

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, February 10<sup>th</sup>, 2022  
6:30 p.m.**

On Thursday, February 10<sup>th</sup>, 2022 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, Ellen Baker, Zoning Administrator, Megan Sherlund, Administrative Assistant, AJ Johnson

**Absent:**

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

M. Sherlund welcomed new DRB member, Ellen Baker.

**New Business:**

**Application of Terry Hydon for an 801 Waiver to allow for a 2-lot subdivision with one lot having less than the 200' of frontage in accordance with Section 403 and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 29 Fred Lake Rd. in the Rural District and is owned by the Applicant.**

The Application was represented by Stephen Tetreault of TDH Surveying. Also present via Zoom was owner Terry Hydon, and Samantha and Rodney Hydon. There were no Interested Parties. The Applicants were sworn in by Clerk, M. McKennerney.

S. Tetreault explained the Hydon's intend to request a 2 – Lot Subdivision to split a second lot out of the existing 13.5-acre lot. The proposed second lot will not allow for the existing lot to retain enough frontage according to the Bylaws, and therefore an 801 Waiver of frontage is required. The proposed Lot 2 will have approximately 208' of frontage along Fred Lake Road and the remaining Lot 1 will have 100' of frontage.

The second lot will be utilized to construct a single-family home which will be accessed by the existing driveway.

The Applicant has a wastewater permit in hand for the proposed new dwelling. Each lot will contain its own wastewater and potable water, so no easements are necessary other than the driveway that is in common with both lots.

B. Brigham noted the access spot shown on the plan as the place where the lot line bends slightly.

A. Omartian wondered how close the existing septic is to the proposed boundary line. M. Sherlund shared a sanitary plan that shows the location of both systems.

The Board had no other questions.

**Application of Peter Morse for Site Plan Amendment to construct 4 additional self-storage buildings in accordance with Sections 406, 410 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 8 Franklin Park West in the Commercial District and Growth Center Overlay and is owned by the Applicant.**

The Application was represented by Sam Ruggiano, of Ruggiano Engineering and Peter Morse, Applicant. There were no Interested Parties. The Clerk swore in the Applicants.

S. Ruggiano explained the Applicant is requesting approvals to construct four additional self-storage buildings utilizing the existing curb cut. One year ago, the DRB approved four other buildings that are not yet constructed, but the slabs are in place. The newly requested four units will "build out" the parcel, unless P. Morse obtains more land.

This project will require amending the Act 250 permit, the Stormwater Permit and the Construction General Permit. There is no water or sewer on site.

Chief Cross has provided an impact letter which states the Applicant must install a knox box with a key that has access to a unit with an electrical outlet to provide power for two cut off grinders to be provided by and maintained by the Applicant. This shall be installed prior to renting out the new units.

The Applicant intends to begin construction in Spring of 2022 with a construction finish date in 2023 depending on the supply line and the price of materials.

B. Brigham wondered what is happening with the Stormwater infrastructure. S. Ruggiano explained that three existing systems are being amended to tie them all together to act as one system. The size of the pond will be expanded to accommodate for the additional stormwater runoff.

B. Brigham asked if the proposed buildings will look similar to what is on site now. S. Ruggiano stated they will be the exact same. There will be no changes to the color, roofing, or lighting. The area will be completely fenced in.

The Board had no other questions.

### **Deliberative Session**

**MOTION: A. Omartian made a motion to enter deliberative session at 6:40 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 7:00 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.**

### **Application of Terry Hydon for an 801 Waiver**

**MOTION: M. McKennerney made a motion to approve Application of Terry Hydon for an 801 Waiver to allow for a 2-lot subdivision with one lot having less than the 200' of frontage in accordance with Section 403 and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 29 Fred Lake Rd. in the Rural District and is owned by the Applicant with the following conditions: 1) All State and Federal Permits are the Applicants responsibility and a copy shall be given to the Zoning Administrator for the file, and 2) the Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated February 10<sup>th</sup>, 2022. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.**

### **Application of Peter Morse for Site Plan Amendment**

**MOTION: C. Boissoneault made a motion to approve the Application of Peter Morse for Site Plan Amendment to construct 4 additional self-storage buildings in accordance with Sections 406, 410 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 8 Franklin Park West in the Commercial District and Growth Center Overlay and is owned by the Applicant with the following conditions: 1) All State and Federal permits are the Applicants responsibility and a copy shall be given to the Zoning Administrator for the file, 2) The Applicant must comply with the Fire Departments requests as listed in the Impact letter provided by Chief Cross, 3) The Applicant must submit a Stormwater maintenance plan, 4) the Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated February 10<sup>th</sup>, 2022, 5) Upon completion of the project and prior to a Certificate of Compliance, the Applicant shall provide certification by a registered engineer that the project was completed as per the DRB approved plans, 6) All previous conditions of approval shall remain in effect unless otherwise amended by this decision. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.**

### **Minutes**

**MOTION: A. Omartian made a motion to approve the minutes from the meeting of January 13<sup>th</sup>, 2022. C. Boissoneault seconded. All in favor, none opposed, motion carried.**

### **Adjournment**

**MOTION: C. Boissoneault made a motion to adjourn the DRB meeting at 7:20 p.m. A. Omartian seconded. All in favor, none opposed, motion carried.**

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