

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, February 25th, 2021
6:30 p.m.**

On Thursday, February 25th, 2021 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, Mike McKennerney, Christina Boissoneault, Zoning Administrator, Megan Sherlund. Administrative Assistant AJ Johnson
Absent: Tom Stanhope

Zoom ID: 815 5966 7919

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

New Business:

Application of 77 Nason LLC for Subdivision Sketch Plan and an 801 Waiver for a subdivision of 4.4 acres into 4 separate lots to accommodate 3 new single-family homes and one vacant lot, in accordance with Sections 405, 206, 207, 208, and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 438 South Main St. in the Mixed Residential/Commercial District and owned by the Applicant.

The Application was represented by Gregg Laber, Applicant, Jay Beurmann, Civil Engineer, and Jeremy Laber. Clerk, B. Thompson swore in the Applicants.

J. Beurmann explained the 4.4-acre property currently has a duplex. The Applicant is proposing three additional residential lots. The properties are proposed to be served by the existing driveway which will be expanded to serve the proposed lots.

Each lot will have a single-family home which will utilize a drilled well and onsite wastewater. The wastewater systems have not yet been permitted.

There are no wetlands or streams on site. No substantial impacts on the schools are expected. An easement is provided on the Southernly most lot for a potential replacement area for the duplex, if ever necessary.

B. Brigham asked if Lot 2 is considered to have frontage on the 60' wide right-of-way (ROW). The Applicant confirmed. B. Brigham questioned if the Applicant is requesting an 801 waiver on the other 2 lots. The Applicant confirmed.

B. Brigham questioned what the frontage requirement is in the district. J. Beurmann explained the lot with frontage along the 60' wide ROW has less than 150' of road frontage. J. Beurmann questioned if the lack of frontage along the ROW will require an additional 801 waiver. B. Brigham explained an 801 waiver can only be granted to access 2 single family homes, not 3. J. Beurmann explained the east end of the Northern lot is 81' feet wide. B. Brigham questioned if the 81' is the boundary between Lot 1 and 2. J. Beurmann confirmed. Brigham reiterated the Bylaws will only allow for 2 single family homes accessed by a 20' wide ROW on an 801 waiver. The other lot will need to meet the frontage requirements.

B. Brigham confirmed the road frontage requirement is 100' for a single-family home. J. Beurmann confirmed the lot line could be moved to meet the frontage requirement. G. Laber stated they would need to make sure they were still meeting the lot size requirements.

B. Thompson confirmed the lot line for Lot 2 will need to come all the way to the road. The frontage will be along the 60' wide ROW, not Route 7. The permitted curb cut can remain as it is.

A. Omartian questioned a section of the staff report which states there will be 4 lots with one vacant lot. G. Laber explained that is his other lot, the next application. M. Sherlund will change the staff report.

B. Brigham inquired what the drainage will look like. J. Beurmann stated all of the water sheet flows nicely now and there will not be any change to impervious surface on the front lot. B. Brigham pointed out the curtain drains ahead of the wastewater disposal area. J. Beurmann explained the lot has been groundwater monitored many years ago and as a result an open ditch was installed which was a standard practice at the time. The open ditch proved the site could be dewatered and now the State requirement is to add curtain drains.

B. Thompson questioned if there will be a stop sign at Route 7. He wondered if the Applicant has received anything from the State regarding the roadway. G. Laber stated the permit for the road cut was approved over ten years ago. There has been no contact regarding this project. J. Beurmann explained the State will likely need to sign off on the increased traffic and he anticipates they may issue a new permit.

B. Brigham stated the Applicant just needs to alter the property line so the frontage is along the ROW.

Application of Gregg & Patricia Laber for Subdivision Sketch Plan and Final for a subdivision of 4 acres into 3 separate lots in accordance with Sections 405, and 206, 207, 208, & 209 of the St. Albans Town Unified Development Bylaws. The property is located at 422 South of South Main Street in the Mixed Residential/Commercial District and owned by the Applicant.

The Application was represented by Gregg Laber, Applicant, Jay Beurmann, Civil Engineer, and Jeremy Laber. They were still sworn in from the previous Application. There were no Interested Parties.

B. Brigham wondered if this application also required an 801 waiver. He noticed the front lot has road frontage, but the lots in the back do not. B. Brigham asked if there will be a legal problem since an 801-waiver request was not warned. M. Sherlund has spoken with the attorney and confirmed the waiver can be added to the application and granted. The Applicant has already filled out the form, it just was not correctly warned.

This Application will require a new curb cut permit. A Letter of Intent has been granted from the State Agency of Transportation.

B. Brigham questioned if the property used to be owned by the Quilliam family. The Applicant confirmed. A solar field is on the far lot.

B. Brigham wondered if the Applicant will use the existing field driveway. G. Laber stated that access will be abandoned. He has a good relationship with the neighbors and they are happy with the proposed driveway going adjacent to their lot. The neighbor will also keep their personal driveway.

B. Brigham asked what the frontage is on Lot 1. There is 150' of frontage along Route 7. Lot 2 and 3 will be accessed by a 24' ROW.

B. Brigham questioned if Lot 3 is non-buildable due to the fill on it. G. Laber explained the wastewater would have been on Lot 2's soil which they didn't want to do. The lot will remain a solar field. J. Beurmann explained a shed may be placed on the lot, but a house will not.

B. Brigham asked if Lot 1 will be Commercial or Residential. G. Laber would like to see a low-impact Commercial business such as an office on that lot.

B. Brigham asked if both wastewater systems will be on lot 1. J. Beurmann stated the permit has been granted. The south system is for Lot 1, and the north system is for Lot 2. Both lots will be served by drilled wells. The well for Lot 1 will be served by an easement on Lot 2.

B. Brigham explained the Board has reviewed a police letter, but has not received a Fire Department letter. The Fire Chief will comment on the project once the Applicant proposes a Commercial business. The Applicant will need to return to the Board for Conditional Use and Site Plan Approval.

The Board had no further questions. The Board moved to deliberative session. Upon entering deliberative, Tom Joslin entered the zoom meeting. M. Sherlund explained the public portion of the meeting was over. T. Joslin had no comments or questions.

Deliberative Session

MOTION: A. Omartian made a motion to enter deliberative session at 7:00p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

MOTION: A. Omartian made a motion to come out of deliberative session at 7:30 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Application of 77 Nason LLC for Subdivision Sketch Plan and an 801 Waiver for a subdivision of 4.4 acres into 4 separate lots

MOTION: A. Omartian made a motion to approve the Application of 77 Nason LLC for Subdivision Sketch Plan and an 801 Waiver for a subdivision of 4.4 acres into 4 separate lots to accommodate 3

new single-family homes in accordance with Sections 405, 206, 207, 208, and 801 of the St. Albans Town Unified Development Bylaws. The property is located at 438 South Main St. in the Mixed Residential/Commercial District and owned by the Applicant with the following conditions: 1) Once received, the Applicant shall provide a copy of the Wastewater Permit and any correspondence from the Agency of Transportation to the Zoning Administrator, 2) The Applicant shall adjust the plans to meet the frontage requirements and submit a copy to the Zoning Administrator, 3) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated February 22nd, 2021, and 4) All State and Federal permits are owner's responsibility. M. Mckennerney seconded the motion. All in favor, none opposed, motion carried.

Application of Gregg & Patricia Laber for Subdivision Sketch Plan and Final for a subdivision of 4 acres into 3 separate lots

MOTION: M. McKennerney made a motion to approve the Application of Gregg & Patricia Laber for Subdivision Sketch Plan and Final for a subdivision of 4 acres into 3 separate lots in accordance with Sections 405, and 206, 207, 208, & 209 of the St. Albans Town Unified Development Bylaws. The property is located at 422 South of South Main Street in the Mixed Residential/Commercial District and owned by the Applicant with the following conditions: 1) Once received, the Applicant shall provide any correspondence or permits from the Agency of Transportation to the Zoning Administrator, 2) Although an 801 waiver was not warned, the Applicant did apply and the Board is approving the waiver as shown in the Application, 3) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated February 22nd, 2021, and 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 February 11th, 2021. B. Thompson seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: B. Thompson made a motion to adjourn the DRB meeting at 7:40 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

Mike McKennerney

Christina Boissoneault