

The Town of St. Albans
PLANNING COMMISSION MINUTES
Meeting at Town Hall
April 11th, 2023 at 6:30 p.m.

Minutes

Present: Sarah Hadd, Hannah Rounds, Al Voegelé, J. Nakuma Palczewski

Staff Present: Director of Community Development, Megan Sherlund

Public Present:

CALL TO ORDER

Chair, S. Hadd called the meeting to order at 6:33 p.m.

CHANGES TO THE AGENDA

Added Acceptance of the Rules and Procedures.

MOTION: A. Voegelé made a motion to amend the agenda to add Acceptance of the Rules and Procedures. N. Palczewski seconded. All in favor, none opposed, motion carried.

BYLAW REVIEW: MIXED RESIDENTIAL/COMMERCIAL & COMMERCIAL DISTRICTS OUTSIDE OF THE GROWTH CENTERS

Megan Sherlund began by giving a brief overview of the Bylaw Modernization project and S. Hadd explained different density types and how it relates to the Town of St. Albans zoning districts. The PC reviewed the Mixed Residential/Commercial and Commercial Districts outside of the Growth Centers in comparison to the suggestions from Northwest Regional Planning Commission from the Bylaw Audit.

After much discussion, the PC agreed to reducing the frontages, the structure setbacks, and minimum lot sizes in both districts.

CORRESPONDENCE

Kate Wettergreen with Franklin County Natural Resources Conservation District will be at the May 9th meeting for a presentation about the NRCD.

OTHER BUSINESS

None.

CREATE AGENDA FOR NEXT MEETING: May 9th

The Planning Commission will reorganize, review the map of potential non-conforming properties in the Mixed Residential/Commercial & Commercial Districts outside of the Growth Centers and review the proposed changes which have been discussed at previous meetings.

MINUTES

The Planning Commission accepted the minutes of March 28th.

MOTION: A. Voegelé made a motion to accept the minutes of March 28th, 2023. H. Rounds seconded. All in favor, none opposed, motion carried.

ADJOURNMENT

MOTION: A. Voegelé made a motion to adjourn the meeting at 8:03 p.m. N. Palczewski seconded. All in favor, none opposed, motion carried.

Respectfully submitted,

Megan Sherlund, Director of Community Development