

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, June 24th, 2021  
6:30 p.m.**

On Thursday, June 24<sup>th</sup>, 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, Clerk, Mike McKennerney, Tom Stanhope, Zoning Administrator, Megan Sherlund, Administrative Assistant, AJ Johnson

**Absent:** Christina Boissoneault, Allison Hickey

Zoom ID: **821 7369 4878**

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

**New Business:**

**Application of Dankar Properties II, LLC submitted by Ruggiano Engineering for a Site Plan Amendment to construct a 30' x 126' 7 bay auto detailing accessory building in accordance with Sections 406, 410 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 701 Highgate Rd. in the Commercial District, Growth Center Overlay and owned by the Applicant.**

The Application was represented by Sam Ruggiano of Ruggiano Engineering and Adam Luneau, Applicant.

Clerk, M. McKennerney swore in the Applicants.

S. Ruggiano explained two administrative errors. The title on the plan should reflect Dankar III instead of Dankar II and the building is proposed to be 34' wide, not 30'. The building is proposed to be roughly 4,200 square feet and include 7 stalls built over existing pavement. No additional impervious surface is being requested and there will be no additional stormwater runoff. The proposed detailing building will be located behind the existing Toyota dealership. The current detailing space is within the same area as the diagnostic machines which take up a lot of space. The colors of the new building will be the same as the existing building (or as close as possible).

An Act 250 Permit amendment will be required. There will be no additional employees and therefore no wastewater disposal permit is required. The stormwater permitting will require a "paperwork shuffle" as there is no new impervious surface, but the permit will need to be amended. A construction general permit will not be required as less than an acre of soil will be disturbed.

S. Ruggiano explained the Applicant may wish to construct in phases – half the building this year and half next year due to the cost of materials. The Applicant is still determining if the building will be pre-fabricated or wood constructed, but either way a public safety permit will be required for construction. S. Ruggiano pointed out the building elevations and lighting plans as well as a letter of impact from the Police Department.

S. Ruggiano has not yet seen a letter from the Fire Department. M. Sherlund explained the letter was submitted the day prior. Two concerns outlined in the letter are eliminating parking in the drive aisle between the existing building and the new building and keeping the fire hydrant unobstructed (not collecting snow in that area).

B. Brigham asked if the hydrant is existing. It is. S. Ruggiano pointed the hydrant out on the plan.

A. Omartian wondered when the State permits will be provided. S. Ruggiano stated permits are delayed right now; pre-pandemic that was a hard question to answer, but now he's even more uncertain. He estimates by August, but it could be later.

B. Brigham asked if there will be any alterations to the existing drainage. There will not. Water draining off the roof will flow towards the sediment pond/depression and make its way to the existing stormwater pond.

Application of Liam & Jami Bisson submitted by Cross Consulting Engineers for Conditional Use Flood Hazard Approval to construct a seawall in accordance with Sections 401 and 408 of the St. Albans Town Unified Development Bylaws. The property is located at 269 Bingham Shore Rd. in the Lakeshore District within a Flood Hazard Overlay and owned by the Applicant.

A. Omartian is unable to participate in this hearing as he is within the neighborhood and therefore there is not a quorum. The DRB made a motion to continue this application to the next hearing.

**MOTION: B. Brigham made a motion to continue the Application of Liam & Jami Bisson to the meeting of July 8<sup>th</sup>, 2021. M. McKennerney seconded. All in favor, none opposed, motion carried.**

#### Deliberative Session

**MOTION: T. Stanhope made a motion to enter deliberative session at 6:42 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.**

**MOTION: T. Stanhope made a motion to come out of deliberative session at 7:10 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.**

#### Application of Dankar Properties II, LLC submitted by Ruggiano Engineering for a Site Plan Amendment

**MOTION: B. Brigham made a motion to approve the Application of Dankar Properties II, LLC submitted by Ruggiano Engineering for a Site Plan Amendment to construct a 30' x 126' 7 bay auto detailing accessory building in accordance with Sections 406, 410 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 701 Highgate Rd. in the Commercial District, Growth Center Overlay and owned by the Applicant with the following conditions: 1) The Applicant shall comply with the conditions in the Fire Chief's impact letter, 2) Copies of all State permits and amendments shall be provided to the Zoning Administrator, 3) The Applicant may phase the project, 4) Upon completion of the project and prior to a Certificate of Compliance, the Applicant shall provide certification by a registered engineer that the project has been completed as per DRB approved plans, 5) All previous conditions of approval shall remain in effect unless otherwise amended by this decision, 6) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated June 8<sup>th</sup>, 2021, and 7) All State and Federal permits are owner's responsibility. A. Omartian seconded the motion. All in favor, none opposed, motion carried.**

#### Minutes

**B. Brigham made a motion to accept the minutes from the meeting of May 13<sup>th</sup>, 2021. M. McKennerney seconded. All in favor, none opposed, motion carried.**

#### Adjournment

**MOTION: T. Stanhope made a motion to adjourn the DRB meeting at 7:15 p.m. M. McKennerney seconded. All in favor, none opposed, motion carried.**

Respectfully Submitted,  
AJ Johnson, Administrative Assistant