

**Town of St. Albans  
Development Review Board Meeting Minutes  
Thursday, September 9<sup>th</sup>, 2021  
6:30 p.m.**

On Thursday, September 9<sup>th</sup>, 2021 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, Christina Boissoneault, Allison Hickey, Tom Stanhope, Zoning Administrator, Megan Sherlund, Administrative Assistant, AJ Johnson

**Absent:**

Zoom ID: 871 5292 2660

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

**New Business:**

**Application of Pizzagalli Properties LLC for a Site Plan Amendment for an 8' high security fence in accordance with Sections 405, 410 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 64 Grice Brook Rd in the Mixed Residential/Commercial District and Growth Center Overlay owned by the Applicant.**

The Application was represented by Bob Bouchard, property manager of Pizzagalli Properties. There were no Interested Parties. The Applicant was sworn in.

B. Bouchard stated the single story 13,400 square foot office building is currently occupied by United States Citizen and Immigration Services. They are requesting a security fence be installed on the West side of the building which is their service entrance. The entrance is made up of four overhead doors, one being a sallyport. This is where people are brought into the building to be held for public hearings during the day. There are no overnight holds. The public hearings are held via video conferencing.

B. Bouchard mentioned an email he submitted to M. Sherlund from Judith Fai outlining why the fence is necessary.

The proposed fence will be an 8' tall black vinyl coated fence with barb-wire at the top. Vehicle access will be obtained via a push button control pad. There will not be a pedestrian gate. The Fire Chief has requested a siren activated opener on the gate. The gate will have a lock box and the Applicant agreed to install a pass card or combination in it for the Fire Department, but the Chief preferred the siren activated opener. B. Brigham questioned if any siren will activate the opener. The Applicant was unsure.

A. Omartian questioned if the barbed wire on top of the fence will be razer coils. B. Bouchard explained the detail shown on plans does not have coils.

A. Omartian wondered if the gate is remote controlled. B. Bouchard stated a combination entered onto a push pad will allow for access. A motion sensor on the inside will allow vehicles to exit. A. Omartian explained he is familiar with man traps, and wondered if this is just a single gate? How does the gate keep people from dashing in when the door is open? B. Bouchard assumes the door will close with a timer. He noted it is probably possible for a person to run through the gate before the gate closes, but GSA has given the design approval.

B. Brigham questioned if there are two entrances to the building; the service entrance and the parking lot entrance. B. Bouchard noted a third entrance - one in the front, one on the street side, and the pedestrian / vehicle entrance on the west side.

There were no other questions.

**Application of Town of St. Albans for a Site Plan Amendment for a 75' x 20' greenhouse to be located north of the Salt Barn at the Town Garage in accordance with Sections 403, 803, and 909 of the St. Albans Unified Development Bylaws. The property is located at 942 Brigham Rd. in the Rural District and owned by the Applicant.**

The Application was represented by Director of Public Works, Alan Mashtare. There were no Interested Parties. The Applicant was sworn in.

B. Brigham asked if the greenhouse will be placed over a cement pad. It will not. B. Brigham wondered

why a greenhouse triggered a Site Plan Review if it is a temporary structure. M. Sherlund stated she was unsure that it will be temporary. A. Johnson explained if the greenhouse is not used as an "Agricultural Structure" (profiting more than \$2,000 a year), it is considered a structure. It is treated the same as a portable shed.

A. Mashtare explained Rooney's used to have green houses on the North end of Town. When the greenhouses were removed, A. Mashtare approached them and they agreed to donate one to the Town.

A. Mashtare stated that since he has taken over as Director and overseeing the Parks, the Town buys flowers for Town Hall, the Parks, and the Fire Department. A. Mashtare explained his goal is for the Parks to be self-sustainable which is why he has been working toward more events and sponsorships to save money. His intent is to save money on flowers by utilizing the greenhouse to plant flowers in the winter. Although they didn't last year, NCSS (Northwest Counseling and Support Services) has brought kids and young adults to the Parks to plant flowers, which teaches them about color contrast and different types of flowers, but also benefits the Town. NCSS is willing to come to DPW with the kids to plant and water the flowers and provide upkeep in the greenhouse.

B. Brigham asked if the kids will be doing most of the tending to the plants. A. Mashtare confirmed. B. Brigham wondered if the Town employs anyone who is a "plant guy". "Or are we hiring a new plant guy?", he joked. A. Mashtare stated he has a pretty good green thumb. He explained that he used to work on gravel wetlands when he worked for the City, and now that the Town has started the Stormwater Utility, he is sure more gravel wetlands will be necessary. He explained we can grow perennials in the greenhouse instead of purchasing.

A. Mashtare explained he has received some kick-back from some community members who think he is taking food out of other people's mouths, but his job is to try to save the taxpayers money. He also thinks it is a good project to give back to the community if he can partner with NCSS.

B. Brigham wondered if NCSS will send a supervisor to monitor the kids. A. Mashtare confirmed. B. Brigham questioned how many kids would be on site at once. A. Mashtare explained when the kids would come down to plant, they would also do a little bit of mulching, and there would be around ten kids and three adults. B. Brigham asked how old the kids are. A. Mashtare stated between 17-25 years old. Not necessarily kids then, B. Brigham responded.

A. Mashtare stated the greenhouse has a metal frame and will be on a gravel base.

A. Omartian questioned how A. Mashtare got the \$1,000 estimate shown on the application. B. Brigham asked if the Town has the plastic already. A. Mashtare stated he hasn't planned out putting it up yet, but was told by the Selectboard he needs to go through the DRB approval process first. B. Brigham stated normally a greenhouse has two layers of plastic on it and air is blown between the two layers. He asked if A. Mashtare intends to heat the greenhouse. A. Mashtare confirmed he plans on using burnai heaters that were left over from the old shop. Rooney's used two layers of plastic but didn't use the blower in between; he has not looked into it yet, and is just trying to get through all of the steps first.

A. Mashtare explained his crew is busy doing culverts and tree work right now, but once they are set up for plowing, they may have time to get the frame up in the Fall. A. Mashtare reiterated he is not trying to get into the flower business, he is just trying to help out the Town and the community.

C. Boissoneault wondered how much money the greenhouse could save. A. Mashtare estimated the Town spends around \$1,000 a year in annual flowers. He credited some local women in the Town who volunteer their time and give the Town perennials. He explained he would like to switch over most of the beds in the park to perennials. He noted that the entrance gates at the park were filled with petunias in flower boxes that were made by NCSS. A local school, project SOAR, also gets involved with the parks.

A. Omartian asked if the Town needs to buy the gravel that is going to be spread. A. Mashtare confirmed, stating it will probably be crushed stone so that the water can filter through. Rooney's provided A. Mashtare with planting tables, plastic trays for starting the plants, and a garden cart.

A. Omartian wondered how water will be brought in. A. Mashtare has a water wagon that is towed behind a lawn mower. There will be no underground line. There is power from the salt shed to the area where the job trailer was that was capped off. This is the same area the greenhouse is proposed to be placed.

A. Omartian asked what the fuel is for the heaters. They are kerosene. A. Omartian wondered if A. Mashtare envisions the greenhouse functioning during the dead of winter, would you start it in the late Spring. A. Mashtare stated the plants would be started in late winter or early spring to avoid the flowers from blooming too soon. He discussed different warming techniques for a greenhouse. He stated he intends to keep it basic and just get some flowers started.

A. Omartian questioned if the frame has been put in place yet or if it is to be done. The frame has been torn apart and the parts and pieces are stacked at DPW. A. Omartian asked if the Town employees will put the frame together. A. Mashtare confirmed.

There were no other questions.

#### Deliberative Session

**MOTION: C. Boissoneault made a motion to enter deliberative session at 6:55 p.m. T. Stanhope seconded. All in favor, none opposed, motion carried.**

**MOTION: A. Omartian made a motion to come out of deliberative session at 7:15p.m. C. Boissoneault seconded. All in favor, none opposed, motion carried.**

#### Application of Pizzagalli Properties LLC for a Site Plan Amendment

**MOTION: A. Omartian made a motion to approve the Application of Pizzagalli Properties LLC for a Site Plan Amendment for an 8' high security fence in accordance with Sections 405, 410 and 803 of the St. Albans Town Unified Development Bylaws. The property is located at 64 Grice Brook Rd in the Mixed Residential/Commercial District and Growth Center Overlay owned by the Applicant with the following conditions: 1) The Applicant shall follow the Fire Chief's request for a siren-activated gate, 2) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated September 7<sup>th</sup>, 2021 with the addition of the minutes from the prior approval granted in 1999 and the email submitted to the Board at this hearing, 3) The Applicant shall agree and comply with the findings of fact and conclusions of law in the staff report, 4) All previous conditions of approval remain in effect unless otherwise amended by this decision, and 5) All State and Federal permits are owner's responsibility. T. Stanhope seconded the motion. All in favor, none opposed, motion carried.**

#### Application of Town of St. Albans for a Site Plan Amendment

**MOTION: M. McKennerney made a motion to approve the Application of Town of St. Albans for a Site Plan Amendment for a 75' x 20' greenhouse to be located north of the Salt Barn at the Town Garage in accordance with Sections 403, 803, and 909 of the St. Albans Unified Development Bylaws. The property is located at 942 Brigham Rd. in the Rural District and owned by the Applicant with the following conditions: 1) All previous conditions of approval remain in effect unless otherwise amended by this decision, 2) The Board accepts the amended findings of facts and conclusions of law as provided in the Zoning Administrators staff report dated September 7<sup>th</sup>, 2021, and 3) The Applicant shall agree with all findings of facts and conclusions of law listed in the staff report. C. Boissoneault seconded the motion. B. Brigham, M. McKennerney, C. Boissoneault, T. Stanhope, A. Hickey in favor, A. Omartian abstains, motion carried.**

#### Adjournment

**MOTION: C. Boissoneault made a motion to adjourn the DRB meeting at 7:30 p.m. seconded. All in favor, none opposed, motion carried.**

Respectfully Submitted,  
AJ Johnson, Administrative Assistant