd & Gyneth Bevins to the meeting of December 16th, 2021 with the following requests: 1) The Applicant shall provide a scaled drawing showing the existing and proposed structures and move the proposed double wide to conform with the 50' PUD setback, 2) The Applicant shall provide a letter of intent from the City of St. Albans for municipal wastewater connection or engineer design for onsite septic, and 3) A plan showing provisions for runoff drainage. A. Omartian seconded the motion. All in favor, none opposed, motion carried.

Application of Franklin County Industrial Development Corporation and Peerless Clothing International for a Site Plan Amendment

MOTION: A. Omartian made a motion to approve the Application of Franklin County Industrial Development Corporation and Peerless Clothing International for a Site Plan Amendment to allow the extension of a temporary parking lot previously approved on January 9th 2020 in accordance with Section 407 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at

100 & 200 Industrial Park Road in the Industrial District and is owned by FCIDC with the following conditions: The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated October 22nd, 2021, and 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: A. Omartian made a motion to adjourn the DRB meeting at 7:15 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

Respectfully Submitted,
AJ Johnson, Administrative Assistant