

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, March 11th, 2021
6:30 p.m.**

On Thursday, March 11th, 2021 at 6:30 p.m., the Town of St. Albans Development Review Board met at Town Hall and via Zoom for hearings.

Present: Vice Chair, Arthur Omartian, Mike McKennerney, Christina Boissoneault, Tom Stanhope
Zoning Administrator, Megan Sherlund. Administrative Assistant AJ Johnson

Absent: Chair, Brent Brigham

Zoom ID: 847 9972 9460

Vice Chair, A. Omartian called the Development Review Board hearing to order at 6:30 p.m.

New Business:

Application of Heather Arkinson & Matt Rogers for Conditional Use Approval in a Flood Hazard Overlay District to construct a seawall from natural stone for shoreline protection, in accordance with Section 408 of the St. Albans Town Unified Development Bylaws. The property is located at 74 Lake House Ln in the Lakeshore District and owned by the Applicant.

The Application was represented by Peter Cross, of Cross Consulting Engineering. There were no Interested Parties. The Applicant was sworn in by Vice Chair, A. Omartian.

P. Cross explained the Applicants live on Maquam Shore Road. The lakefront property has a concrete seawall that was installed on a portion of the lakefront a couple of years ago. The Applicant is requesting roughly 105' more or less of erosion protection utilizing a natural stone seawall. Island Excavating will be constructing the seawall which will extend from the South boundary line to the North boundary line. The wall will vary in height but will be around 5-7' high. The finished elevation will be between 105' and 107'

The wall be placed at or above 98' elevation and therefore no State or Federal permits will be required. P. Cross pointed out the return located on the North end as shown on drawing C3. A set of stairs will lead to the lakeshore. The Applicant has other projects they would like to complete but the work will be outside of the Flood Hazard Overlay and therefore is not part of the application.

A. Omartian wondered why the plan shows the natural stone wall being placed over an existing wall. P. Cross explained there are some remains of a stone wall installed by the Applicant's grandfather many years ago which will be removed if it is in the way. If it is not in the way, it will just be buried. You will not see the previous wall when the new wall is finished.

A. Omartian asked for confirmation that the wall will not be placed under 98' elevation. P. Cross confirmed. He added there are very few places where the wall will be at 98', but there are a couple.

There were no other questions.

Application of Paul Trahan for Conditional Use Approval in a Flood Hazard Overlay District to replace a 6' x 8' porch with a 6' x 14' porch and construct a 4' x 8' external utility closet, in accordance with Section 408 of the St. Albans Town Unified Development Bylaws. The property is located at 81 North Rd. in the Lakeshore District and owned by the 9365 Investments, LLC.

The Application was represented by Paul Trahan. C. Boissoneault recused herself as an abutting land owner. There were no Interested Parties. The Applicant was sworn in by A. Omartian.

P. Trahan explained he purchased the property in October. There is a 6'x8' front porch near the roadside of North road that supports the front entrance of the camp and is in need of repair. He would like to replace the porch to be the same width, but extend the length to match the front of the camp. Additionally, he would like to construct a utility shed south facing on the exterior of the camp so the pump and water can be accessed by a plumber without having to grant access to the camp.

A. Omartian wondered what the elevation of the first floor of the camp is. The P. Trahan believes it is around 102', but does not know since the information was not given to him when he purchased the property. A. Omartian wondered what P. Trahan is basing the 102' estimation off from. P. Trahan explained his estimation is based off the previous owner's instruction. The Applicant also owns the abutting land at 65 North Road and is basing the estimation off the knowledge of his elevation.

P. Trahan wondered if there may be elevation information in the flood insurance he carries.

A. Omartian inquired if the Applicant will be sinking new support posts for the deck expansion. P. Trahan confirmed. He explained there is currently no stabilization to the porch; the existing structure is on cinder blocks. The Applicant intends to utilize sonotube with cement footings which will be stable and hold up the structure. A. Omartian wondered what the depth and diameter of the tubes will be.

There was a technical error and the computers shut down at Town Hall at 6:42 p.m. and remained down for roughly 15 minutes. The Zoom meeting then resumed.

P. Trahan believes his contractor will use the standard tubes for a normal deck with a 4'x4' post to support the porch. A. Omartian stated the tubes come in different diameters, and wondered if P. Trahan knows the diameter his contractor will use. P. Trahan estimates it will be a 6" tube and it will go beyond the frost line to ensure it is stable.

A. Omartian pointed out the drawing that was included with the application. He noticed the lattice work on the side of the proposed deck. P. Trahan stated the lattice is existing, and he intends to install new lattice on the proposed deck extension.

A. Omartian read from Section 408 of the Bylaws which outlines the Flood Hazard Overlay requirements. He explained the lattice work will need to permit water to flow from under the structure, should the elevation be below 102'. P. Trahan explained the proposed lattice will be attached the same way the existing lattice is. P. Trahan stated he understands the comments and wants to make sure his project meets the guidelines.

A. Omartian questioned if the bottom of the utility closet will be at the same elevation as the proposed porch. The Applicant confirmed. A. Omartian questioned if the circuit breaker box will be located in the utility closet. It will not. The hot water tank and the pressure tank for the water will be in the closet, and the electrical panel will be inside the cottage.

A. Omartian questioned if the camp was utilized year-round. It is only seasonal.

M. McKennerney reiterated the requirement to have the elevation known. P. Trahan explained the previous owner raised the camp after the flood of 2011, but he is unsure if they ever received a permit. M. Sherlund explained there is documentation in the Zoning folder that shows the previous owner applied for a permit but was unable to provide a new site plan and stated they would not move forward with the project.

The Board had no other questions.

Application of Laurie Averill for Conditional Use Approval in a Flood Hazard Overlay District to remove and replace the westerly camp on the same footprint but adding piers to raise the elevation from 103' to 104.5' in accordance with Section 408 of the St. Albans Town Unified Development Bylaws. The property is located at 838 Maquam Shore Rd. in the Lakeshore District and owned by the Applicant.

The Application was represented by Don Welch, architect, and Laurie Averill, Applicant. The Applicants were sworn in by A. Omartian.

The Applicant is proposing to remove an existing camp and replace it on the same footprint. An additional 50 square feet of living space is proposed. The camp will be 2 stories.

The proposed camp will be wood framed and attached to precast piers as required by flood plain regulations.

A. Omartian wondered if the camp will meet the setback requirements. D. Welch explained the replacement will be on the existing footprint, so yes. A. Omartian questioned if the additional 55 square feet will be within the existing footprint, or if it is an addition to the existing footprint. It is within the existing footprint.

A. Omartian asked if the existing camp is 1 story or 2. It is 2. A. Omartian wondered if the proposed camp will tie into an existing septic system. The Applicant confirmed and explained there have been no issues with the existing system.

M. Sherlund asked D. Welch to clarify where the additional 55 square feet will be. D. Welch referred to the shaded area on the floor plan A1.1 provided to the DRB.

M. Sherlund questioned how far the additional square footage is from the mean water mark. It is roughly 110 feet. M. Sherlund asked if the Applicant will need any Lakeshore permits. None are necessary for the project.

D. Welch stated there will be no additional bedrooms; the existing camp is 3 bedrooms. M. Sherlund questioned if the office is being referred to as a bedroom since the site plan only shows 2 bedrooms. M. Sherlund explained the Town can only give approvals based on how many bedrooms the Assessor records reflect have been permitted. She pointed out the office does not have a closet and therefor will not be considered a bedroom for Zoning/Assessor purposes.

A. Omartian wondered if the porch will be enclosed. D. Welch explained the Applicant hopes to reuse the windows so it will remain enclosed, much like a sunroom. D. Welch shared a picture for explanation.

C. Boissoneault questioned if the camp will sit on a slab. D. Welch stated it will sit on piers. Right now it is on concrete blocks.

The Board had no further questions.

Deliberative Session

MOTION: M. McKennerney made a motion to enter deliberative session at 7:20 p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.

MOTION: M. McKennerney made a motion to come out of deliberative session at 7:50 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

Application of Heather Arkinson & Matt Rogers for Conditional Use Approval in a Flood Hazard Overlay

MOTION: C. Boissoneault made a motion to approve the Application of Heather Arkinson & Matt Rogers for Conditional Use Approval in a Flood Hazard Overlay District to construct a seawall from natural stone for shoreline protection, in accordance with Section 408 of the St. Albans Town Unified Development Bylaws. The property is located at 74 Lake House Ln in the Lakeshore District and owned by the Applicant with the following conditions: 1) Upon completion of the project, the Applicant shall provide certification that the project was completed as per the DRB approve plans, 2) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated March 9th, 2021, and 3) All previous conditions of approval shall remain in effect unless otherwise amended by this decision, 4) All State and Federal permits are owner's responsibility. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.

Application of Paul Trahan for Conditional Use Approval in a Flood Hazard Overlay District

MOTION: M. McKennerney made a motion to continue the Application of Paul Trahan for Conditional Use Approval in a Flood Hazard Overlay District to replace a 6' x 8' porch with a 6' x 14' porch and construct a 4' 8' external utility closet to the meeting of April 8th and requests the following information be presented at the hearing: 1) an elevation certificate from a registered engineer, 2) detailed drawing of the footing designs for the deck supports, 3) the distance from the camp to the 95.5' mean water mark. T. Stanhope seconded the motion. All in favor, none opposed, motion carried

Application of Laurie Averill for Conditional Use Approval in a Flood Hazard Overlay District

MOTION: C. Boissoneault made a motion to approve the Application of Laurie Averill for Conditional Use Approval in a Flood Hazard Overlay District to remove and replace the westerly camp on the same footprint but adding piers to raise the elevation from 103' to 104.5' in accordance with Section 408 of the St. Albans Town Unified Development Bylaws. The property is located at 838 Maquam Shore Rd. in the Lakeshore District and owned by the Applicant with the following conditions: 1) Upon completion of the project the Applicant shall provide a confirming elevation certificate by a registered engineer, 2) Upon completion of the project and prior to the issuance of a Certificate of Compliance the Applicant shall provide certification from a registered engineer that the project was completed as per DRB approved plans, 3) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated March 9th, 2021 4) and All State and Federal permits are owner's responsibility. M. McKennerney seconded the motion. All in favor, none opposed, motion carried

Minutes:

MOTION: A. Omartian made a motion to accept the minutes of February 25th, 2021. M. McKennerney seconded. All in favor, none opposed, motion carried.

Adjournment

MOTION: T. Stanhope made a motion to adjourn the DRB meeting at 8:00 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

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

Arthur Omartian, Vice Chair

Christina Boissoneault

Mike McKennerney

Tom Stanhope