

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, April 22nd, 2021
6:30 p.m.**

On Thursday, April 22nd, 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, Clerk, Mike McKennerney, Christina Boissoneault, Tom Stanhope, Allison Hickey, Zoning Administrator, Megan Sherlund. Administrative Assistant, AJ Johnson
Absent: Vice Chair, Arthur Omartian

Zoom ID: **862 6932 6178**

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

M. Sherlund introduced new DRB member, Allison Hickey.

M. Sherlund explained new forms are being created for DRB and Zoning applications. She encouraged engineers and applicants to be on the lookout for the new forms and to provide any feedback they have.

New Business:

Application of Michael J. Gosselin Rentals II, LLC for a Site Plan and Conditional Use Approval for 2 self-storage unit buildings in accordance with Sections 406, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 387 & 397 Lake Rd in the Commercial District and owned by the Applicant.

The Application was represented by Michael Gosselin, owner, and Derek Woolridge, engineer with Cross Consulting Engineers. There were no Interested Parties. Clerk, M. McKennerney swore in the Applicants.

D. Woolridge gave a brief overview of the property and pointed out the existing buildings which include a contractor shop, an office building with a hair salon and Sheriff's Department, and an apartment building.

Access to the parcel is shared with Timothy Hurlbut and MT Wallets LLC. M. Gosselin is proposing to develop two 27' x 80' self-storage unit buildings behind the buildings owned by Hurlbut and MT Wallets LLC. Each building will include 16 units.

The grading plan was shown. Stormwater will be collected and brought to a swale where it will overflow into a gravel wetland, and then be released into the roadside ditch. The water will eventually flow into Steven's Brook. The Stormwater permits were applied for a month ago, but the Applicant has not heard back yet.

A lighting plan was not submitted. M. Gosselin explained the Sherriff's office is well lit and there are street lights that illuminate the area as well. He is unsure if additional lighting is necessary, but he can put solar lights on the building if necessary.

An easement will need to be obtained for construction and creation of the stormwater pond.

B. Brigham questioned if the stormwater pond will serve the MT Wallets property. D. Woolridge explained runoff from that area will be collected. Part of the proposed site cannot be drained into the gravel wetland. The stormwater permit is allowing for "site balancing" which means treating surrounding land that was previously not treated in lieu of treating all of their site.

B. Brigham asked if the storage units will be constructed from wood or metal. M. Gosselin expects the units will be wood, similar to the recently approved storage buildings on Route 7.

A Fire Department impact letter has been obtained and contains some conditions to be agreed upon.

B. Brigham wondered if people using the storage units will only have access from Lake Road. M. Gosselin confirmed; there is no access from Brigham Road.

B. Brigham asked if paving needs to meet the setbacks. M. Sherlund explained only structures need to meet the setbacks. The area is all paved except the area of construction which will be paved.

Application of 2 Franklin Park West LLC for a Site Plan and Conditional Use Approval for a 26,000 square foot automobile dealership in accordance with Sections 406, 410, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located on Lot 3 of Franklin Park West in the Commercial District and Growth Center Overlay and owned by the Applicant.

The Application was represented by Sam Ruggiano of Ruggiano Engineering and Dan Bokan, part owner. D. Bokan's brothers and co-owners, Rick and Chris were also present. Clerk, M. McKenney swore in the Applicants.

In 2018 the Bokan dealership received approval for a display and parking area on Lot 3 of Franklin Park West. The gravel parking area was constructed in 2019 and still exists.

The Applicants are proposing to construct a 26,000 square foot automobile dealership on top of the gravel parking area. A stormwater permit was received prior to constructing the gravel parking area. The State considers gravel to be impervious surface, so according to those standards, there are no new impervious surfaces being created.

Additional lighting will be added to the building and parking area. The lighting will remain the same as what is currently on site.

The area illustrated in yellow on the plans will be paved right off. The area north of that will be paved in the future. This will not affect the amount of impervious surface.

The existing parking area has approximately 445 parking spaces. Upon completion of the project, 299 parking spaces will remain.

The project will utilize two existing curb cuts.

. The existing site slopes to the east and the grade will be maintained. Stormwater will discharge into swales and flow into the pond and then the tributary that bisects the property.

The Applicant is required to obtain a Water/Wastewater permit, a Public Water Supply permit, Act 250 permit, and a Construction General permit.

Trees will line the boundaries along Parah Drive and Franklin Park West.

S. Ruggiano explained the Applicant is hopeful to begin the project this year, but with the cost of materials skyrocketing, the project may not begin until next spring when prices stabilize.

B. Brigham requested confirmation the stormwater pond is existing. The Applicant confirmed; the pond was constructed in 2019.

B. Brigham asked what brand of vehicles will be sold. The dealership will be a Chrysler, Dodge, Jeep and Ram dealership.

M. Sherlund questioned how many employees the dealership will have. There will be a maximum of 40.

Application of the City of St. Albans for Site Plan Amendment to eliminate the new access drive, repair the existing driveway and some parking changes for the Hard'ack Recreation Area in accordance with Sections 403 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 179 – 181 Congress Street in the Rural District and owned by the Applicant.

The Application was represented by Peter Cross and Nick Bouton of Cross Consulting Engineers, and Kelly Viens from the St. Albans Recreation Department.

The project was approved by the DRB in February of 2020 and was then voted on by residents of the City and Town. The City voters approved the project whereas the Town voters did not. The City moved forward with the project by downsizing and cutting some costs.

N. Bouton explained the previously approved access site (from Congress Street extending toward the pool house) has been eliminated from the plan. Instead, the Applicant proposes to reconstruct the existing drive to create better site distances from the intersection of VT Rte 104, and improve the 30-space parking area near the dog park.

The previous plan included a recreation path along the side of the access drive. Since the proposed access drive has been moved, the recreation path is now being proposed near Eastview Drive. The extension of

the Congress Street sidewalk is still being proposed. The sidewalk will still provide access to pedestrians while minimizing wetland and buffer impacts.

The pool house has been revised and redesigned with a smaller footprint and shifted west along with the pool and dome. This allowed a larger greenspace and for a retaining wall to be eliminated.

The main parking area has been reworked and the ADA parking was moved south of the pool house and the ADA access now enters the pool house through the east side as opposed to the previously approved west side.

A separate access drive that was proposed north of the proposed ice rink has been eliminated.

The stormwater is being treated in the same gravel wetland as previously approved. The utilities and landscape are also unchanged.

B. Brigham wondered where the fire hydrant will be located. P. Cross explained one will be provided, but the location is to be agreed upon.

B. Brigham questioned if there are any additional items excluding what was previously approved. There are not.

M. McKennerney wondered if the overflow parking area will remain grassy area. P. Cross confirmed. He explained the area will be used primarily for larger events and not on a daily basis. B. Brigham noted the parking area includes 54 spaces in the area of the pool house. This does not include the 30 spaces near the dog park or the overflow area. M. Sherlund wondered if the overflow area will be maintained in the winter. P. Cross does not expect it will be.

B. Brigham inquired if the driveway will be paved or all gravel. P. Cross explained the driveway will be crushed stone with the exception of the ADA parking area, which will be asphalt.

B. Brigham asked if the driveway will be upgraded to be wider. N. Bouton confirmed there will be three lanes at the access point; two turning exit lanes and one entrance lane. The access will then neck down to 24 feet.

The Board had no other questions.

Deliberative Session

MOTION: C. Boissoneault made a motion to enter deliberative session at 7:15 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.

MOTION: T. Stanhope made a motion to come out of deliberative session at 7:45 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.

Application of Michael J. Gosselin Rentals II, LLC for a Site Plan and Conditional Use Approval

MOTION: C. Boissoneault made a motion to approve the Application of Michael J. Gosselin Rentals II, LLC for a Site Plan and Conditional Use Approval for 2 self-storage unit buildings in accordance with Sections 406, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 387 & 397 Lake Rd in the Commercial District and owned by the Applicant with the following conditions: 1) Lighting shall be added to the rear of the buildings, 2) The Applicant must follow all requirements in the Fire Department Impact letter, 3) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated April 19th, 2021, 4) Upon completion of the project and/or prior to the issuance of a Certificate of Compliance, the Applicant shall provide certification by a registered engineer that the project has been completed as per the DRB approved plans, 5) All previous conditions of approval shall remain in effect unless otherwise amended by this decision, 6) All State and Federal permits are owner's responsibility, and 7) Copies of all State approvals shall be forwarded to the Zoning Administrator. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.

Application of 2 Franklin Park West LLC for a Site Plan and Conditional Use Approval

MOTION: B. Brigham made a motion to approve the Application of 2 Franklin Park West LLC for a Site Plan and Conditional Use Approval for a 26,000 square foot automobile dealership in accordance with Sections 406, 410, 802 and 803 of the St. Albans Town Unified Development Bylaws. The property is located on Lot 3 of Franklin Park West in the Commercial District and Growth Center Overlay and owned by the Applicant with the following conditions: 1) Copies of all State approvals shall be forwarded to the Zoning Administrator, 2) The Applicant must follow all requirements in the Fire

Department Impact letter, 3) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated April 19th, 2021, 4) All previous conditions of approval shall remain in effect unless otherwise amended by this decision, and 5) All State and Federal permits are owner's responsibility, and 6) Upon completion of the project and/or prior to the issuance of a Certificate of Compliance, the Applicant shall provide certification by a registered engineer that the project has been completed as per the DRB approved plans. M. McKennerney seconded the motion. All in favor, none opposed, motion carried.

Application of the City of St. Albans for Site Plan Amendment

MOTION: M. McKennerney made a motion to approve the Application of the City of St. Albans for Site Plan Amendment to eliminate the new access drive, repair the existing driveway and some parking changes for the Hard'ack Recreation Area in accordance with Sections 403 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 179 – 181 Congress Street in the Rural District and owned by the Applicant with the following conditions: 1) If adequate parking is determined to be an issue, the overflow parking area will be required to be upgraded, or another suitable location for parking will be required, 2)The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated April 19th, 2021, 3) All previous conditions of approval shall remain in effect unless otherwise amended by this decision, and 4) All State and Federal permits are owner's responsibility. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.

Minutes

M. McKennerney made a motion to approve the meeting minutes of March 25th, 2021. C. Boissoneault seconded. All in favor, none opposed, motion carried.

Adjournment

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

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

Brent Brigham, Chair

Arthur Omartian, Vice Chair

Mike McKennerney, Clerk

Tom Stanhope

Christina Boissoneault

Allison Hickey