

**Town of St. Albans
Development Review Board Meeting Minutes
Thursday, June 23rd, 2022
6:30 p.m.**

On Thursday, June 23rd 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, Ellen Baker, Allison Hickey, Tom Stanhope, Zoning Administrator, Megan Sherlund
Absent: Christina Boissoneault

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

New Business

Application of Roy & Russell Bergeron requesting Conditional Use to Remove and Replace a Non-Conforming Structure and expand the structure by less than 50% in accordance with Sections 405, 409, 703 & 802 of the St. Albans Town Unified Development Bylaws. The property is located at 576 Lake Road in the Mixed Residential/Commercial District and the St. Albans Bay Overlay, and is owned by the Applicant.

The Application was represented by Charles Lambert, potential buyer. Neighbor D. Bratek attended the meeting, but did not request Interested Party Status. The Applicant was sworn in by Clerk, M. McKennerney.

C. Lambert stated he would like to purchase the property and remove the existing home. He was informed the home would need to stay on the same footprint as it is a non-conforming structure on a non-conforming lot. If he does not remain on the same footprint, the new structure will need to conform to the existing bylaws. The Applicant is proposing a pre-fabricated home that is 58' long by 27'7" wide. The existing structure is 65' long by 25' wide, sits right against Chubb Street, and has been hit by the plow truck numerous times. The proposed structure will be 7' shorter than the existing structure which will increase vehicle safety.

The Applicant shared a plan showing the proposed layout of the house. The proposed garage will be constructed on the same footprint as the previous garage.

B. Brigham asked if the Applicant would pour a new foundation. The Applicant confirmed.

B. Brigham questioned if the front of the house will be any closer to Lake Road. It will not. C. Lambert stated he would like to construct the house back from Lake Road, but was informed it needs to remain on the existing footprint.

A. Omartian noted the lot is very deep, and wondered why the applicant would utilize the frontage on Lake Road as opposed to turning the home. B. Brigham explained if the existing footprint is not utilized, the new structure will need to meet the current Bylaws. The lot is roughly 70' wide. C. Lambert stated he would prefer the front of the house to face Lake Road.

A. Omartian asked if the lot has been surveyed. It has not. C. Lambert anticipates closing on the property on July 6th. A. Omartian questioned if there will be a mortgage. There will not.

B. Brigham inquired if there are any historical restrictions with tearing the house down. There are not.

B. Brigham asked if the Applicant would be open to removing the garage and moving the house back 20 or 30 feet. M. Sherlund explained the garage has already been torn down, but to keep the existing reduced setbacks, the house needs to be placed on the same footprint. The garage was also non-conforming and needs to be replaced on the same footprint within 18 months of its removal.

A. Johnson asked if the Applicant is going to tie into the existing septic system. The system needs to be tested before the Applicant can make that determination. B. Brigham questioned where the system is. The Applicant believes the tank is near Chubb Street and the leach field is on the other side of the former garage, along Chubb Street.

A. Omartian inquired how many bedrooms are proposed in the new home and how many bedrooms are in the existing home. The new home will have 3 bedrooms. The Applicant believes the existing home also has 3 bedrooms, but has only been inside briefly due to the structural integrity of the home.

D. Bratek stated the home has been unoccupied for roughly 20 years.

Deliberative Session

MOTION: T. Stanhope made a motion to enter deliberative session at 6:45 p.m. A. Hickey seconded. All in favor, none opposed, motion carried.

MOTION: T. Stanhope made a motion to come out of deliberative session at 7:15 p.m. E. Baker seconded. All in favor, none opposed, motion carried.

Application

MOTION: E. Baker made a motion to approve the Application of Roy & Russell Bergeron requesting Conditional Use to Remove and Replace a Non-Conforming Structure and expand the structure by less than 50% in accordance with Sections 405, 409, 703 & 802 of the St. Albans Town Unified Development Bylaws. The property is located at 576 Lake Road in the Mixed Residential/Commercial District and the St. Albans Bay 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, and 2) the Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated June 16th, 2022, and 3) All previous conditions remain in effect unless otherwise amended by this decision. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.

Minutes

MOTION: B. Brigham made a motion to approve the minutes from the meeting of June 9th, 2022. M. McKennerney seconded. All in favor, none opposed, motion carried.

Adjournment

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

Respectfully Submitted,
AJ Johnson, Administrative Assistant